

Auction  
494

# 2022 ALASKA STATE AGRICULTURAL LAND OFFERING



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Hello,

One of the key functions of the Department of Natural Resources is to make State lands, including land suitable for Agricultural purposes, available to purchase.

The 2022 Alaska State Agricultural Land Offering showcases twenty-seven parcels available for sale in the Nenana-Totchaket area. This brochure describes the agricultural parcels being offered as well as the rules and procedures for our sealed-bid and Over-the-Counter sales.

For more information on how you can own a piece of agricultural land in Alaska, please visit <http://landsales.alaska.gov/> or contact one of the DNR Public Information Centers listed on page 4, or the Division of Agriculture at (907)745-7200.

Best of Luck!

*Alaska Department of Natural Resources*



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## INTRODUCTION

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This year's State of Alaska Agricultural Land Auction #494 features 27 parcels in Nenana-Tokchaket area. We are excited to offer the public a chance to purchase their own piece of Alaska for agricultural purposes.

If you're curious about how the State sells land, please see the *"History of State Land Offerings"* section for an overview of the programs offered. Over-the-Counter sales are online or in-person only. See the *"Buying Land Over-the-Counter (OTC)"* section for details of Over-the-Counter procedures.

This brochure is divided into three main sections. The first section provides information about the Department of Natural Resources (DNR) land offering procedures, general information applicable to all parcels, and instructions for participating in our sales programs. The second section contains maps and parcel lists, area specific information, and minimum auction bids for each parcel. The last portion of the brochure presents online resources and an auction bidder checklist. All of the information in this brochure is available online at <http://landsales.alaska.gov/>, or contact one of DNR's Public Information Centers listed below. See the *"Sealed-Bid Auction Procedures"* section for further explanation of DNR's policies.

Please visit us online at <http://landsales.alaska.gov/> to join our email lists to receive notifications of information and updates of available land sale events, public notices, decisions, and agricultural land offerings.

If you need this brochure or DNR land offering information in an alternate format, please contact the Anchorage Public Information Center at (907) 269-8400.

To view corrections made to this brochure after the publication date, see the Errata sheet on our website at <http://landsales.alaska.gov/>.

### THANK YOU FOR YOUR INTEREST IN BUYING LAND FROM THE STATE OF ALASKA!

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#### DNR PUBLIC INFORMATION CENTERS

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Public Information Centers have access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR's programs and policies and can help you find the applications, forms, and fact sheets to answer your questions.

**SOUTHCENTRAL REGION** – DNR Public Information Center

550 West 7th Avenue, Ste. 1360, Anchorage, Alaska 99501

Tel: (907) 269-8400, Fax: (907) 269-8901, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 8:00 a.m. – 4:30 p.m., excluding holidays

[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

**NORTHERN REGION** – DNR Public Information Center

3700 Airport Way, Fairbanks, Alaska 99709

Tel: (907) 451-2705, Fax: (907) 451-2706, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 8:00 a.m. – 4:30 p.m., excluding holidays

[fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)

**SOUTHEAST REGION** – Land Office

400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801

Tel: (907) 463-3400, Fax: (907) 586-2954, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 8:00 a.m. – 4:30 p.m., excluding holidays

[sero@alaska.gov](mailto:sero@alaska.gov)



## IMPORTANT DATES

### To Bid:

#### Auction #494 Bidding Period

Begins 10:00 a.m., June 1, 2022

Ends 4:30 p.m., October 4, 2022

#### Opening of Sealed-Bids for Auction #494

10:00 a.m., October 19, 2022

### To Buy Over-the-Counter:

#### Over-the-Counter (OTC) Parcel List Available

10:00 a.m., November 2, 2022

#### 1<sup>st</sup> OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., November 2, 2022

Ends 4:30 p.m., November 15, 2022

#### 2<sup>nd</sup> OTC Offering

(up to 15% above minimum auction bid)

Begins 10:00 a.m., November 16, 2022

Ends 4:30 p.m., November 29, 2022

#### General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., November 30, 2022

## Nenana Agricultural Education Day

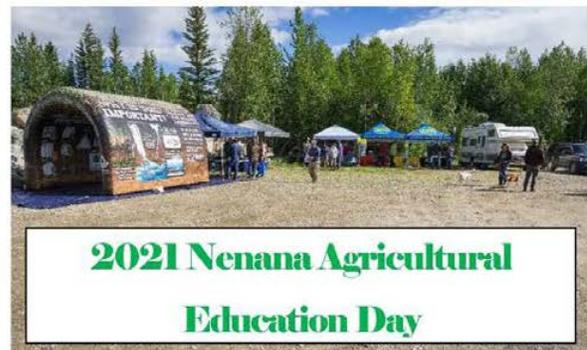
Friday June 10<sup>th</sup>, 2022 From 10AM to 4PM

At the 10<sup>th</sup> Street Boat Launch Parking Area

State of Alaska – Department of Natural Resources –

Division of Agriculture, in partnerships with:

- City of Nenana
- DNR - Division of Mining, Land & Water
- DNR - Forestry
- UAF - Institute of Agriculture, Natural Resources and Extension
  - Cooperative Extension Service (CES)
  - Permafrost Grown
- USDA- Natural Resource Conservation Service (NRCS)
  - Fairbanks NRCS
  - Alaska NRCS Soil Team
  - Regional NRCS Soil Plant Science Division
- Alaska Village Initiatives
- Alaska Intertribal Agricultural Council
- Nenana Native Association
- Fairbanks Soil & Water Conservation District
- Future Farmers of America
- US Fish and Wildlife Service





## HISTORY OF STATE LAND SALE OFFERINGS

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Here is a brief history of our programs and how they have evolved over time.

**1959 Public Outcry Auctions** - From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.

**1964 State Auction Sales** of borough land. From 1964 to 1975, DNR subdivided and sold parcels for new boroughs.

**1966 Open-to-Entry (OTE) Program** - Between 1966 and 1974, the OTE program was the State's first stake-it-yourself program, which allowed individuals to stake, survey, and purchase their own parcel of State land in remote areas.

**1966 Agricultural Sales** - Encouraging the development of land suitable for agriculture.

**1977 Homesite Program** - The State's first prove-up program, which allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.

**1978 Lottery Sales** - Between 1978 and 1990, DNR subdivided and sold large tracts of State land by lottery. Alaska residency was required for most parcels, with sale at the appraised fair market value. Lotteries were held in the vicinity of the land being offered, and applicants had to attend in person.

**1979 Remote Parcel Program** replaced the Open-to-Entry (OTE) program. This program allowed for larger parcels than the OTE program and restricted eligibility to Alaska residents.

**1984 Homestead Program** was similar to and replaced the remote parcel program. There was a prove-up option, in addition to the ability to purchase the parcel outright.

**1988 Land Sales Stalled** - Until 1999, due to various issues, including Mental Health Trust Land litigation and a lack of funding.

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## CURRENT PROGRAMS

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In **1999**, DNR resumed land sales.

**1999 Sealed-Bid Auction Sales** - DNR began reoffering available inventory of unsold and foreclosed parcels.

**2000 Over-the-Counter** - Non-residents and businesses joined Alaskans in purchasing parcels not sold at the sealed-bid auction.

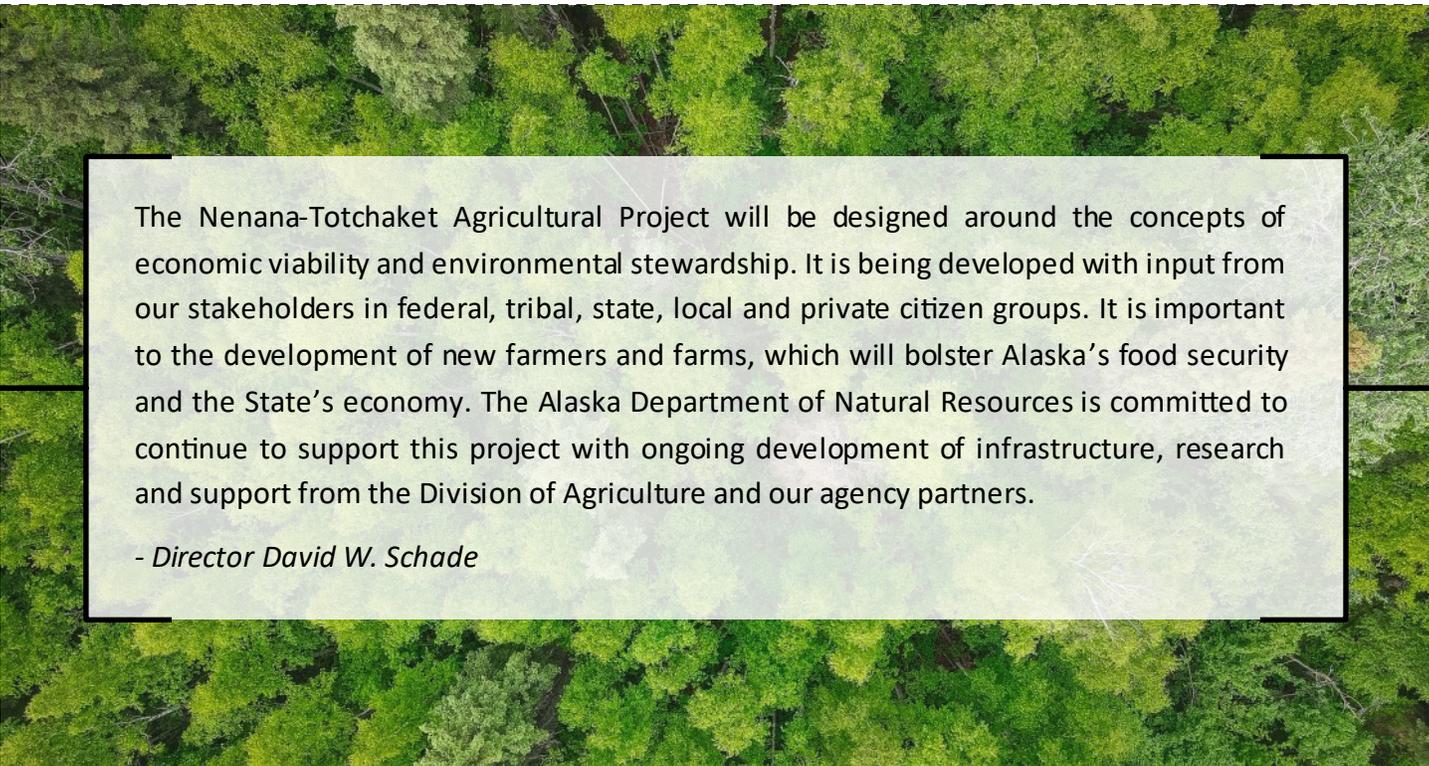
**2001 Remote Recreational Cabin Sites (RRCS)** staking program revived and replaced the previous staking programs without prove-up requirements. DNR completes the survey and appraisal of the parcel during the lease period, after which, the staker has the opportunity to purchase their parcel at fair market value.

**2004 New Subdivisions** were added to the auctions. DNR offers a combination of newly surveyed subdivisions, parcels reoffered from previously surveyed subdivisions, and parcels created through the RRCS program.





## NOTE FROM THE DIVISION OF AGRICULTURE



The Nenana-Totchaket Agricultural Project will be designed around the concepts of economic viability and environmental stewardship. It is being developed with input from our stakeholders in federal, tribal, state, local and private citizen groups. It is important to the development of new farmers and farms, which will bolster Alaska’s food security and the State’s economy. The Alaska Department of Natural Resources is committed to continue to support this project with ongoing development of infrastructure, research and support from the Division of Agriculture and our agency partners.

- *Director David W. Schade*

## ABOUT THE NENANA-TOTCHAKET PROJECT AREA

Alaska is a land of abundant natural resources and with those resources, a land with great opportunities. Alaska has set the bar for sustainable resource management with the responsible development of our unmatched fish and timber industries. Alaska is positioned as a “crossroad” in the global transportation system, with international air and seaports. This unique position increases our value to the United States and the rest of the world as a major hub for world commerce.

We invite you to learn more about our other renewable resource industries, agriculture; and the State’s plan to develop 100,000 plus acres of agricultural land. Alaska’s growing season has warm days, with extended periods of sunlight, allowing crops to grow larger and faster than other regions in the United States. With our clean air, water, and soil in “the land of the midnight sun”, Alaska’s long-term future as an agricultural producer has never looked brighter.

The Nenana-Totchaket area was planned as a farming project decades ago, but access to the area limited the agricultural development to gain traction. A new bridge constructed over the Nenana River, completed in 2020, was the key to unlocking the development of millions of acres of land owned by the State, Alaska Native Corporations and the University of Alaska.

With access barriers removed combined with increased interest in the project development, the Department of Natural Resources, Division of Agriculture, engaged the planning process utilizing cutting edge remote sensing technologies such as lidar, photography and other tools for landscape analysis. To gain a better understanding of the soils in the project area, the Natural Resources Conservation Service has been contracted to do detailed soil surveys. Utilizing historical data, this new information will be applied to develop a solid, economically viable 30-year development plan for this project area. The Nenana-Totchaket Agricultural Project will synergize the latest agricultural technologies with time-tested sustainable production practices for responsible agricultural land development.



# WHAT TO KNOW BEFORE YOU BID

## BROCHURE CHANGES AND ERRATA

Offering brochures are intended for information purposes only and do not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after brochure publication. Changes are announced and published as soon as possible in supplemental information sheets called “*Errata*”. You may obtain a copy of new or existing errata from the DNR Public Information Offices or online at <http://landsales.alaska.gov/>.

It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

## INSPECT THE SITE

**Important: It is your responsibility to fully review offering materials and personally locate and thoroughly inspect the land before submitting a bid or application.**



DNR strongly urges participants to review all information and personally inspect the land before submitting a bid or application. Land chosen by a bidder/applicant is taken **AS IS** with no guarantees, neither expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**.

## NO WARRANTY OR SUITABILITY OR FITNESS

**Important: In accordance with 11 AAC 67.022 *No Warranty Implied*, by selling, granting, or leasing land, the State does not give or imply any warranty as to the land’s fitness, use, or suitability, or whether public utilities or services are provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.**

Parcels are sold **AS IS** and **WHERE IS** with all faults and in the condition as of the date of the sale. The State of Alaska makes no warranty, expressed nor implied, nor assumes any liability whatsoever regarding the social, economic, or environmental aspects of the parcel, including and without limitation: the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the land and to be thoroughly acquainted with its condition prior to bidding or applying for a lease, contract, or patent. It is also your responsibility to determine and consider encumbrances, or the possibility of encumbrances, that may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a lease, contract, or purchase.





## RIGHT TO ADJOURN/POSTPONE/CANCEL

Brochures are intended for informational purposes only and do not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary, to protect the interests of the State of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the applicant or apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings. In the event that DNR cancels an offering, deposits will be returned.

## MISREPRESENTATION—FALSE INFORMATION



If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

## PRIVACY NOTICE

AS 38.05.035 (a) *Powers and Duties of the Director* authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.110 *Public Records Open to Inspection and Copying; Fees* and AS 40.25.120 *Public Records; Exceptions; Certified Copies*. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a)(8) and confidentiality is requested, or it is confidential pursuant to AS 45.48 *Alaska Personal Information Protection Act*.

**Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to lease or purchase State-owned land is considered public and available upon request.** Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 *Information Accuracy and Completeness* by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210 *Unsworn Falsification in the Second Degree*.

## FILING POLICY FOR STATE OF ALASKA EMPLOYEES

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska expense or were in a position to obtain inside information about the offering process, **may not file a sealed bid during the last 15 days of the bidding or application period and may not acquire land within the first 30 days that it is available Over-the-Counter** (11 AAC 67.005 *General Qualifications*). If you have questions about employee eligibility, contact one of the DNR Public Information Centers.





# WHAT TO KNOW BEFORE YOU BID

## AUCTION APPEALS

An aggrieved bidder may appeal the auction results for a parcel they have bid on in writing to the Commissioner (AS 38.05.055 *Auction Sale Procedures*). Appeals must be received within 5 days of the Sealed- Bid Auction. Appeals may be sent by mail to: Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to: [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).



**Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which is set at \$200, under the provisions of 11 AAC 05.160(a) and (b), and Director’s Order Regarding Fees, Director’s Fee Order Number 3.**

## APPEALS PROVISION

A person affected by the terms and conditions of this competitive disposal may appeal it, in accordance with 11 AAC 02 *Appeals*. Any appeal must be received within 20 calendar days after the date of issuance of the notice of this competitive disposal, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, AK 99501; faxed to (907) 269-8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

**Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which is set at \$200 under the provisions of 11 AAC 05.160(a) and (b), and Director’s Order Regarding Fees, Director’s Fee Order Number 3.**

If no appeal is filed by that date, the competitive disposal will proceed as described herein. An eligible person must first appeal the decision in accordance with 11 AAC 02 before appealing the decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

## NO WITHDRAWAL OF BIDS FROM SEALED-BID AUCTION

**Please give careful consideration to your bids! Once you have submitted a bid for the Sealed-Bid Auction, it cannot be withdrawn.**

If your bid for a parcel submitted within the designated bidding period contains an error, you may lose eligibility to win the opportunity to purchase the parcel in the Sealed-Bid Auction. You may submit new bids on any available parcel during the designated bidding period to correct an error on your bid, change the amount of your bid (as long as it is equal to or greater than the parcel’s minimum bid), add bidders to your party, or remove bidders from your party (see the “*Multiple Bidders Bidding Together in the Sealed-Bid Auction*” section of this brochure for more information). If you submit multiple bids for the same parcel, only the MOST RECENTLY RECEIVED, VALID bid will be considered, even if you submitted a higher or duplicate bid at an earlier time or a later bid with an error.



## NO WITHDRAWAL OF BIDS FROM SEALED-BID AUCTION (continued)

If a qualified successful bidder chooses not to purchase land for any reason, the deposit (up to a maximum of 5% of the total bid) will be nonrefundable. For those apparent high bidders who are not qualified to purchase, due to age requirements or other disqualifying factors, the deposit is nonrefundable. For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit is nonrefundable. See the “*Sealed-Bid Auction Procedures*” section of this brochure for more information.

## RETURNED DEPOSITS FOR UNSUCCESSFUL BIDDERS/APPLICANTS

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Land Conveyance Section, 550 West 7th Avenue, Suite 640, Anchorage, Alaska until 4:30 p.m. October 19, 2022, on the day of the Sealed -Bid Auction, upon proper presentation of identification (valid and current state driver’s license or other similar picture identification that matches the bidder’s information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier’s check, personal check, or money order will be returned in the SASE. Unsuccessful bidders’ deposits made by credit card authorization or by check without a self-addressed, stamped envelope will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

## PRICE FIXING OR MISREPRESENTATION

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel, or otherwise act to defeat or manipulate the open, fair-market bidding process. **If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law.** In addition to any other penalties prescribed by law, you will forfeit monies paid and may lose all opportunity, right, title, and interest in the land.

Anyone who misrepresents him/herself as owner of any of these parcels of land or who wrongfully represents that he or she has any legal rights to parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, immediately report the incident to a DNR Public Information Center and provide any information you have.

## MULTIPLE BIDDERS BIDDING TOGETHER

Two or more individuals may jointly submit a single bid in the Auction. **ALL BIDDERS MUST be eligible to participate.**

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of a \$240 assignment fee for individuals or a \$320 assignment fee for businesses and a \$25 recording fee.**





# WHAT TO KNOW BEFORE YOU BID

## BIDDING ON MULTIPLE PARCELS

You may be awarded up to 27 parcels in the 2022 Agricultural Auction. You may bid on as many parcels as you like. You will be named the apparent winner of all the parcels for which you have made the highest qualifying bid.

If you are the apparent winner of more than one parcel, and you only wish to purchase a select number of parcels, you will be allowed to choose which of those parcels you wish to purchase; **however, you will forfeit your down payment on the relinquished parcels.** You must notify DNR within 5 business days after notification of the results of the auction. **For Auction #494 you will need to notify DNR of your wish to relinquish those parcels by 4:30 pm Wednesday, October 26, 2022.** The next highest qualified bidder will then be offered the opportunity to purchase the parcel at their original bid amount. If you choose to relinquish a parcel that you won in the auction, your 5% down payment will be forfeited and cannot be transferred to another parcel you won in the auction.

**The order of opening sealed bids is determined by the number of bids received per parcel. The bid opening order is not determined until after the end of the bidding period.**

Each manual bid for each parcel must be sent in a separate inner envelope or submitted separately online. Refer to the “*Sealed-Bid Auction Procedures*” section of this brochure for more information.

## LAND RECORDS, PLATS, AND MAPS

**Auction Participants: It is the responsibility of the purchaser to review recorded survey plats, plat notes, and maps for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel, prior to submitting a bid or application.**

Information regarding the Nenana-Totchaket Agricultural project can be found at: <http://dnr.alaska.gov/ag/nentot/>

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR is: <http://dnr.alaska.gov/landrecords/>. This site lists links to many DNR and BLM websites where you can find information such as recorded plats, Federal surveys, Federal master title plats, State status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <http://store.usgs.gov/> or at the Map Office, Geophysical Institute, University of Alaska Fairbanks, 2156 N Koyukuk Drive #204, Fairbanks, Alaska 99775, by phone at (907) 474-6960; or from numerous other commercial sources.

Full-size copies of recorded plats are available at DNR Public Information Centers or appropriate DNR District Recorder’s Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder’s Office at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm/>.

For more information about basic parcel information sources like surveys and casefile information, see the “*Online Resources*” section of this brochure or visit one of the DNR Public Information Centers.





# CONSERVATION REQUIREMENTS

## STATE FARM CONSERVATION PLAN (SFCP)

A successful bidder will be required to submit a State Farm Conservation Plan (SFCP) that is first reviewed by the local Soil and Water Conservation District (SWCD) and then sent to the Division of Agriculture. The Director of the Division of Agriculture is responsible for approval of farm plans. The SFCP must be submitted to the Division of Agriculture for approval no later than 4:30 p.m., Thursday, March 16, 2023.

The conservation plan follows a standard format as required by the Department of Natural Resources. The form may be picked up at the Division of Agriculture in Fairbanks or Palmer and will be given to the successful bidder at the auction. The contract for sale will NOT be issued until an approved SFCP is submitted.

Palmer Division of Agriculture  
1801 S. Margaret Drive, Suite 12  
Palmer, Alaska 99645

Fairbanks Division of Agriculture  
3700 Airport Way  
Fairbanks, Alaska 99709

A SFCP must be prepared by the successful bidder/purchaser. Information and assistance in the preparation of the SFCP is available from numerous sources including the Division of Agriculture, local SWCD, the USDA Natural Resources Conservation Service, Department of Fish and Game, and the University of Alaska Extension Service. A SFCP must include:

1. A map of the farm showing:
  - The planned location of clearing and breaking of ground; and
  - Planned location of windbreaks, farm pond and similar conservation measures and improvements; and
  - Planned location of real property improvements (if authorized)
2. Access roads, legal easements and existing physical features such as waterbodies;
3. Planned soil conservation measures that will address mitigation for Highly Erodible Lands;
4. A plan for burning any clearing debris, including any vegetation that has previously been chained down; and
5. A supplementary written narrative.

The successful bidder submits a SFCP to the appropriate SWCD whose members review, comment and if signed by the board of supervisors, forward the plan to the Division of Agriculture for approval. The approved SFCP is included by reference as an attachment to the sale contract.

Consideration by the purchaser and the reviewers should be given to, among other things, the type of crops as they relate to the natural conditions including soils, slope, moisture, temperatures, and local wildlife. Any modification of the SFCP will require the same review process as the original plan. The new purchaser will, as a condition of the contract, be required to comply with the approved SFCP to the satisfaction of the Director of the Division of Agriculture. Development of a parcel in a manner not in the approved SFCP may constitute a breach of contract. If a purchaser is found to be in breach, a default notification may be issued. If a default notice is issued and if the default is not cured, it may result in a decision by the state to terminate the sale agreement (AS 38.05.065 *Terms of contract of sale*).





## CONSERVATION REQUIREMENTS

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### FARM CLEARING REQUIREMENT AND MAINTENANCE OF FARMLAND

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These parcels may be subject to clearing and tillage requirements. In general, the requirement is 25% of the cropland soils as determined by the Division of Agriculture improved to a farmable condition within five years of issuance of the sale contract and maintained in that condition throughout the term of the sale contract. Patent will not be issued until the clearing requirement is met. In addition, patent will not be issued if the land has not been maintained in a farmable condition.

“Improved to a farmable condition” is defined as:

1. Removal of essentially all wood material from the surface and subsurface; areas used for storage of such woody material shall have been surface-cleared prior to deposit of material; and
  2. An initial tillage operation (“breaking”) sufficient to render the cleared land tillable by standard tillage implements such as tandem disc-harrow, fertilizer spreader, press drill.
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### AGRICULTURAL LAND SALES

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The sale of agricultural interest is the conveyance of the land estate in fee simple subject to conditions and covenants relating to agricultural use and development. The required covenants are:

1. A perpetual covenant for the benefit of Alaska residents and running with the land that restricts or limits the use of the land for agricultural purposes; and
2. A perpetual covenant that permits the owner of the land, obtained under this contract, to subdivide and convey not more than four parcels of the land of not less than 40 acres each, subject to the restriction that a subdivided parcel may not be further subdivided and further subject to the limitations established within AS 38.05.321(e).

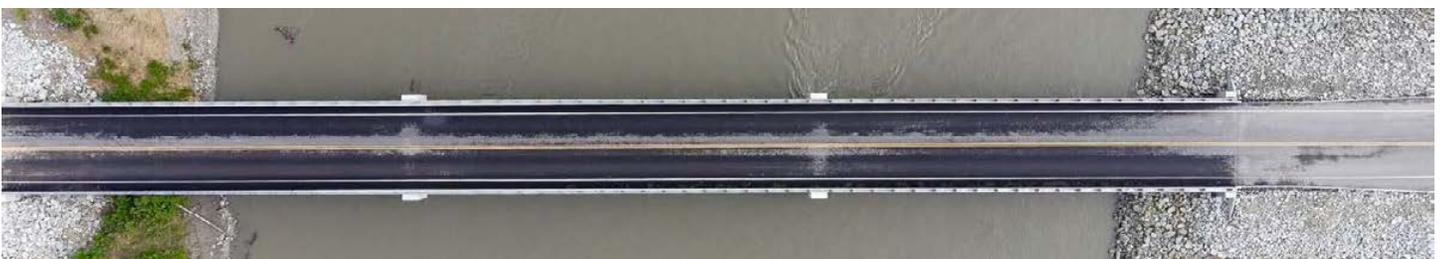
Agricultural Purposes are defined in statute as:

1. The production, for commercial or personal use, of useful plants and animals;
  2. The construction of: housing for landowners and farm laborer's, improvements for animals, improvements that are reasonable required for or related to agricultural uses;
  3. The use of gravel reasonably required or related to agricultural production **on** the parcel conveyed; and
  4. Removal of and disposition of timber in order to bring agricultural land into use.
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### SPECIAL INFORMATION

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These parcels are being sold under the State’s Agricultural Land Disposal Program. Prospective buyers should, however, be aware that while these parcels do have soils suitable for growing crops, the elevation, aspect, presence or permafrost and other physical conditions may limit crop selection and/or require special management techniques in developing the agricultural potential.





# QUALIFYING FOR THE SEALED-BID AUCTION

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## QUALIFYING FOR AGRICULTURAL LAND AUCTION

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Participants in all State of Alaska Land Sales programs must be age 18 or older. Corporations, businesses, and non-Alaska residents ARE eligible to bid for parcels of agriculture land.

**Important: As a bidder in the Agriculture Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with 11 AAC 67.005 through 11 AAC 67.005.010 *Disposal of Land Administrative Provisions*. Please read this brochure thoroughly before you submit a bid.**



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## AUCTION BIDDER QUALIFICATIONS

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To participate in the Sealed-Bid Auction, you must **certify** and **prove** that:

- You are 18 years of age or older on the date of bid (11 AAC 67.005 *General Qualifications*). A current, valid government ID will be required for non-business bidders and applicants.
- A business authorized to conduct business under the laws of the State of Alaska. A business must present a copy of its current Alaska Business License to the Department of Natural Resources, Land Conveyance office in an envelope separate from the one containing the bid.
- Corporations and partnerships must also submit a Certificate of Compliance issued by the Alaska Department of Commerce, Community and Economic Development, and a corporate resolution affixed with the appropriate corporate seal authorizing the individual to bid, sign, and date documents on behalf of the corporation. The document should be sent to the Department of Natural Resources, Land Conveyance office in an envelope separate from the one containing the bid. Additional documentation may be required by the state before a contract will be written for a business.

Past participation in state land sales does not prohibit you as an individual from participating in the Sealed-Bid Auction or Over-the-Counter sales. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.



## HOW TO BID

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Bids may be submitted online using a credit card. Alternatively, manual paper bids are also accepted. A bid form is available in this brochure, on the DNR website at <http://landsales.alaska.gov/>, and at DNR Public Information Centers. Bidding forms may be reproduced. Fax, e-mail, and telephone applications are not accepted because bids must be sealed until the scheduled opening and such submissions cannot be sealed.

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### SUBMITTING A SEALED BID ONLINE

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To bid on a parcel online, go to: <http://landsales.alaska.gov/>, use your credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, American Express, or Discover credit card authorization. Your credit card will only be charged on the day of the Sealed-Bid Auction if you are the successful bidder for that parcel.

**NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.**

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### SUBMITTING A SEALED BID BY MAIL OR IN PERSON

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A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following items:

1. A completed 2022 Alaska Agricultural Land Auction Bid Form;
  - You must certify and prove that you meet the eligibility requirements for the program (see “*Auction Bidder Qualifications*” section of this brochure).
  - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit;
  - A separate bid deposit must be included for each bid submitted.
  - The bid deposit for each bid must be at least 5% of the total bid amount. (CHECK YOUR CALCULATIONS. DO NOT ROUND DOWN)
  - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**





## SUBMITTING A SEALED BID BY MAIL OR IN PERSON (CONTINUED)

- Payment must be made in the form of a cashier’s check, personal check, money order, or credit card (Visa, MasterCard, American Express, or Discover only). **NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.**
3. A self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier’s check, personal check, or money order (see “*Returned Deposits for Unsuccessful Bidders/Applicants*” section of this brochure for more information). Unsuccessful bidders’ deposits made by credit card authorization or by check without a self-addressed, stamped envelope will be destroyed after the auction.

## CLEARLY MARK BIDS FOR SEALED-BID AUCTION

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. **Each bid submission must be received in a separate, sealed envelope. All bid materials are to be placed in a sealed, interior bid envelope marked as follows:**

2022 ALASKA AGRICULTURAL LAND AUCTION #494—SEALED BID ENCLOSED
Parcel # _____, Subdivision/Area _____
Names of all Bidders for this Submission: _____
Primary Bidder’s Mailing Address: _____
Primary Bidder’s Phone Number(s): _____
Primary Bidder’s Email Address: _____

There should be no additional markings on the interior envelope.

Place the sealed, interior bid envelope inside a sealed, exterior, delivery envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the “*Submitting a Sealed Bid by Mail or in Person*” section of this brochure. The exterior delivery envelope **must be** marked with the words “**2022 ALASKA AGRICULTURAL LAND AUCTION #494 – SEALED BID ENCLOSED**” and addressed to the appropriate mailing address for DNR as described in the “*Where to Submit Sealed Bids*” section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.





# HOW TO BID

## WHERE TO SUBMIT SEALED BIDS

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed- bid envelope(s) must be enclosed in a separate exterior envelope for delivery. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

**To submit a sealed bid by mail**, address the **exterior, delivery** envelope to:

2022 ALASKA AGRICULTURAL LAND AUCTION  
#494 SEALED BID ENCLOSED  
  
State of Alaska, DNR Public Information Center  
550 West 7th Avenue, Suite 1360  
Anchorage, AK 99501

**Please do not mail applications to any other address.**

**To submit a sealed bid in person by hand delivery**, prepare a submission packet as described for mail submissions. Sealed packets may only be dropped off at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “**2022 ALASKA AGRICULTURAL AUCTION #494 - SEALED BID ENCLOSED**” on the exterior, delivery envelope.

*Bids cannot be accepted at the Division of Agriculture offices, they must be submitted to the DNR Public Information Centers.*

## ILLUSTRATION OF A SEALED BID

**1. PLACE A, B, & C INTO INTERNAL SEALED BID ENVELOPE**

**A. BID FORM**

**B. DOWN PAYMENT**

**C. SELF-ADDRESSED STAMPED ENVELOPE**

**2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE**

**INTERNAL SEALED BID ENVELOPE**

**Sample Outer Envelope**

2022 ALASKA AGRICULTURAL LAND AUCTION #494  
SEALED BID ENCLOSED  
State of Alaska, DNR Public Information Center  
550 West 7th Avenue, Suite 1360  
Anchorage, Alaska 99501

**Sample Inner Envelope**

2022 ALASKA AGRICULTURAL FALL LAND AUCTION #94— SEALED BID  
Parcel # 123, Subdivision: Sample  
Names of All Bidder's for this Submission: John Doe  
Primary Bidder's Mailing Address: 123 Example St, Juneau, AK 99999



## SEALED-BID AUCTION PROCEDURES

It is your responsibility to complete and submit your bid as instructed throughout this brochure. All sealed bids must be properly addressed and marked as detailed in the “How to Bid” section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

### MINIMUM BID

The minimum bid for each parcel is the current appraised market value as indicated in this brochure or subsequent Errata. **DNR will not accept bids for less than the minimum bid price listed in this brochure or subsequent Errata.** You may bid at the minimum bid, although there is no assurance a minimum bid will be a successful high bid.

**All bids for the 2022 Alaska Agricultural Land Offering, Auction #494 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, June 1, 2022 and no later than 4:30 p.m., Tuesday, October 4, 2022.**

### SEALED-BID AUCTION BIDDING PERIOD

DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 *Application*, **DNR will not accept and will reject bids received outside the designated bidding period.** If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction.

### SEALED-BID OPENING

The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, October 19, 2022, in the Robert Atwood Building located at 550 West 7th Ave., Suite 640, Anchorage, Alaska 99501. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

### ORDER OF SEALED-BID OPENING DETERMINED BY NUMBER OF BIDS RECEIVED FOR EACH PARCEL

For the general Sealed-Bid Auction, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest parcel number (not ADL number) will be opened first.





# SEALED-BID AUCTION PROCEDURES

## APPARENT HIGH BIDDER

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder.

**If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date received stamp on the bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.**

## COMMON BIDDING ERRORS

Omissions of the following items are considered bid errors and will result in the rejection of a bid.

### A bid form must:

- Contain a valid bid amount. If the numeric amount is missing, illegible, or inconsistent with the written amount, the written amount prevails;
- Contain a valid, legible parcel number. An ADL number, subdivision lot and block, or subdivision tract are not acceptable;
- Contain a valid signature;
- Be received by the deadline;
- Be submitted by an eligible bidder; and
- Be accompanied by a bid deposit. The bid deposit must be 5% or greater than 5% of the appraised value of the parcel bid amount. Bid deposits may be submitted by check, cashier's check, money order, or credit card (only MasterCard, Visa, American Express, or Discover are accepted).



### Personal check, cashier's checks or money orders must:

- Be valid;
- Contain a signature that matches the name on the check; and
- Be made out to the "State of Alaska", "Department of Natural Resources", "Department of Revenue" or a recognizable abbreviation of such.

### Credit card authorization forms must:

- Contain a valid credit card number; and
- Have a signature matching the name on the card provided.

### The following bid errors may be curable:

#### On a bid form:

- A miscalculated deposit, up to \$100 less than 5% of the bid amount; and
- Lack of signature from a second or subsequent bidder.

#### On a check or money order:

- If only a written or only a numeric amount is given, the amount that is given prevails; and
- If the written amount and numeric amount are inconsistent, the written amount prevails.

#### On a credit card authorization form:

- Invalid or incorrect card type, number or expiration, if it is clearly a clerical error; and
- Declined credit card. DNR has no way to know why the card was declined, and cards are often declined due to a daily limit even though the customer has adequate credit available.





## REFUNDS

In accordance with 11 AAC 67.007 *Application*, application fees and recording fees are nonrefundable and will be retained by the State.

DNR will not refund the deposit money, up to a maximum of 5% of the total purchase value, from bidders or applicants who have chosen not to purchase the land, for any reason. The deposit amount in excess of 5% may be refunded.

In the event that DNR withdraws a parcel after a bid or application has been received, the deposit, application, and recording fees will be completely refunded. If a bid or application is submitted based on inaccurate information received from DNR and DNR agrees its staff provided inaccurate information, the Department, in its discretion, may refund deposit money or allow the deposit money to be applied to another parcel purchase.



## SEALED-BID AUCTION RESULTS

As the auction progresses, a list of results will be available online at: <http://landsales.alaska.gov/>.

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list. The final list will also be posted here: <http://landsales.alaska.gov/>.

During the week following the auction, apparent high bidders will be sent a certified *Award Notification Letter*. DNR must receive the following items from successful bidders by 4:30 p.m., Thursday, December 1, 2022:

1. Proof of eligibility;
  - You must certify and prove that you meet the eligibility requirements for the program (see "*Qualifying for the Sealed-Bid Auction*" section); and
  - If there is more than one bidder, all bidders must provide proof of eligibility.
2. A completed Declaration of Intent Form;
3. The appropriate document handling fee (11 AAC 05.100 *Fees*); and
4. Any other documents or items requested in the *Award Notification Letter*.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the *Award Notification Letter* by the deadline, their bid will be considered abandoned and they may forfeit all deposits and fees paid.

Failure to comply with these requirements does not prevent the apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter offerings, if eligible.

**Parcels not sold at this auction may be made available in the following OTC offering.**





## BUYING LAND OVER-THE-COUNTER (OTC)



Parcels for purchase in the Over-the-Counter (OTC) program are available on a first-come, first-served basis. Parcels currently available OTC are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available OTC and purchase information is available online at: <http://landsales.alaska.gov/>.

**Parcels not sold in the 2022 Sealed-Bid Auction #494 may be made available in the subsequent Over-the-Counter Offerings with the following schedule:**

- At 10:00 a.m., Wednesday, November 2, 2022, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov/>. In the OTC offerings, parcels are offered first-come, first-served.
- From 10:00 a.m., Wednesday, November 2, 2022 through 4:30 p.m., Tuesday, November 15, 2022, parcels will be available for purchase at up to 30% above the appraised fair market value (up to 30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, November 16, 2022 through 4:30 p.m., Tuesday, November 29, 2022, remaining parcels will be available for purchase at up to 15% above the appraised fair market value (up to 15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, November 30, 2022, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

OTC sales will be online only at <http://landsales.alaska.gov/> or in-person at DNR’s Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted.

### OTC APPLICANT QUALIFICATIONS

Corporations, businesses, and non-Alaska residents **ARE** eligible to apply in the OTC Offerings. Past participation in previous DNR land sales does not prohibit you as an individual or business from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Individuals purchasing in the OTC offerings must certify and prove that you are 18 years of age or older on the date of application (11 AAC 67.005 *General Qualifications*), and will be asked to submit a copy of a valid and current government issued ID clearly showing your full legal name and date of birth. Corporations must certify and prove (11 AAC 67.005 *General Qualifications*) that they are authorized to conduct business under the laws of the State of Alaska and must submit:

- Proof that the representative of the company is authorized to act on behalf of the company; and
- Proof of valid registration with the Alaska Department of Commerce, Community, and Economic Development.





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## BUYING MULTIPLE PARCELS IN THE OVER-THE-COUNTER SALES

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In the OTC Offerings, **you may purchase as many parcels as you like**. A separate application must be submitted for each parcel.

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## NO WITHDRAWAL OF APPLICATIONS FROM THE OVER-THE-COUNTER SALES

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Please give careful consideration to your applications; once you have submitted an application for the OTC Offering, your 5% down payment, contract or patent application fee, and recording fee are nonrefundable.

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## HOW TO PURCHASE AN OVER-THE-COUNTER PARCEL

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To purchase a parcel, go to <http://landsales.alaska.gov/otc/>. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel are available on the individual parcel pages. The online purchase process will ask for a MasterCard, Visa, American Express, or Discover credit card to pay the deposit of 5% of the purchase price, the contract or patent application fee, and the recording fee.

For Auction #494 if there are parcels that are not purchased by the sealed bid process, they *may* be offered in the subsequent Over-the-Counter offering. The schedule for these offerings can be found in the section, “*Buying Land Over the Counter.*”

OTC sales will be online only at <http://landsales.alaska.gov/> or in-person at DNR’s Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted.





## PURCHASE INFORMATION

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The State of Alaska Department of Natural Resources (DNR) offers financing on land sales with a down payment of 5% of the purchase price. Parcels may also be purchased by paying the full price at the time of sale; there is no prepayment penalty.

DNR does not allow early entry for development activity until the sale contract is issued, per AS 38.05.065 *Terms of contract of sale*. If financing a land sale with DNR, the sale contract gives you the right to develop and use the parcel during the contract. In the event that the purchaser pays off the parcel at the time of purchase, development activity may begin once the SCFP is approved by the Director of the Division of Agriculture.

**Note:** It may take several months or more for your contract or patent to be issued and State Farm Conservation Plan to be approved. You should anticipate longer wait times after the Sealed-Bid Auction.

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## STATE FINANCING

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DNR offers financing through land sale contracts. A DNR land sale contract is a legally binding purchase agreement in which ownership is transferred after terms of the contract are satisfied. A DNR contract is different from a mortgage in that equity is not earned during the life of the contract. If you fail to make payments, or default on the contract in other ways, DNR retains all monies paid to that point, and retains ownership of the land. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated. If you are purchasing more than one parcel, separate sale contracts will be issued for each parcel.

Land sale contracts can be issued for land purchases over \$2,000. The interest rate is set by law at 3% plus the prime rate at the time the contract is written and is fixed for the life of the contract. The length of the contract depends on the amount being financed as follows:

1. \$2,000.00 or less must be paid in full at time of purchase;
2. \$2,000.01 to \$9,999.99, contract length is 5 years;
3. \$10,000.00 to \$14,999.99, contract length is 10 years;
4. \$15,000.00 to \$19,999.99, contract length is 15 years; and
5. \$20,000.00 or more, contract length is 20 years.

If the purchase price minus the minimum 5% down payment, per parcel, is \$2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 *Installment Payments*). The balance after down payment, plus a nonrefundable contract or patent application and recording fee will be due upon application for an Over-the-Counter (OTC) parcel or at a date specified in the Auction brochure for an apparent high bidder in the Sealed-Bid Auction. If an apparent winner or purchaser fails to comply with these requirements, or it is the applicant's decision not to move forward, the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.





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## LAND SALE CONTRACT APPLICATION QUALIFICATIONS

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If you elect to enter into a purchase contract with DNR, in accordance with 11 AAC 67.008 *Ineligibility Due to Default*, you must also certify that you:

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation & Revenue Recovery team at (907) 269-8594 or email [dmlw.contracts@alaska.gov](mailto:dmlw.contracts@alaska.gov) if you have questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR;
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR;
4. Are not currently in default of clearing and preparation for cultivation requirements of a previous Agricultural purchase contract; and
5. Are not currently in default of any condition associated with a note, lease, or other authorization issued by the Agricultural Revolving Loan Fund.

Purchase contracts will not be issued by DNR unless all five qualifications listed above are met. If the successful bidder or applicant for a parcel does not qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in deposit forfeiture and loss of purchase rights to the parcel.

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## MAKING CONTRACT PAYMENTS

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After your contract has been drafted, it will be sent to you for signature. The cover letter will explain monthly payments and when your first payment is due. You are not required to make payments in the meantime. This correspondence will also include the methods by which you can remit your monthly payment. You can pay:

- Online at: <https://dnr.alaska.gov/ccpayments/>;
- In person at one of our Public Information Centers in Anchorage, Fairbanks, or Juneau, listed on page 4; or by
- Mailing a check to:

**State of Alaska, DNR ATTN: Financial Service**

**550 West 7th Ave., Suite 1410 Anchorage, AK 99501**

DNR does not offer a service by which you can automatically make your monthly payment; however, your bank or credit union may offer a service by which you can automatically have a check mailed to DNR each month. Be sure your ADL (Alaska Division of Lands) number is referenced with each payment submission.

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## TRANSFERRING OWNERSHIP (ASSIGNMENT)

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During a land sale contract with DNR, you may not sell the parcel or otherwise transfer the ownership of a parcel without DNR approval. Adding, removing, or changing the contract holders requires an assignment of contract and a recording fee. The assignment of contract is then recorded as public record.

Any change between the original intent to purchase, whether by bid, lease, purchase agreement, to the sale contract or patent, requires an assignment. To request an assignment, please contact the Contract Initiation & Revenue Recovery (CI RR) team at [dmlw.contracts@alaska.gov](mailto:dmlw.contracts@alaska.gov) or (907) 269-8594.



## PURCHASE INFORMATION

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### RECEIVING TITLE

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Once you have paid off the parcel and completed any other conditions of the sale, DNR will issue a state patent giving you title to the land. Once the patent has been issued and recorded, you own the land as detailed in the patent. Agricultural lands maintain a perpetual covenant for the benefit of all Alaska residents and running with the land that restricts or limits the use of the land for agricultural purposes, as outlined in AS 38.05.321. The State of Alaska will retain ownership of the mineral estate of all land sold as required by the statehood act, the state constitution, and state law. Once patent is issued, any change in ownership of a parcel is a private transaction. If you need advice on deeds or other details of a sale after receiving patent, consult an attorney or title company.

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### SERVICE FEES

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Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The payment due date is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 *Terms of Contract of Sale* and 11 AAC 05.010 *Fees*. For updated fee amounts, contact Land Sales at [landsales@alaska.gov](mailto:landsales@alaska.gov) or (907) 269-8594.

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### KEEP YOUR ADDRESS CURRENT WITH THE LAND CONVEYANCE SECTION

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In accordance with 11 AAC 67.005(g) *General Qualifications*, an applicant or bidder is responsible for keeping DNR, DMLW, Land Conveyance Section (LCS) informed of their current address throughout the bid, application, lease, contract, and patent processes.

A *Change of Address Form* must be signed by the applicant or purchaser and submitted in writing to LCS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, fax (907) 269-8916, or by email to [landsales@alaska.gov](mailto:landsales@alaska.gov). The forms can be obtained upon request over the phone at (907) 269-8594, or via email. An application is subject to rejection if LCS is unable to contact the lessee, applicant, or bidder at the current address of record.

Please note that notifications sent to other Sections, Divisions, or Departments may not reach LCS and your records may not be updated.

**Failure to keep your address and contact information current with LCS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**





## FEE AMOUNTS

<b>AUCTION WINNERS</b>		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	Recording Fee	\$25
<b>OVER-THE-COUNTER PURCHASE</b>		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	Recording Fee	\$25
<b>ASSIGNMENTS</b>		
Individual		\$240
Business		\$320
Recording Fee		\$25
<b>MISCELLANEOUS</b>		
Late Payment Fee		\$50
Appeal Fee		\$200
NSF Fee		\$50
Reinstatement Fee		\$50 or 5% of total amount in default; whichever is larger.



## ADDITIONAL INFORMATION

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### GENERALLY ALLOWED ACCESS AND USES

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There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020 *Generally Allowed Uses* and 11 AAC 96.025 *Conditions for Generally Allowed Uses*). The fact sheet on Generally Allowed Uses is available online at: <https://dnr.alaska.gov/mlw/landsales/info/fact-sheets/>. The fact sheet includes a list of areas where generally allowed uses do not apply and other restrictions. Travel across unreserved State-owned land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at: <http://habitat.adfg.alaska.gov/>.
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved State-owned land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on State-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

Public access and utility easements, water body easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel on routes you may wish to improve. Contact the DNR Public Information Centers for more information.



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## EASEMENTS, RESERVATIONS, AND RESTRICTIONS

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Surveyed parcels are subject to all platted and valid existing easements and reservations, such as rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails.

For surveyed parcels, these easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully review the recorded survey or subdivision plat for any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual parcel. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at: <http://dnr.alaska.gov/landrecords/>.

**All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed.** Contact the appropriate DNR Public Information Center before constructing access, especially within surveyed or unsurveyed section-line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct public access easements or make them unusable by the public. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.

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## RS 2477 RIGHTS-OF-WAY

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Revised Statute 2477 is a Federal law that granted states and territories unrestricted rights-of-way over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access across or to communities or valuable State-owned resources and land. Some receive no use or may be developed only as foot trails. Others will be used as they have been in the past. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/trails/rs2477/>.

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## DRIVEWAYS, APPROACHES, AND ROADS

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Driveways and/or approach roads from established roads maintained by the Department of Transportation and Public Facilities (DOT&PF) may need to be constructed in order to provide access to individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a State-managed right-of-way, you must consult the Right-of-Way Section of the appropriate regional office. Constructed roads may or may not be serviced or maintained by DOT&PF, please consult with the appropriate regional office. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.

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## ALASKA RAILROAD RIGHT-OF-WAY

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The Alaska Railroad Corporation's 200 foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330 *Criminal Trespass in the Second Degree*). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: <https://www.alaskarailroad.com/>



## STATE INTERESTS

### USE OF ADJACENT STATE-OWNED LAND

Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 *Generally Allowed Uses*, may require a land use authorization from DNR. Certain activities, such as harvesting firewood or clearing viewsheds may require a permit in advance and there is no guarantee of approval. Lease or ownership of land does not imply exclusive use of surrounding state-owned lands.

### MULTIPLE USES

The land sale programs described in offering materials are only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, commercial or personal recreation, trapping, or resource harvest can and do occur on Municipal, State, Federal, and private lands near the offered areas. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, noise, dust, or other activities may be perceived as a nuisance to neighboring users. Occasionally, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of land through these offerings.

### FUTURE OFFERINGS

The State of Alaska reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density or frequency of use in an area. Public notices about potential State disposals are available at:

<http://notice.alaska.gov/> and <http://landsales.alaska.gov/public-notice/>



### MINERAL ESTATE

**In accordance with AS 38.05.125. *Reservation of Mineral Rights to Alaska*, the State of Alaska retains ownership of the mineral estate, including oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells.**

The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.



Where they have been established, mineral orders, mineral closure orders, or leasehold location orders close and/or restrict an area to mineral entry. These instruments close and/or restrict an area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to new mineral entry prior to sale to minimize potential conflict between surface and subsurface users. **Such mineral orders do not apply to non-locatable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources.** However, AS 38.05.130. *Damages and Posting of Bond* stipulates that the surface owner will be compensated for damages resulting from exploration and development. Information on current activity is included in the “Notes” section of the area-specific data summaries.



## OIL AND GAS

As discussed in the “*Mineral Estate*” section, the State of Alaska retains ownership of the mineral estate of the land which it sells. DNR’s Division of Oil and Gas may issue oil and gas leases or exploration licenses which include the rights to explore for or develop the oil and/or gas on and around current and former sale parcels. Exploration Licenses encourage exploration for oil and gas on state land in areas which do not have a history of successful oil or gas production. Oil and Gas Leases give the right to produce oil and gas within the boundaries of the lease. Both leases and exploration licenses cover large areas and are unlikely to significantly impact a purchaser of the land estate. However, as stated in the “*Mineral Estate*” section, the State of Alaska and its successors reserve the right to enter onto the land for purposes of exploring, developing, and producing any mineral resources. This access reservation is superior to any and all surface uses.

## HAZARDOUS MATERIALS AND POTENTIAL CONTAMINANTS

You are responsible for personally and thoroughly inspecting the property and familiarizing yourself with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the areas offered. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found.

**The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.**

## TIMBER AND OTHER MATERIALS ON SITE

**Except for timber, purchasers may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, or any other material valuable for commercial or off site purposes. Such materials may only be used on the parcel for the duration of the contract.**

Please contact the Land Conveyance Section (LCS) and Contract Initiation & Revenue Recovery (CIRR) Section at (907) 269-8594 for additional information.

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land outside your parcel boundaries. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the appropriate regional DNR Division of Forestry office well in advance of need.

Local governments may also have additional restrictions regarding on-site material use after receiving patent. For more information, contact your local government and the DNR Public Information Center.



## ARCHAEOLOGICAL SITES

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200. *Unlawful Acts*). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8721 or visit: <http://dnr.alaska.gov/parks/oha/>.



# LOCAL GOVERNMENT/DEVELOPING YOUR LAND

## BOROUGH/MUNICIPALITY AUTHORITY



Parcels may be subject to zoning, restrictions, easements, and setbacks imposed by the local government (borough or city). Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate. Additional information may be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at: <http://www.commerce.alaska.gov/web/cbpl/>.

## TAXES

Parcels may be subject to taxes and assessments levied by local taxing authorities. Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate and could be subject to taxes at that time. Local taxing authorities are noted for each subdivision and parcel. **Failure to make timely payment of all taxes and assessments due on parcels under lease or contract with the State of Alaska is a violation of the agreement and may result in termination.**



## NEW CONSTRUCTION, DEVELOPMENT, OR IMPROVEMENTS

**The State of Alaska does not allow early entry for development activity until the lease, sale contract, or patent is issued.**

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020 *Proper Location*). **No improvements, other than authorized access, may be placed or constructed within any easements or rights-of-way of record.** This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements. The location of all improvements should be addressed in the State Farm Conservation Plan.

## EXISTING IMPROVEMENTS

Some parcels may have existing improvements, structures, and/or limited development on the land. If any such improvements exist on parcels in the Auction or OTC offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. You are responsible for personally and thoroughly inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.

## RESTRICTIONS ON SUBDIVIDING

The parcels offered in this auction subject to agricultural covenants per AS 38.05.321 which limits the use of land for agricultural purposes and provides restrictions on the options to further subdivide parcels. Please contact the Division of Agriculture for additional information and questions.



## DEVELOPING YOUR LAND

### FIRE AND BURNING ACTIVITIES

Some State-owned lands are in areas with limited or no fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. For full descriptions of current Interagency Fire Management Plans, descriptions of fire management options, and more information, visit DNR Division of Forestry's Fire Information webpage online at <http://forestry.alaska.gov/fire/fireplans>.

You should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit: <http://firewise.org/>.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking, or warming. All other burning in the permit areas requires a permit during the fire season. There are potential liabilities if your fire escapes control (AS 41.15.060. *Permits* & AS 41.15.090. *Building or Leaving Fires*). For additional information regarding wildfire mitigation and burning permits, contact DNR Division of Forestry online at: <http://forestry.alaska.gov/divdir> or from the DNR Public Information Centers.

### SEWER AND WATER

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. For more information regarding well and water systems see: <http://dec.alaska.gov/eh/dw/dwp/private-wells/>.

Many subdivisions included in Auction and Over-the-Counter Offerings have some restrictions on the types of sewage disposal systems allowed. For more information

### SEWER AND WATER (continued).

on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the "Existing Improvements" and "Hazardous Materials and Potential Contaminants" sections of this brochure for additional information and disclaimers.

### WATER RIGHTS AND USAGE

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact DNR DMLW's Water Resources Section for more information. Information and applications are also available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/water/>.

### WATERS OF THE UNITED STATES AND WETLANDS

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide, and/or presently used, have been used in the past, or may be used in the future, to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including wetlands.

Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality,



## DEVELOPING YOUR LAND/FISH & WILDLIFE

### WATERS OF THE UNITED STATES AND WETLANDS (continued).

providing flood protection, and enhancing groundwater recharge. Before placing any dredged or fill material in wetlands and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging or constructing a dock or pier), purchasers must obtain a permit from the U.S. Army Corps of Engineers.

**Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur.** For a wetland determination or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit <http://www.poa.usace.army.mil/>.

### EAGLES NESTING SITES AND SEASON OF RESTRICTED ACTIVITY NEARBY

Federal law prohibits any disturbance of Bald Eagles or their nests and the U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

### HUNTING SEASON AND TAKING GAME IN DEFENSE OF LIFE OR PROPERTY

Inspection and recreation periods may overlap with certain hunting seasons. Check with the State of Alaska, Alaska Department of Fish & Game (ADF&G) to find out the hunting season dates for specific areas. More information is available at: <http://adfg.alaska.gov/>.

ADF&G regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal’s habitat, or by the improper disposal of garbage or a similar attractive nuisance 5 AAC 92.410, *Taking Game in Defense of Life or Property*.

### STATE OF ALASKA PROHIBITED AND RESTRICTED NOXIOUS WEEDS

Pursuant to State Law AS 03.05.010 through AS 03.05.030, as 44.37.030 and Regulations 11 AAC 34.020 through 11 AAC 34.045, Alaskan agricultural landowners are required to control and eradicate certain “pest” plants that may be found growing on or be introduced to Alaskan soils. These prohibited and restricted noxious weeds may be found within cropland areas of the parcel being sold. For additional information, please contact the Alaska Cooperative Extension office closest to the parcel of interest or visit: <http://plants.alaska.gov/invasives/noxious-weeds.htm>

Bindweed, field ( <i>convulvulus arvensis</i> );	Knapweed, Russian ( <i>Centaurea repens</i> );	Quackgrass ( <i>Agropyron repens</i> );
Fieldcress, Austrian ( <i>Rorippa austriaca</i> );	Lettuce, blue-flowering ( <i>Lactuca pulchella</i> );	Spurge, leafy ( <i>Euphorbia esula</i> );
Galensoga ( <i>Galensoga parviflora</i> );	Orange Hawkweed ( <i>Hieracium Aurantiacum</i> );	Thistle, Canada ( <i>Cirsium arvense</i> ); and
Hempnettle ( <i>Galeopsis tetrahit</i> );	Purple Loosestrife ( <i>Lythrum Salicaria</i> );	Whitetops & varieties ( <i>Cardaria draba</i> ,
Horsenettle ( <i>Solanum carolinense</i> );	Sowthistle, perennial ( <i>Sonchus arvensis</i> );	<i>C. pubescens</i> , <i>Lapidium latifolium</i> )



# FISH & WILDLIFE

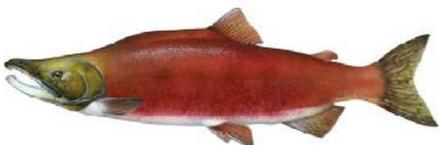
## FISH HABITAT REQUIREMENTS

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from the Alaska Department of Fish & Game (ADF&G), Division of Habitat, for activities within or across a stream used by fish if ADF&G determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act (AS 16.05.871) requires that an individual or governmental agency provide prior notification and obtain approval from ADF&G Division of Habitat “to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed” of an anadromous water body or “to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed” of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from ADF&G, Division of Habitat. A list of common activities requiring permits is available at: <http://www.adfg.alaska.gov/index.cfm?adfg=license.main>.

Activities include, but are not limited to, stream diversion; streambank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection and erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below the ordinary high-water line of an anadromous water body or impede the efficient passage of fish without notifying and receiving the prior written approval from ADF&G, you may be violating State law and this may lead to the charge of a misdemeanor. Contact ADF&G, Division of Habitat, for more information on obtaining permits.



## WILDLIFE

There is always the possibility of encountering bears and other wildlife when in Alaska. ADF&G’s website makes the following suggestions:

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
- Avoid crowding bears; respect their “personal space”.
- Avoid attracting bears through improper handling of food or garbage.
- Plan ahead, stay calm, identify yourself, and don’t run.

We remind you to be aware of your surroundings and diligent when in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the DNR Public Information Centers or visit the following websites:

Provided by ADF&G:

<http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

<https://www.adfg.alaska.gov/index.cfm?adfg=livewith.moose>

Provided by DNR Division of Parks and Outdoor Recreation:

<http://dnr.alaska.gov/parks/safety/bears.htm>

Development activities may potentially displace wildlife. You are encouraged to contact ADF&G for information on how to minimize conflicts with wildlife.

## MIGRATORY BIRDS

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at: <http://www.fws.gov/pacific/migratorybirds/>.



# NENANA-TOTCHAKET PHASE 1A



*Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov/>.*



## ABOUT THE OFFERING AREA

**All parcels in the 2022 Alaska Agricultural Auction are within the Nenana-Totchaket area. There are 27 parcels being offered in this auction ranging from 21 acres to 320 acres. Offering a variety of parcel sizes will allow for a larger variety of different agricultural uses, from small recreational agriculture and agrarian lifestyle farms to larger scale commercial agricultural operations. Parcel access ranges from developed road access to off-road vehicle access. This area has an average growing season of 110 days.**

Location	The Nenana-Totchaket Phase 1A area is located within the DNR's Northern Region, approximately 5 miles west of Nenana.
Access and Right-of-way	Access to the project area is via Totchaket Road, a right-of-way easement ADL 409501, 500-feet in width extending approximately 29-miles with 12 miles developed from the Nenana River bridge through the project area. The Rights-of Way for Moe's Road, Rush Road, Kohlrabi Court, and a portion of Totchaket Road are dedicated to the public by plat 2022-1. Access ranges from developed gravel roads to off-road vehicle trails.
Utilities	There are no known services that exist within or in the immediate vicinity of this project area. There are no waste disposal facilities within or in the immediate vicinity of this project area. All on-site wastewater disposal systems must meet the regulatory requirements of the ADEC
Local Government	This area is located in the Unorganized Borough and is subject to the state of Alaska platting authority.
Notes	Parcels within this subdivision may contain wetlands and may require a permit from the U.S. Army Corps of Engineers prior to the placement of fill materials into these areas.
Fire	This area is in a Modified Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to: section line, access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Nenana-Totchaket Subdivision, Phase 1A is survey ASLS 2021-16, located in Sections 1, 2, 3, 11, and 12, Township 4 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 2022-1 in the Nenana Recording District.



# NENANA-TOTCHAKET PHASE 1A

## ABOUT THE OFFERING AREA (continued).

Terrain and Major Features	The landscape is generally level with rolling hills and scattered kettle ponds, consistent with the uplands of the surrounding region.
Vegetation	The low-lying areas that are wet with bogs and ponds have moss and short herbaceous plants; as the landscape rises and becomes more dry, mixed berries, willows, alders, and other small to medium woody plants can be found. In the areas described as “uplands”, a mix of early-mid growth and mature birch, spruce, and poplar are present.
Soils	Soils within this area generally consist of Nenana silt loam (42%) and similar other silt loams (collectively 85% of the overall soils) that are undulating, rolling, or nearly level. They are well drained with a depth to restrictive features of more than 80 inches. The profile pattern (85% of the overall soils) is as follows: the top few inches are decomposed plant material, mid-depth is typically silt loam, and additional silt loam and sand-silt at full depth. Approximately 77% of the soils in the project area are categorized as non-irrigated capability class IV. The soil is considered frost free for 80-120 days. Non-irrigated capability class IV soils are considered appropriate for agricultural development. However, the Natural Resources Conservation Service (NRCS) defines these soils as having severe limitations that reduce the choice of plants or that require very careful management, or both. A significant factor in the soil classification for agriculture development is the climate. Understanding that climate, in conjunction with plant choice and soil class, will determine success in agriculture crop production. NRCS will be performing a more detailed soil report for the project area during 2021. The subsequent soil report will provide valuable information in the agriculture capability and design of offered parcels.



## LAND CAPABILITY CLASSIFICATION DEFINITIONS

Land capability classification shows, in a general way, the suitability of soils for traditional field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major land shaping that would change slope, depth, or other characteristics of the soils. In Alaska, potatoes, barley, and grass hay are used as indicator field crops.

These classifications are given as very general guidelines of the potential limiting factors relating to a parcel’s cropland potential. They are not definitive and potential bidders should inspect any parcel for its suitability for their planned agricultural use.

This capability system is specific to Alaska only, soils are generally grouped at two levels — capability class and subclass.



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## LAND CAPABILITY CLASSIFICATION DEFINITIONS (continued).

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Class 1 Soils: Have few or no limitations to restrict their use and are considered the best soils for traditional field crops. They have favorable characteristics, including physical properties, low erosion risk, and climate. There are no class 1 soils in Alaska due to the relatively low mean annual soil temperatures and limited growing seasons.

Class 2 Soils: Have slight limitations that restrict the choice of plants or that require moderate conservation practices. In Alaska, all soils which would otherwise place in Class 1 are placed in Class 2 because of climate. They have no other restrictions. In Alaska, Class 2 soils are considered the very best for agriculture. They are on nearly level slopes, have no limiting physical characteristics and the combination of frost-free season and growing degree-days allows potatoes, barley, and grasses to mature.

Class 3 Soils: Have moderate limitations that restrict the choice of plants or that require special conservation Practices, or both. They may have less moisture holding capacity, more coarse fragments, steeper slopes, or a shorter frost-free season and fewer growing degree-days than Class 2 soils. They are still considered highly suitable for traditional field crops.

Class 4 Soils: Have very severe limitations that restrict the choice of plants or that require very careful management, or both. Class 4c soils have the same physical properties of class 2 and 3 soils except the frost-free season and growing degree-days generally do not allow potatoes or barley to mature, although they are suitable for local hay crops. Class 4e, 4w, and 4s soils have limitations such as shallow depth, rock fragment content, flood hazard, or steep slopes that severely restrict use for traditional field crops.

Class 5 Soils: Are on nearly level slopes subject to little or no erosion but they have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Most of these soils have either poor drainage and high-water tables, or a high flood hazard risk.

Class 6 Soils: Have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Some of the soils may be droughty, have excess coarse fragments, or be on steeper slopes susceptible to erosion.

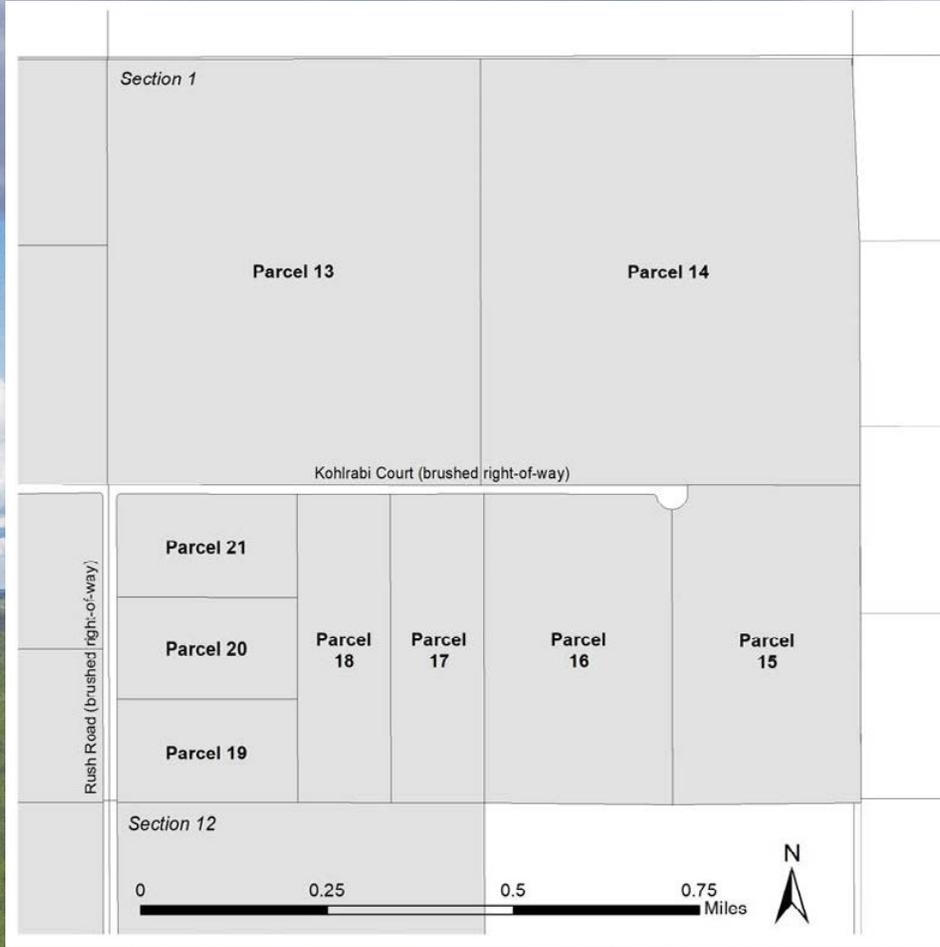
Class 7 Soils: Have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to rangeland, forestland, or wildlife habitat. They have limitations of very shallow soil depth, droughtiness, rock fragments, wetness, or excess slope.

Class 8 Soils: These soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes. They include areas of fens and bogs; mountain ridges and side slopes, or active floodplains.





# NENANA-TOTCHAKET PH 1A: SECTION 1

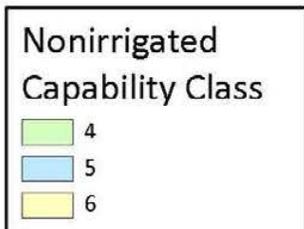
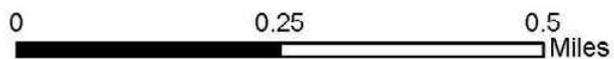
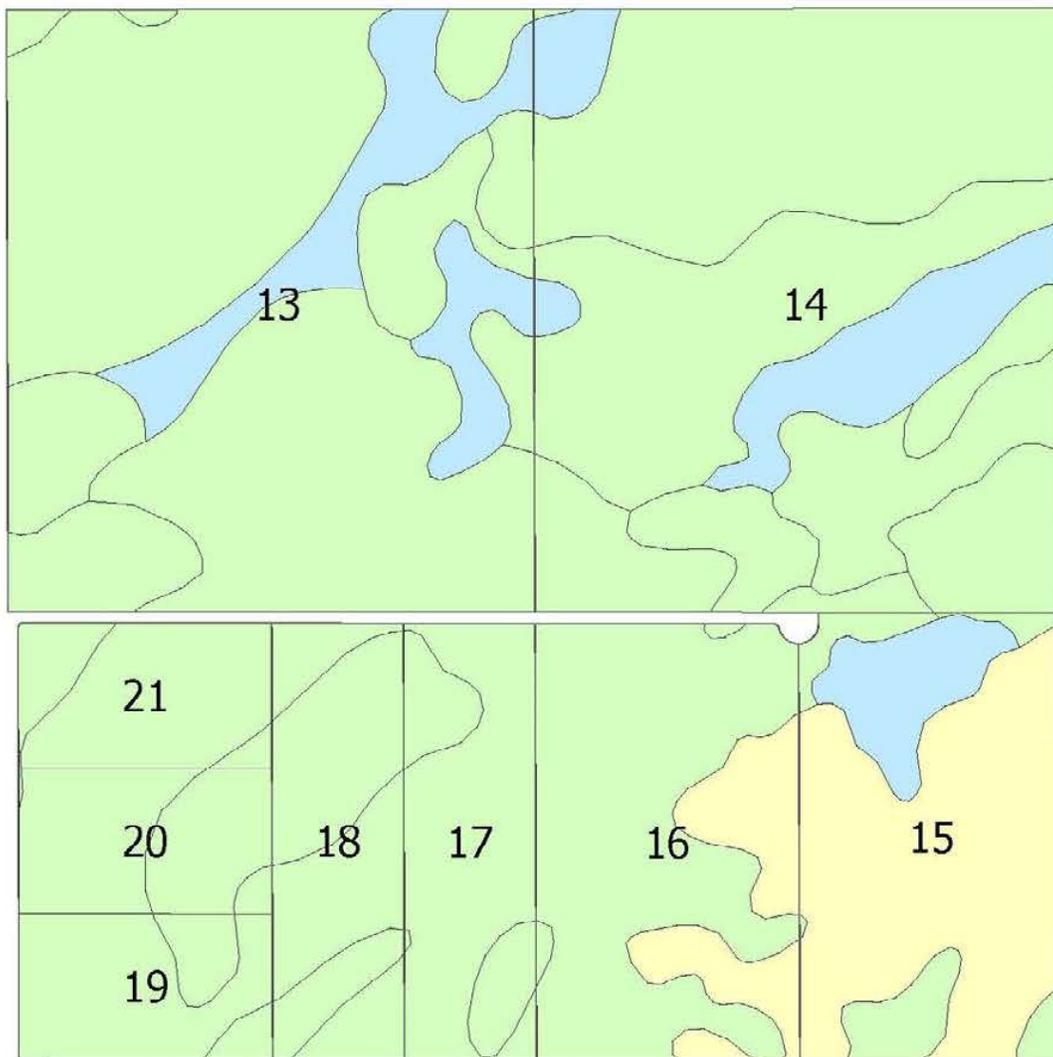


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACERAGE	MINIMUM BID
13	421817	3	1	183.25	36.9	\$39,400
14	421818	4	1	183.62	40.2	\$40,800
15	421819	5	1	67.97	2.4	\$21,900
16	421820	6	1	66.28	12.7	\$21,100
17	421821	7	1	33.23	8.3	\$16,300
18	421822	8	1	33.23	7.3	\$15,400
19	421823	9	1	21.31	5.3	\$12,600
20	421824	10	1	21.32	5.3	\$12,600
21	421825	11	1	21.32	5.0	\$12,300

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NON-IRRIGATED CAPABILITY CLASS MAP

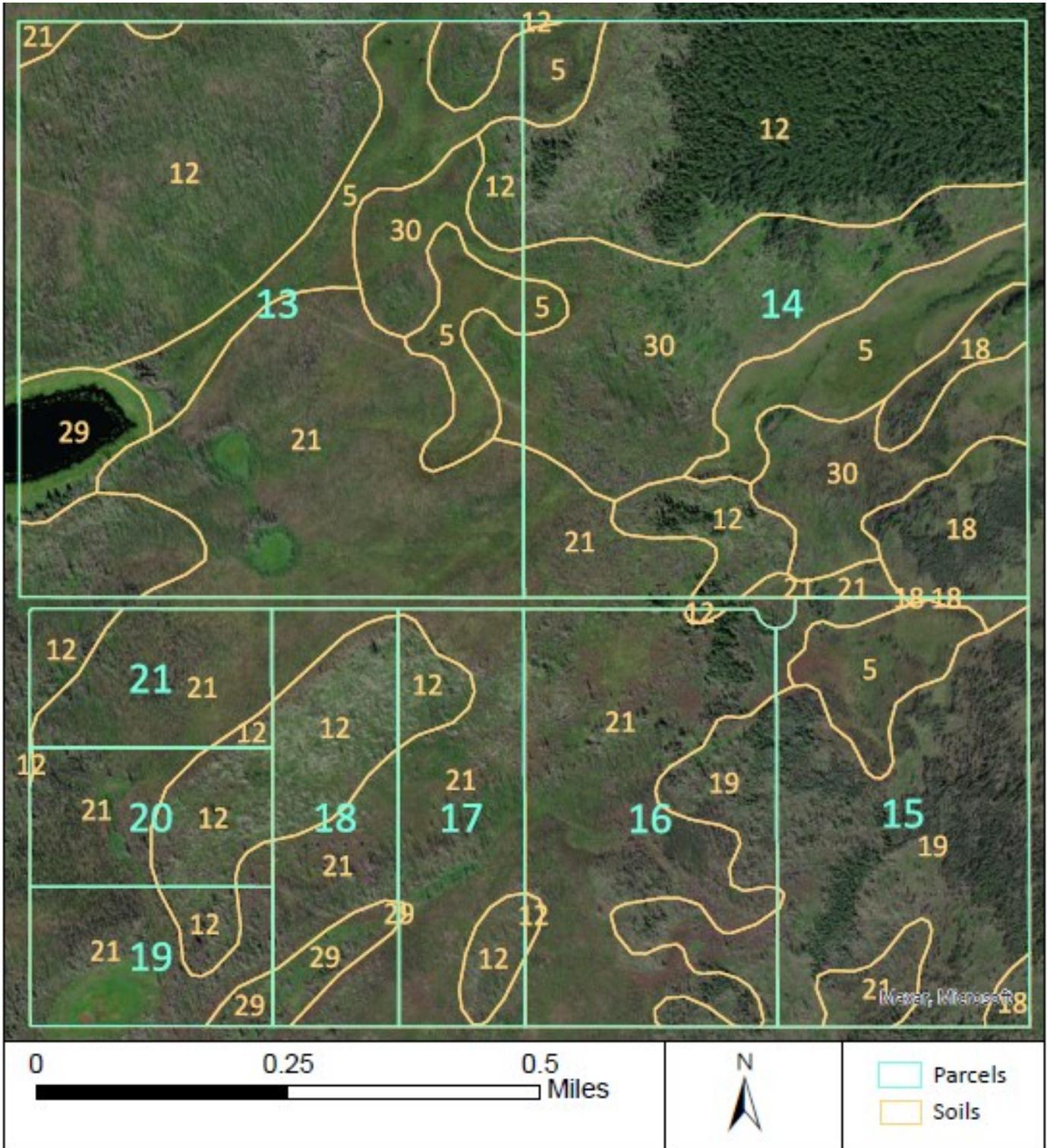


F004S009W SECTION 1



# NENANA-TOTCHAKET PH 1A: SECTION 1

## SOIL TYPE MAP





Parcel Number	Map Unit Symbol	Map Unit Name	Nonirrigated Capability Class	Acres in AOI	Percent of AOI
Parcel 13	5	Dotlake silt loam	5	26.5	14.5%
	12	Koyukuk silt loam, undulating	4	78.7	43.0%
	21	Richardson silt loam	4	56.2	30.7%
	29	Toklat-Bolio complex	4	9.1	5.0%
	30	Volkmar silt loam	4	12.7	6.9%
Parcel 14	5	Dotlake silt loam	5	23.0	12.5%
	12	Koyukuk silt loam, undulating	4	68.8	37.5%
	18	Nenana silt loam, shallow, undulating	4	17.5	9.6%
	21	Richardson silt loam	4	12.9	7.0%
	30	Volkmar silt loam	4	61.4	33.4%
Parcel 15	5	Dotlake silt loam	5	10.4	15.3%
	18	Nenana silt loam, shallow, undulating	4	2.4	3.6%
	19	Nenana silt loam, shallow, rolling	6	48.2	70.9%
	21	Richardson silt loam	4	7.0	10.3%
Parcel 16	12	Koyukuk silt loam, undulating	4	0.7	1.0%
	19	Nenana silt loam, shallow, rolling	6	15.4	23.2%
	21	Richardson silt loam	4	50.2	75.8%
Parcel 17	12	Koyukuk silt loam, undulating	4	0.7	1.0%
	19	Nenana silt loam, shallow, rolling	4	15.4	23.2%
	21	Richardson silt loam	4	50.2	75.8%
Parcel 18	12	Koyukuk silt loam, undulating	4	12.4	37.4%
	21	Richardson silt loam	4	16.7	50.2%
	29	Toklat-Bolio complex	4	4.1	12.5%
Parcel 19	12	Koyukuk silt loam, undulating	4	3.2	14.9%
	21	Richardson silt loam	4	16.7	78.2%
	29	Toklat-Bolio complex	4	1.5	6.9%
Parcel 20	12	Koyukuk silt loam, undulating	4	8.7	41.0%
	21	Richardson silt loam	4	12.6	59.0%
Parcel 21	12	Koyukuk silt loam, undulating	4	4.5	21.2%
	21	Richardson silt loam	4	16.8	78.8%



# NENANA-TOTCHAKET PH 1A: SECTION 2

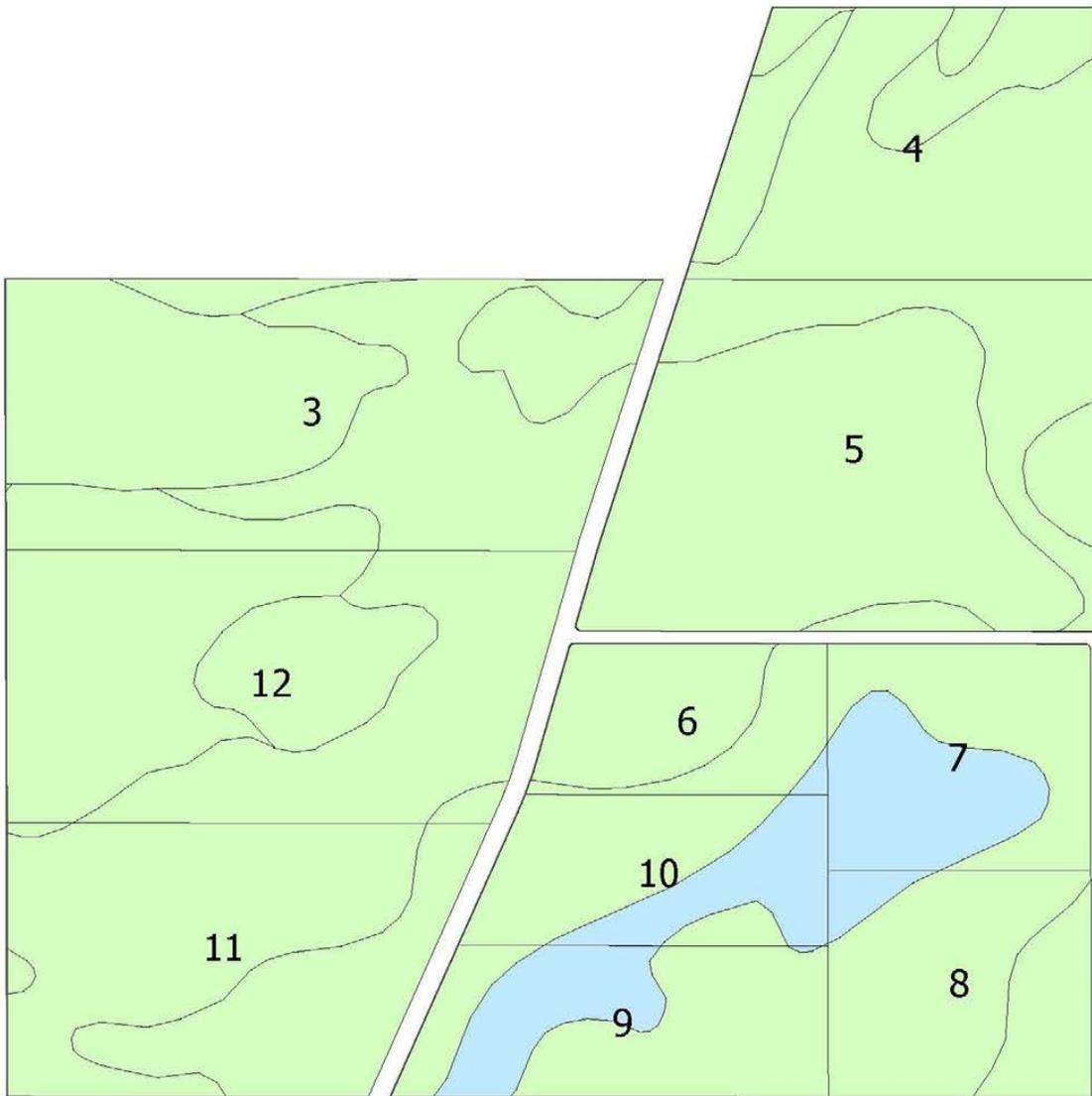


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACERAGE	MINIMUM BID
3	421841	5	3	89.08	13.8	\$26,400
4	421816	2	1	53.88	12.7	\$23,400
5	421814	1	1	88.70	20.9	\$31,000
6	421834	7	2	22.49	5.5	\$14,400
7	421835	8	2	31.90	4.3	\$12,500
8	421836	9	2	31.90	7.5	\$15,500
9	421832	5	2	32.61	5.7	\$15,500
10	421833	6	2	27.11	4.4	\$13,500
11	421839	3	3	61.66	15.3	\$25,900
12	421840	4	3	77.36	16.0	\$27,100

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NON-IRRIGATED CAPABILITY CLASS MAP

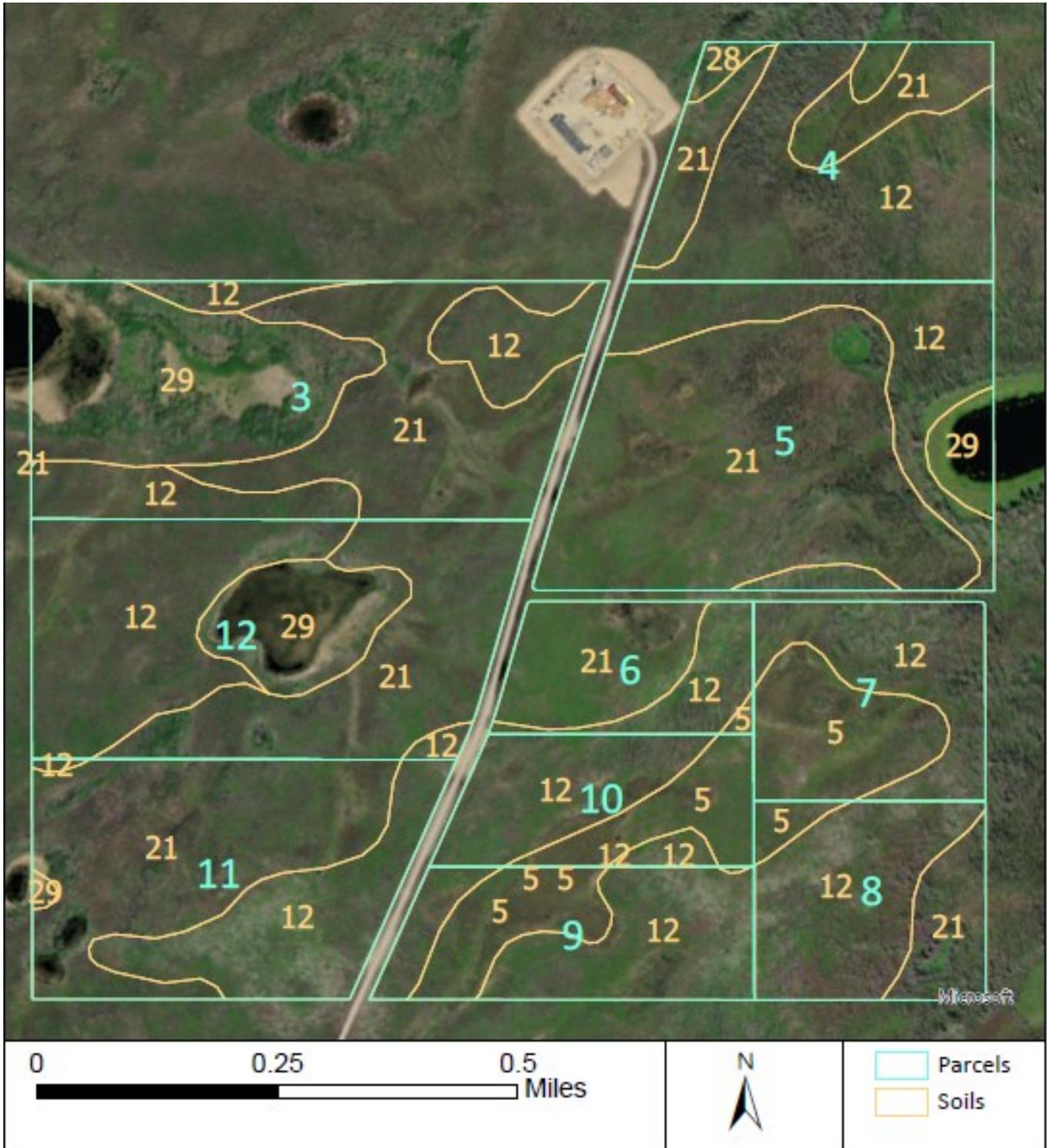


F004S009W SECTION 2



# NENANA-TOTCHAKET PH 1A: SECTION 2

## SOIL TYPE MAP

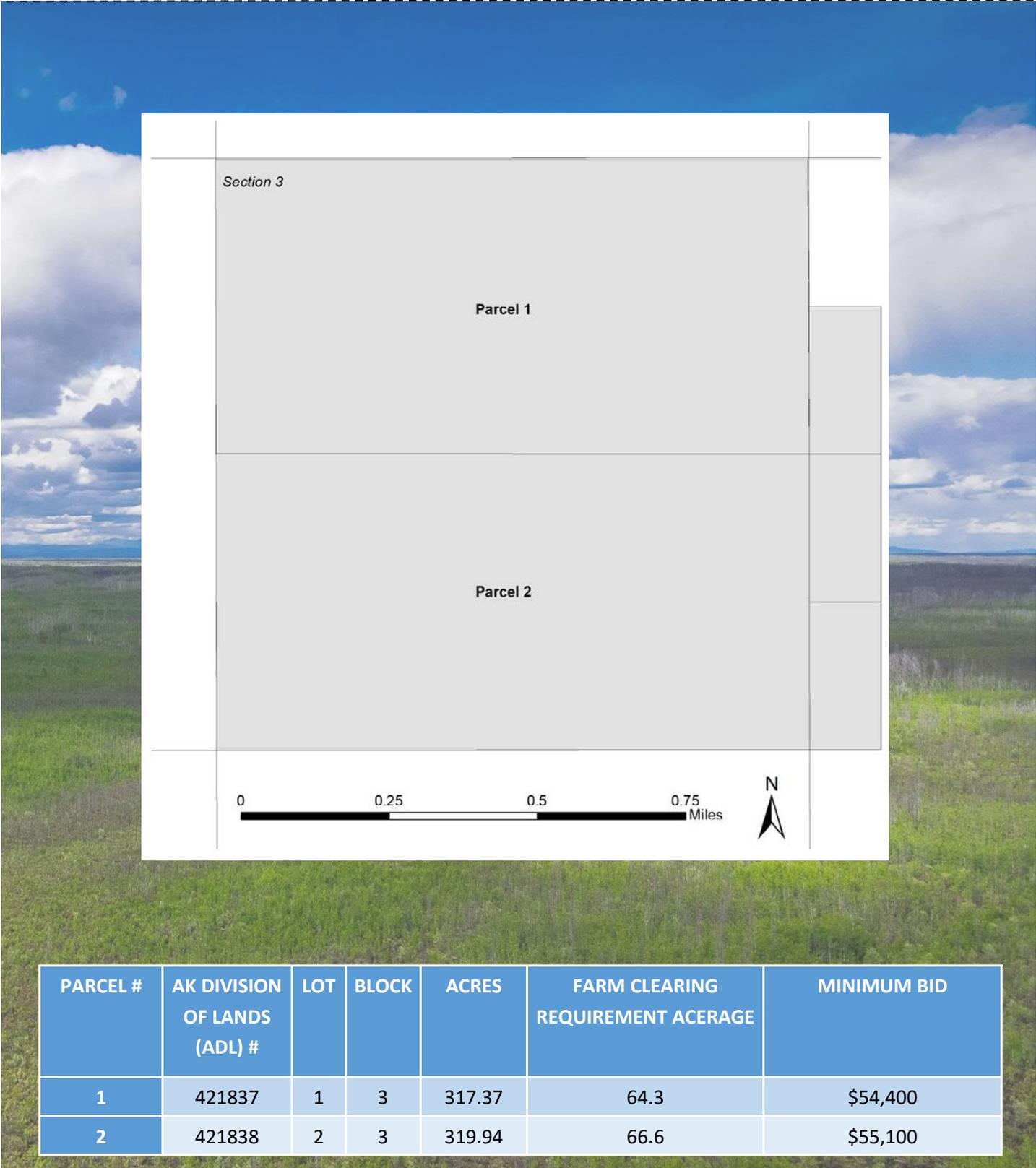




Parcel Number	Map Unit Symbol	Map Unit Name	Nonirrigated Capability Class	Acres in AOI	Percent of AOI
Parcel 3	12	Koyukuk silt loam, undulating	4	21.4	24.0%
	21	Richardson silt loam	4	33.6	37.7%
	29	Toklat-Bolio complex	4	34.1	38.3%
Parcel 4	12	Koyukuk silt loam, undulating	4	35.9	66.5%
	21	Richardson silt loam	4	15.0	27.7%
	28	Toklat silt loam	4	3.1	5.7%
Parcel 5	12	Koyukuk silt loam, undulating	4	23.5	26.5%
	21	Richardson silt loam	4	60.9	68.6%
	29	Toklat-Bolio complex	4	4.4	4.9%
Parcel 6	5	Dotlake silt loam	5	0.5	2.4%
	12	Koyukuk silt loam, undulating	4	7.4	32.9%
	21	Richardson silt loam	4	14.6	64.8%
Parcel 7	5	Dotlake silt loam	5	14.9	46.5%
	12	Koyukuk silt loam, undulating	4	17.1	53.5%
Parcel 8	5	Dotlake silt loam	5	2.1	6.6%
	12	Koyukuk silt loam, undulating	4	21.5	67.4%
	21	Richardson silt loam	4	8.3	26.0%
Parcel 9	5	Dotlake silt loam	5	9.9	30.3%
	12	Koyukuk silt loam, undulating	4	22.8	69.7%
Parcel 10	5	Dotlake silt loam	5	9.6	35.4%
	12	Koyukuk silt loam, undulating	4	17.5	64.6%
Parcel 11	12	Koyukuk silt loam, undulating	4	21.6	35.1%
	21	Richardson silt loam	4	39.6	64.1%
	29	Toklat-Bolio complex	4	0.5	0.8%
Parcel 12	12	Koyukuk silt loam, undulating	4	32.9	42.5%
	21	Richardson silt loam	4	31.0	40.1%
	29	Toklat-Bolio complex	4	13.5	17.4%



# NENANA-TOTCHAKET PH 1A: SECTION 3

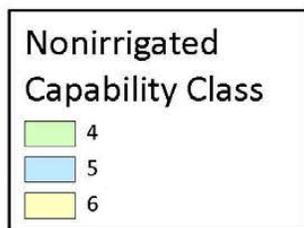
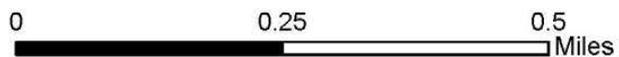
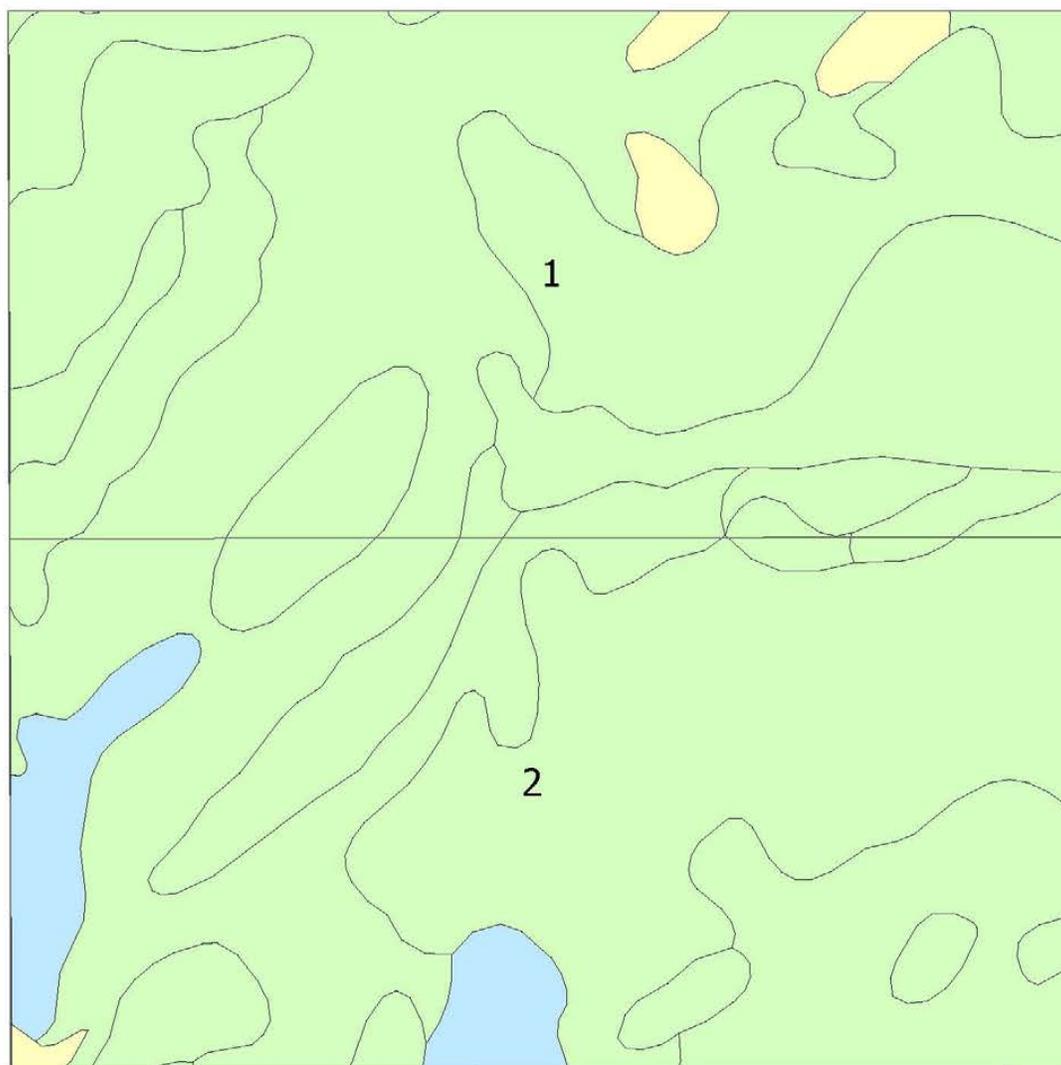


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACERAGE	MINIMUM BID
1	421837	1	3	317.37	64.3	\$54,400
2	421838	2	3	319.94	66.6	\$55,100

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NON-IRRIGATED CAPABILITY CLASS MAP

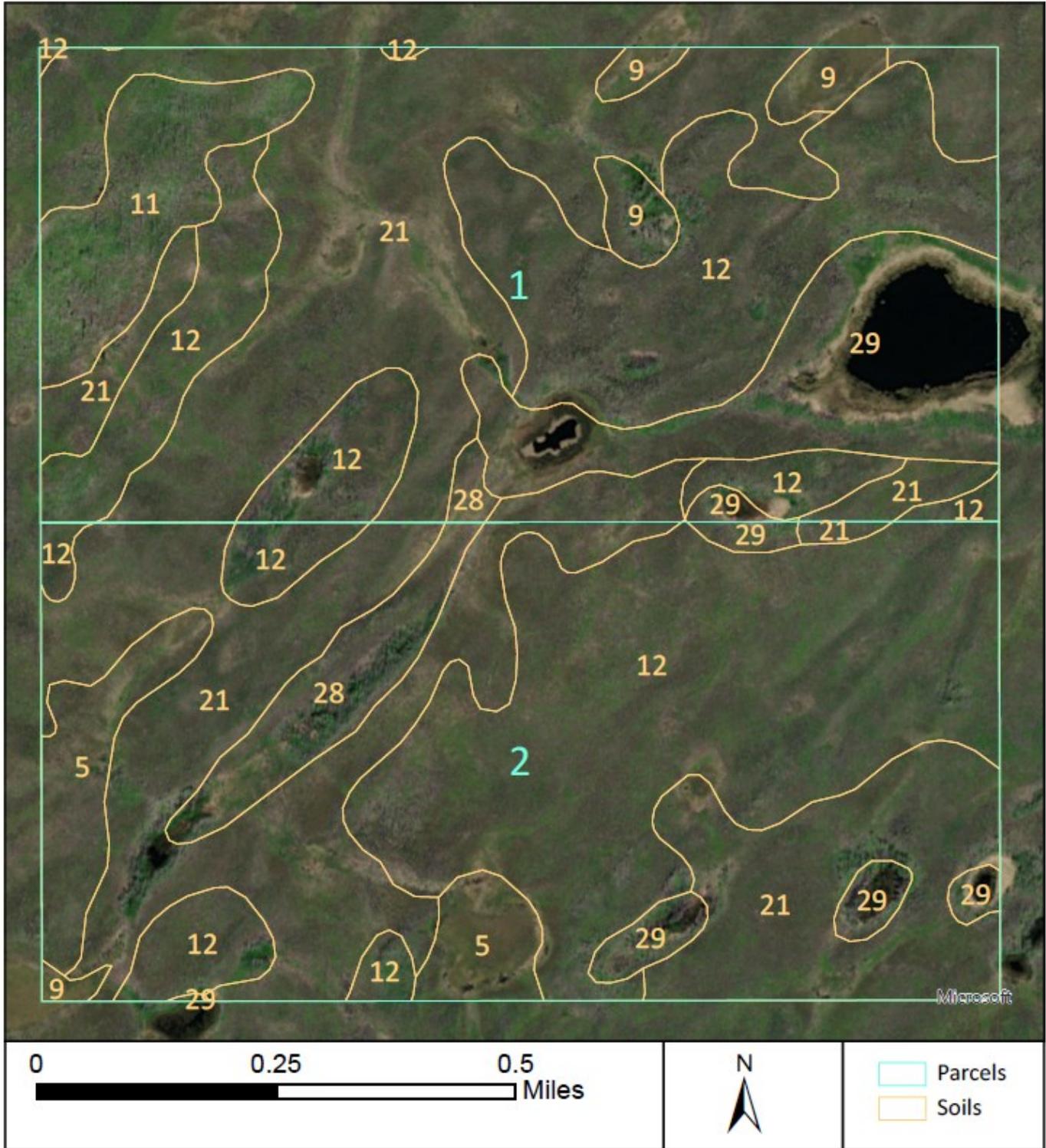


F004S009W SECTION 3



# NENANA-TOTCHAKET PH 1A: SECTION 3

## SOIL TYPE MAP

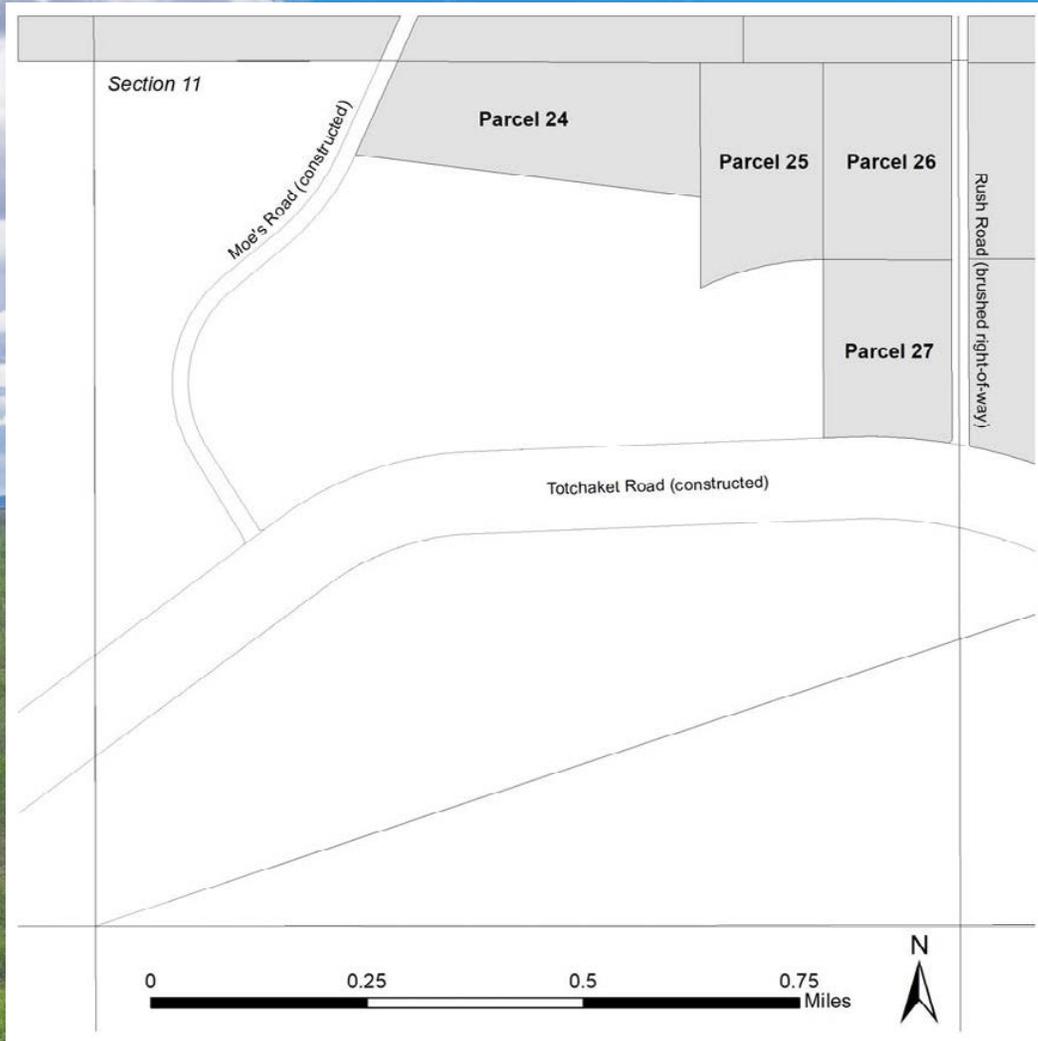




Parcel Number	Map Unit Symbol	Map Unit Name	Nonirrigated Capability Class	Acres in AOI	Percent of AOI
Parcel 1	9	Tanacross silt loam	6	10.4	3.3%
	11	Koyukuk silt loam, nearly level	4	25.9	8.2%
	12	Koyukuk silt loam, undulating	4	102.9	32.4%
	21	Richardson silt loam	4	128.5	40.5%
	28	Toklat silt loam	4	1.9	0.6%
	29	Toklat-Bolio complex	4	47.8	15.1%
Parcel 2	5	Dotlake silt loam	5	24.7	7.7%
	9	Tanacross silt loam	6	1.2	0.4%
	12	Koyukuk silt loam, undulating	4	137.8	43.1%
	21	Richardson silt loam	4	128.6	40.2%
	28	Toklat silt loam	4	17.2	5.4%
	29	Toklat-Bolio complex	4	10.5	3.3%



# NENANA-TOTCHAKET PH 1A: SECTION 11

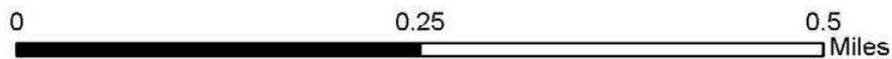
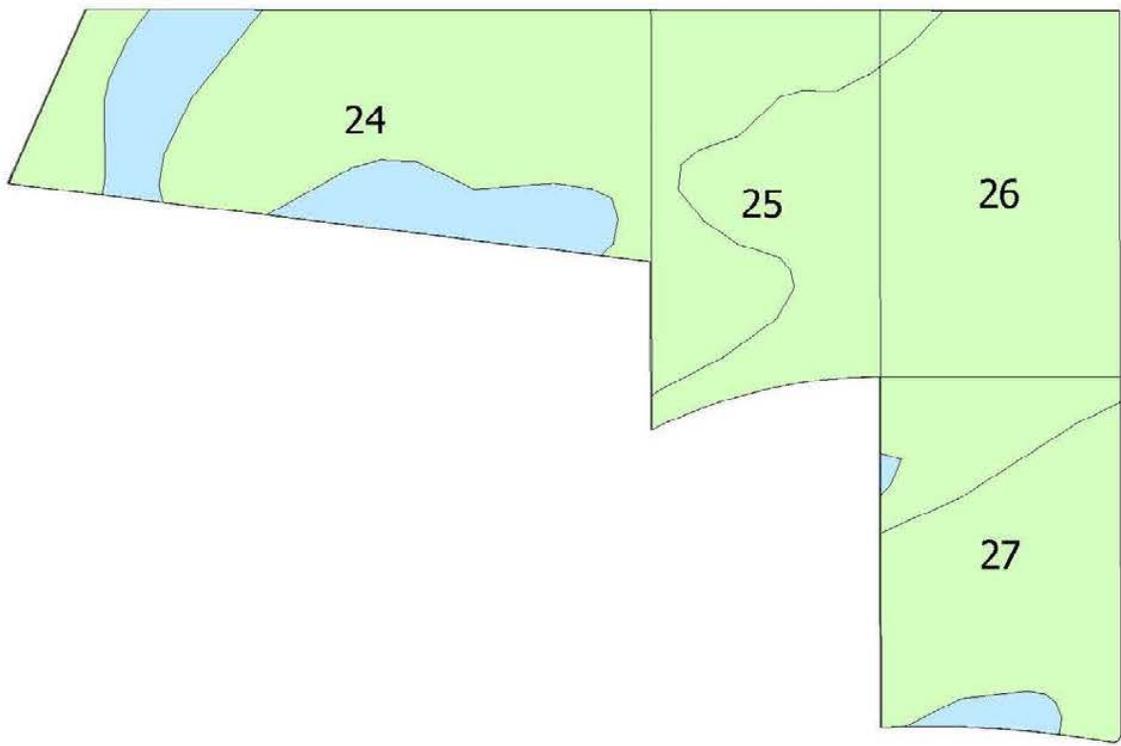


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACERAGE	MINIMUM BID
24	421831	4	2	31.98	5.8	\$15,500
25	421830	3	2	21.62	5.4	\$12,700
26	421829	2	2	21.60	5.4	\$12,700
27	421828	1	2	20.88	4.9	\$13,500

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NON-IRRIGATED CAPABILITY CLASS MAP



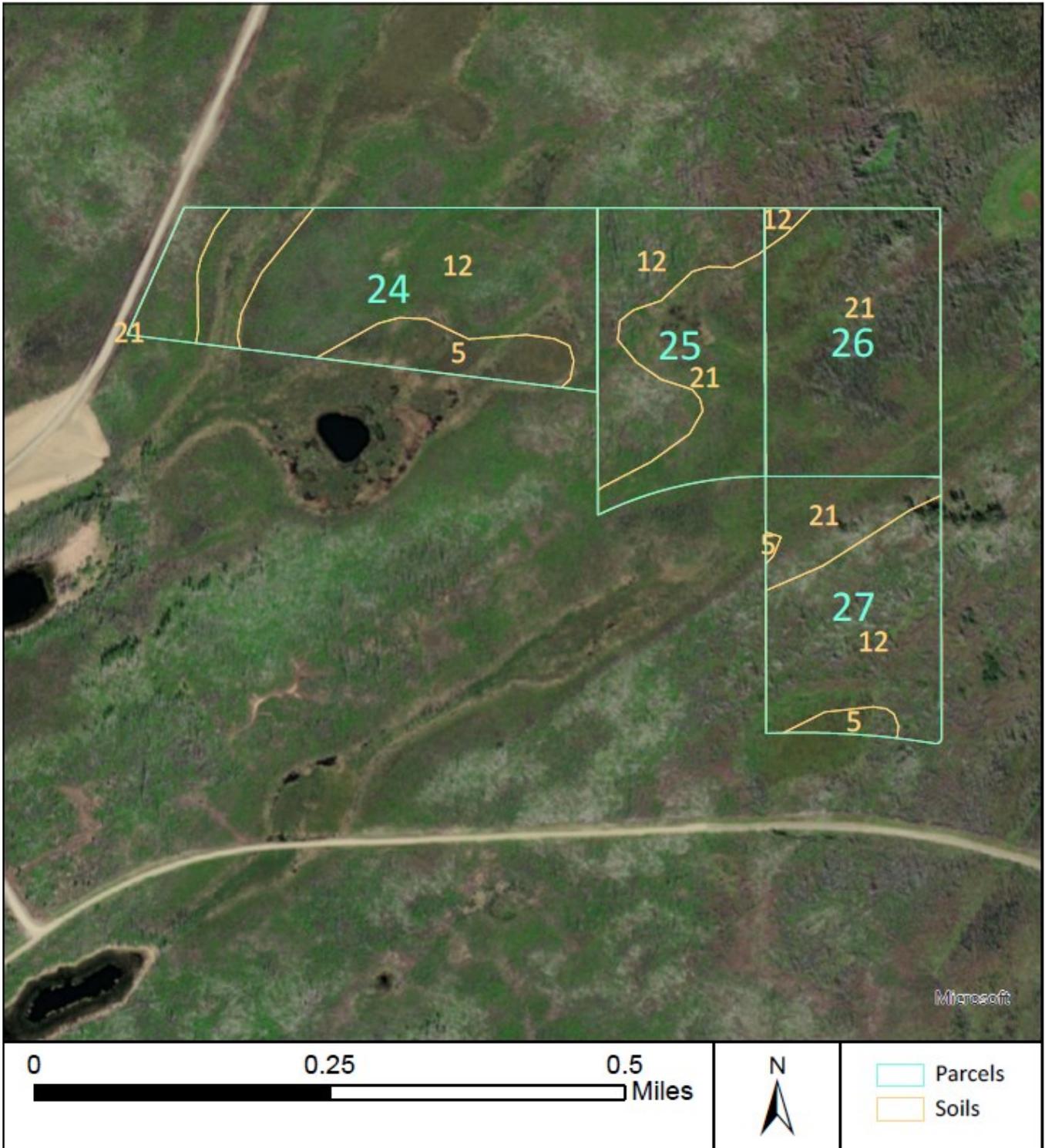
Nonirrigated Capability Class	
	4
	5

F004S009W SECTION 11



# NENANA-TOTCHAKET PH 1A: SECTION 11

## SOIL TYPE MAP

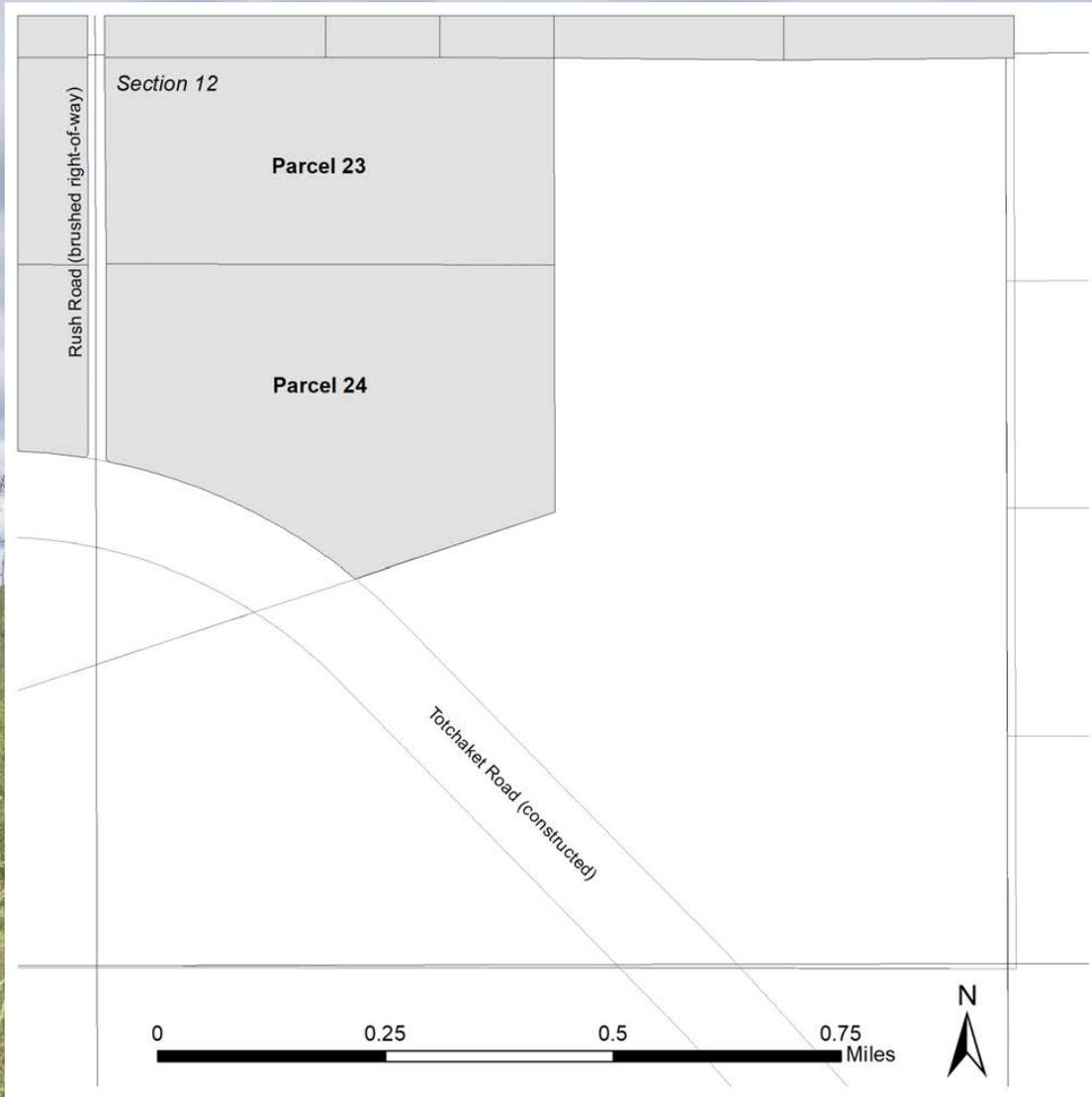




Parcel Number	Map Unit Symbol	Map Unit Name	Nonirrigated Capability Class	Acres in AOI	Percent of AOI
Parcel 24	5	Dotlake silt loam	5	8.6	26.8%
	12	Koyukuk silt loam, undulating	4	23.4	73.2%
	21	Richardson silt loam	4	0.0	0.0%
Parcel 25	12	Koyukuk silt loam, undulating	4	10.6	48.8%
	21	Richardson silt loam	4	11.1	51.2%
Parcel 26	12	Koyukuk silt loam, undulating	4	0.5	2.2%
	21	Richardson silt loam	4	21.2	97.8%
Parcel 27	5	Dotlake silt loam	5	1.2	5.6%
	12	Koyukuk silt loam, undulating	4	14.4	68.8%
	21	Richardson silt loam	4	5.4	25.6%



# NENANA-TOTCHAKET PH 1A: SECTION 12

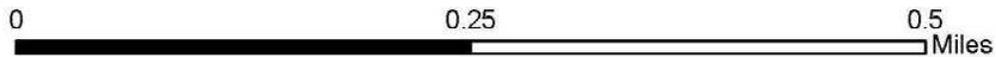
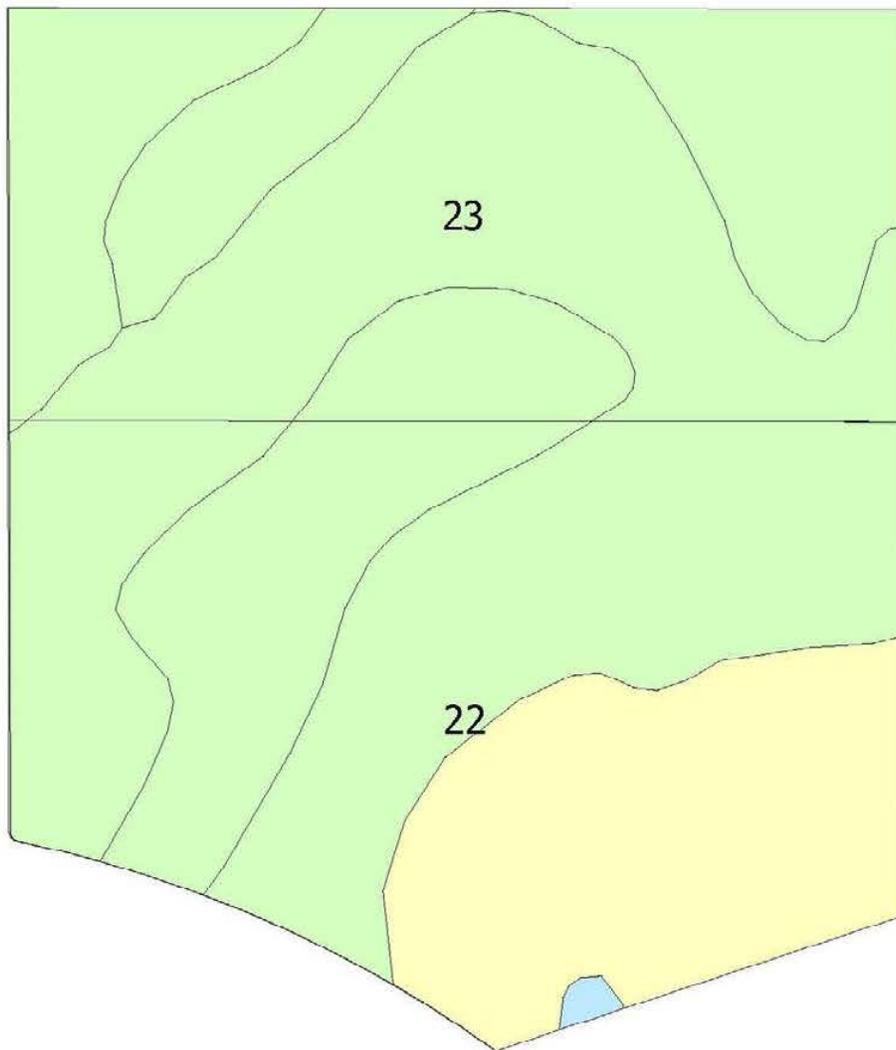


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACERAGE	MINIMUM BID
22	421827	13	1	91.85	15.4	\$27,900
23	421826	12	1	71.51	15.8	\$24,200

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NON-IRRIGATED CAPABILITY CLASS MAP



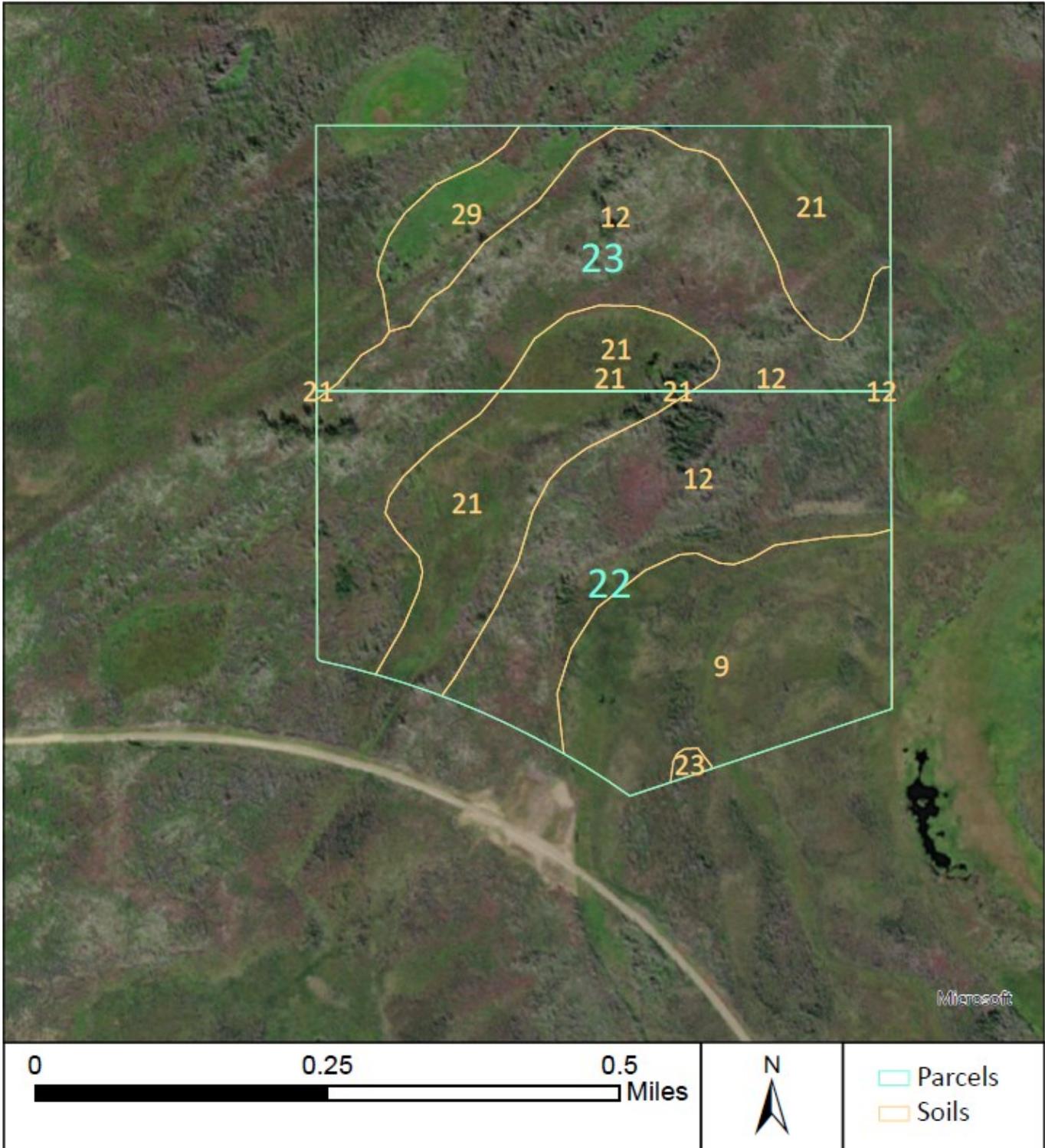
Nonirrigated Capability Class	
	4
	5
	6

F004S009W SECTION 12



# NENANA-TOTCHAKET PH 1A: SECTION 12

## SOIL TYPE MAP





Parcel Number	Map Unit Symbol	Map Unit Name	Nonirrigated Capability Class	Acres in AOI	Percent of AOI
Parcel 22	9	Tanacross silt loam	6	29.5	32.1%
	12	Koyukuk silt loam, undulating	4	45.1	49.1%
	21	Richardson silt loam	4	16.8	18.3%
	23	Tanana silt loam	5	0.4	0.5%
Parcel 23	12	Koyukuk silt loam, undulating	4	32.8	45.8%
	21	Richardson silt loam	4	30.6	42.7%
	29	Toklat-Bolio complex	4	8.2	11.4%















## ONLINE RESOURCES

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These websites are listed as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may include links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but is a good place to start. Many of these websites are referenced throughout the brochure.

### **Alaska Legislature**

<http://w3.legis.state.ak.us/>

### **State of Alaska, Department of Fish and Game, Division of Habitat**

<http://habitat.adfg.alaska.gov/>

### **Alaska Statutes and Regulations**

<http://www.legis.state.ak.us/basis/folio.asp>

### **State of Alaska, Department of Environmental Conservation**

<http://dec.alaska.gov/>

### **State of Alaska Home Page**

<http://alaska.gov/>

### **State of Alaska, Department of Transportation & Public Facilities**

<http://dot.alaska.gov/>

### **State of Alaska, Department of Natural Resources (DNR)**

<http://dnr.alaska.gov/>

### **State of Alaska, Department of Commerce, Community, & Economic Development**

<http://commerce.alaska.gov/>

### **DNR Division of Parks, Office of History and Archaeology**

<http://dnr.alaska.gov/parks/oha/>

### **RS 2477 Rights-of-way**

<http://dnr.alaska.gov/mlw/trails/rs2477/>

### **DNR Division of Forestry**

<http://forestry.alaska.gov/>

### **Alaska Railroad Corporation**

<http://alaskarailroad.com/>

### **Firewise**

<http://firewise.org/>

### **Nenana-Totchaket Website**

<http://dnr.alaska.gov/ag/nentot/>

### **U.S. Government**

<http://usa.gov/>

### **DNR Division of Mining, Land and Water (DMLW)**

<http://dnr.alaska.gov/mlw/>

### **U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska**

<https://www.blm.gov/Alaska/>

### **DNR Land Records Information**

<http://dnr.alaska.gov/landrecords/>

### **DNR Division of Agriculture**

<http://dnr.alaska.gov/ag/>

### **BLM AK Land Records and Surveys**

<http://sdms.ak.blm.gov/sdms/>

### **DNR DMLW Fact Sheets**

<http://dnr.alaska.gov/mlw/factsht/>

### **U.S. Army Corps of Engineers, Alaska District, Regulatory Branch**

<http://www.poa.usace.army.mil/>

### **DNR DMLW Land Conveyance Section & Contract Administration Section**

<http://landsales.alaska.gov/>

### **U.S. Fish and Wildlife Service**

<http://fws.gov/>

### **DNR DMLW Water Resources Section**

<http://dnr.alaska.gov/mlw/water/>

### **Matanuska-Susitna Borough**

<http://www.matsugov.us/>

### **State of Alaska, Department of Fish and Game (ADF&G)**

<https://www.adfg.alaska.gov/>

### **Alaska Mapped - Statewide Digital Mapping Initiative**

<http://www.usgs.gov/core-science-systems/ngp/user-engagement-office/alaska-mapping-initiative/>

### **Alaska Plant Materials Center**

<http://plants.alaska.gov/>

### **USDA: Alaska Natural Resources Conservation Service**

<https://www.nrcs.usda.gov/wps/portal/nrcs/ak/home/>

### **Agricultural Revolving Loan Fund**

[http://dnr.alaska.gov/ag/ag\\_arlf.htm](http://dnr.alaska.gov/ag/ag_arlf.htm)



## AUCTION BIDDER CHECKLIST

**Check before you submit your bid!** Do you have the following?

- Completed, auction bid form.
  - Complete, valid 5% down payment.
- \*Include a self-addressed, stamped envelope (SASE) if you would like your check or money order to be returned to you

- Are the bid form and payment sealed in a bid envelope?

The outside of the bid envelope should be clearly labeled with the

- parcel number,
- bidder names,
- address, and
- phone number.
- Has the bid envelope been enclosed in an outer envelope for mailing or delivery?

**If you can check each of the boxes above, your bid is ready to be submitted!**

All bids should be mailed to:

**DNR Public Information Center  
550 West 7th Avenue, Suite 1360  
Anchorage, Alaska 99501**

Please note, if you are the apparent high bidder you will be asked to provide the following after the auction:

- Copy of valid, current photo ID
- Businesses must provide a copy of current Alaska Business License
- Corporations and partnerships must provide a Certificate of Compliance
- Declaration of Intent Form, including either a contract application fee or patent application fee and the associated recording fee.
- Completed State Farm Conservation Plan

## DNR APPRECIATES YOUR FEEDBACK!

**How did you hear about this offering?**

- Friend  Newspaper  Radio  Flyer  Website  Brochure  Social Media  Sport Show

**How you ever purchased land from the state before?**

- Yes  No

**If so, what program did you take advantage of?**

- Sealed-Bid Auction  Over-the-Counter  Remote Recreations Cabin Sites staking  Agricultural Auction

**Did you find all the information you needed on the website?**

- Yes  No  Did not use the website

**For parcels with no direct road access, what type of access do you prefer?**

- Nearby airstrip  Floatplane/Ski plane  Boat  ATV/Snowmachine  Hiking

**What size parcel most interests you?**

- 1 to 20 acres  20 to 50 acres  50 to 100 acres  100 to 300 acres  300+ acres

**Additional comments:**



STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER

ALASKA AGRICULTURAL STATE LAND AUCTION BID FORM

Please read all the information in the current Alaska State Agricultural Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and remember to sign the certification below.

NAME(s): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE #: \_\_\_\_\_ ALTERNATE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Bidders must be 18-years of age or older before the date of bid. Corporations, businesses and non-Alaskans ARE eligible to bid in the Auction.

I HERBY SUBMIT A BID TO PURCHASE PARCEL # \_\_\_\_\_

The amount of my bid is (please write out the amount in words and numbers): \$ \_\_\_\_\_

Dollars\*\*\*\*\*

**BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED**

The amount of my bid deposit is \$ \_\_\_\_\_ (minimum 5% of the bid amount—ROUND UP!)

I have enclosed a personal check, money order, cashier’s check, or a certified check, payable to the Department of Natural Resources, or have provided credit card information and authorization for payment, in an amount not less than five percent of the bid amount, as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit may be forfeited as earnest money to the State of Alaska.

By my signature below, I herby certify that:

- I am 18 years of age or older;
- I have checked for any errata of supplemental information and accept the terms and conditions therein; and
- I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full

- I have not held a purchase contract or lease issued by the department that has been administratively terminated for cause within the last three-years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department; and
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

**CREDIT CARD USERS:** This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.

Circle one: VISA MASTERCARD DISCOVER AMERICAN EXPRESS Card Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Amount of Charge: \$ \_\_\_\_\_ Name on Card: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Verification Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_



## STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND &amp; WATER

## ALASKA AGRICULTURAL STATE LAND AUCTION BID FORM

Please read all the information in the current Alaska State Agricultural Land Offering Brochure before completing this form.  
Please PRINT LEGIBLY when filling out this form and remember to sign the certification below.

NAME(s): \_\_\_\_\_.

MAILING ADDRESS: \_\_\_\_\_.

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_.

PHONE #: \_\_\_\_\_ ALTERNATE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_.

Bidders must be 18-years of age or older before the date of bid. Corporations, businesses and non-Alaskans ARE eligible to bid in the Auction.

I HERBY SUBMIT A BID TO PURCHASE PARCEL # \_\_\_\_\_.

The amount of my bid is (please write out the amount in words and numbers): \$ \_\_\_\_\_.

Dollars\*\*\*\*\*

**BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED**

The amount of my bid deposit is \$ \_\_\_\_\_ (minimum 5% of the bid amount—ROUND UP!)

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided credit card information and authorization for payment, in an amount not less than five percent of the bid amount, as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit may be forfeited as earnest money to the State of Alaska.

**By my signature below, I herby certify that:**

- I am 18 years of age or older;
- I have checked for any errata of supplemental information and accept the terms and conditions therein; and
- I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

**By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full**

- I have not held a purchase contract or lease issued by the department that has been administratively terminated for cause within the last three-years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department; and
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

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## IMPORTANT DATES

Nenana Agriculture Education Day June 10, 2022 at  
Totchaket Road/Nenana River Boat Launch

Auction #494 Bidding Period  
Begins 10:00 a.m., June 1, 2022  
Ends 4:30 p.m., October 4, 2022

Opening of Sealed-Bids for Auction #494  
10:00 a.m., October 19, 2022

Over-the-Counter (OTC) Parcel List Available  
10:00 a.m., November 2, 2022

1st OTC Offering  
(up to 30% above minimum auction bid)  
Begins 10:00 a.m., November 2, 2022  
Ends 4:30 p.m., November 15, 2022

2nd OTC Offering  
(up to 15% above minimum auction bid)  
Begins 10:00 a.m., November 16, 2022  
Ends 4:30 p.m., November 29, 2022

General OTC Offering  
(price set at minimum auction bid)  
Begins 10:00 a.m., November 30, 2022



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<http://dnr.alaska.gov/ag/nentot/>

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