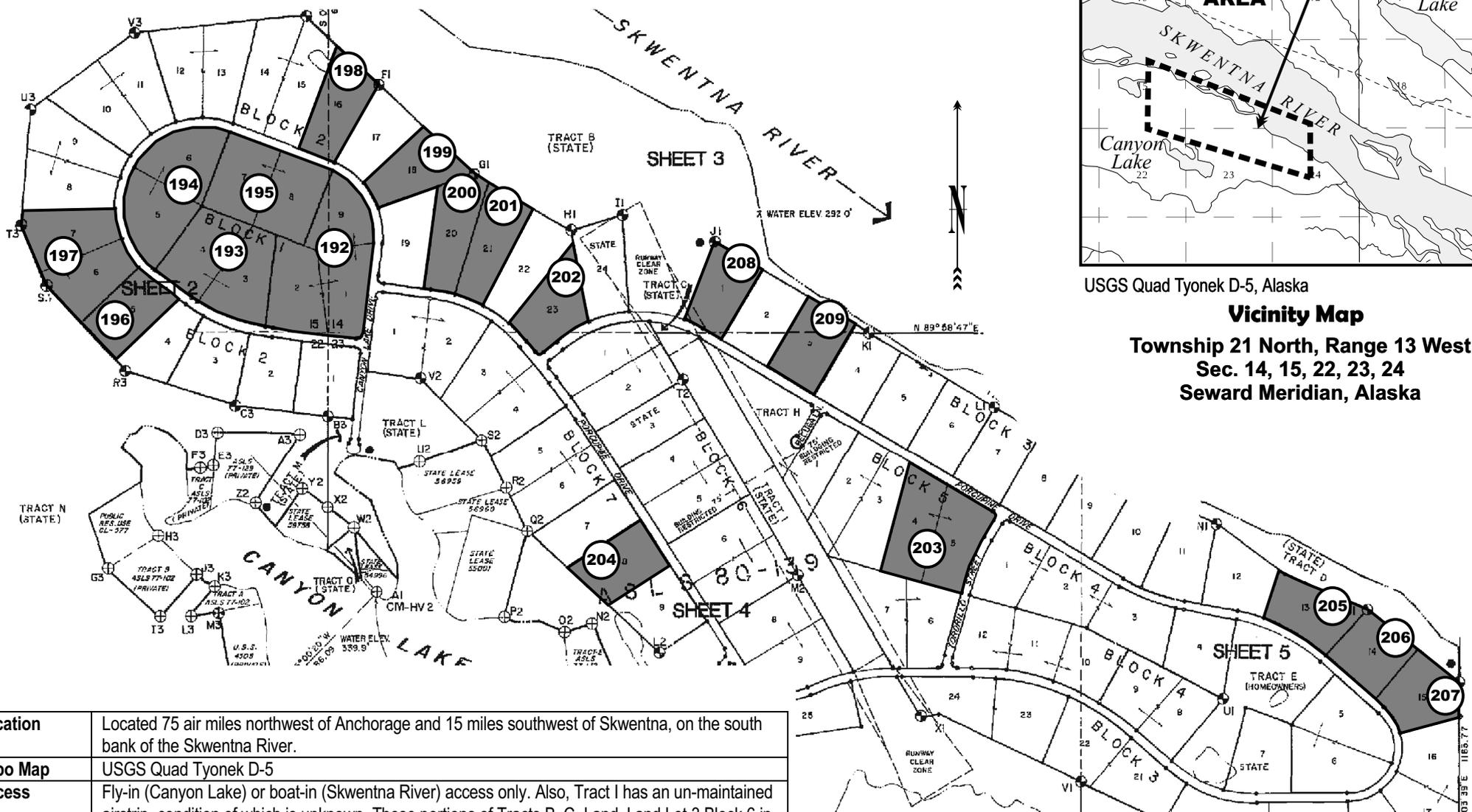


Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
190	205090	S018N002W36	ASLS 79-155	4	7	1.790	\$6,600.00	WITHDRAWN
191	206193	S018N002W36	ASLS 79-155	5	12	2.800	\$7,300.00	WITHDRAWN

## Map 11 - Canyon Lake ASLS 80-139



USGS Quad Tyonek D-5, Alaska

### Vicinity Map

Township 21 North, Range 13 West  
Sec. 14, 15, 22, 23, 24  
Seward Meridian, Alaska

<b>Location</b>	Located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south bank of the Skwentna River.
<b>Topo Map</b>	USGS Quad Tyonek D-5
<b>Access</b>	Fly-in (Canyon Lake) or boat-in (Skwentna River) access only. Also, Tract I has an un-maintained airstrip, condition of which is unknown. Those portions of Tracts B, C, I and J and Lot 3 Block 6 in the vicinity of the airstrip may be used for aircraft tiedown.
<b>Terrain</b>	Northern boundary is a naturally vegetated bluff ranging from 30 to 100 feet in height. The terrain is flat to gently sloping.
<b>Soils</b>	Well drained.
<b>Vegetation</b>	Mixed forest/woodland to coniferous forest.
<b>Water Front</b>	Some lots are adjacent to the common area (Tracts B, G and D) along the Skwentna River.
<b>View</b>	Good views to the north, northwest, east and south.
<b>Climate</b>	Temperatures range from 0 to 16 degrees F in the winter and from 46 to 68 degrees F in the summer. Annual precipitation is approximately 29 inches, including 119 inches of snow.
<b>Water Source</b>	Availability and quality expected to be good.
<b>Water/Sewage Disposal</b>	Alaska Dept. of Environmental Conservation has approved this subdivision for non-water carried sewage disposal systems (e.g. privies) only. Individual lots may be suitable for water-carried sewage disposal. Installation of individual water supply systems or sewage disposal systems must be approved.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-139. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Canyon Lake Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 674, Page 927 in the Anchorage Recording office records.
<b>Other</b>	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
192	213706	S021N013W14, 15	ASLS 80-139	1&2&9	1	13.603	\$10,900.00
193	213707	S021N013W15	ASLS 80-139	3&4	1	9.978	\$8,000.00
194	213708	S021N013W15	ASLS 80-139	5&6	1	9.969	\$8,000.00
195	213709	S021N013W15	ASLS 80-139	7&8	1	9.470	\$7,600.00
196	213714	S021N013W15, 22	ASLS 80-139	5	2	4.756	\$5,700.00
197	213715	S021N013W15	ASLS 80-139	6&7	2	9.370	\$7,500.00
198	213720	S021N013W14, 15	ASLS 80-139	16	2	4.962	\$6,000.00
199	213722	S021N013W14	ASLS 80-139	18	2	4.686	\$5,600.00
200	213724	S021N013W14	ASLS 80-139	20	2	4.998	\$6,000.00
201	213725	S021N013W14	ASLS 80-139	21	2	4.998	\$6,000.00
202	213727	S021N013W14, 23	ASLS 80-139	23	2	4.910	\$5,900.00
203	213741	S021N013W23	ASLS 80-139	4&5	5	9.993	\$8,000.00
204	213751	S021N013W23	ASLS 80-139	8	7	4.881	\$4,700.00
205	213756	S021N013W24	ASLS 80-139	13	3	4.852	\$9,700.00
206	213757	S021N013W24	ASLS 80-139	14	3	4.473	\$8,900.00
207	213758	S021N013W24	ASLS 80-139	15	3	4.677	\$9,400.00
208	213759	S021N013W14, 23	ASLS 80-139	1	3	4.344	\$8,700.00
209	213761	S021N013W14, 23	ASLS 80-139	3	3	4.907	\$9,800.00

# Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

## Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

**be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

*At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:*

<b>VETERAN'S DISCOUNT CALCULATION</b>			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
<b>Discounted Purchase Price</b> (Bid Price Less Discount)			<b>\$ 11,302.92</b>
Less 5% bid deposit of the full purchase price ( <i>do not submit a bid deposit based upon the discounted purchase price</i> )			\$ -700.00
<b>Balance Due</b>			<b>\$ 10,602.92</b>

### Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre