

# **2000 ALASKA STATE LAND OFFERING**

## **Auction No. 411**



**Tony Knowles, Governor  
State of Alaska**



**John Shively, Commissioner  
Department of Natural Resources**

**Division of Mining, Land & Water  
Resource Assessment & Development Section**

**July 2000**

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2000 Alaska State Land Disposal, produced at a cost of \$6.38 per copy, in Anchorage, Alaska.

# TABLE OF CONTENTS

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<b>AUCTION SCHEDULE .....</b>	<b>1</b>
<b>GENERAL INFORMATION .....</b>	<b>2</b>
<b>SEALED-BID AUCTION .....</b>	<b>6</b>
<b>AUCTION PROCEDURES .....</b>	<b>10</b>
<b>OVER-THE-COUNTER OFFERINGS .....</b>	<b>12</b>
<b>PURCHASE INFORMATION .....</b>	<b>14</b>
<b>CONDITIONS OF PURCHASE .....</b>	<b>19</b>
<b>RESERVATION CODES .....</b>	<b>24</b>
<b>STATEWIDE INDEX MAP .....</b>	<b>29</b>
<b>SOUTHEAST REGION INDEX MAP .....</b>	<b>31</b>
<b>SOUTHCENTRAL REGION INDEX MAP .....</b>	<b>43</b>
<b>NORTHERN REGION INDEX MAP.....</b>	<b>75</b>

**NOTE:**

**Bid Form/Instructions to Applicant/Envelopes...(see back pocket)**

# 2000 ALASKA STATE LAND OFFERING

## AUCTION SCHEDULE

### **August 7 - October 13, 2000**

Bids will be accepted within this period. All bids must be received by DNR at one of the offices listed on pages 4-5 no later than 5:00 p.m., Friday, October 13, 2000. **Bids received after the designated date and time will not be considered.**

### **October 25, 2000**

Bids for veterans' preference on parcels 2-72 will be opened first, beginning at 9:00 a.m., Wednesday, October 25, 2000, in the 12<sup>th</sup> Floor Conference Room, Atwood Building, 550 W. 7<sup>th</sup> Avenue, Suite 1270, Anchorage, Alaska. Parcels not sold during the veterans' preference portion of the auction will then be auctioned along with the remaining parcels (parcels 1, 73-283) to qualified bidders during the second portion of the sealed-bid auction. Bidders do not need to be present at the auction.

### **October 26, 2000**

Unsuccessful bidders may pick up their deposits until 4:00 p.m., Thursday, October 26, 2000, at the Financial Services Section, 550 W. 7<sup>th</sup> Avenue, Suite 1410, Anchorage, Alaska, (907) 269-8500. Deposits not picked up will be returned in self-addressed stamped envelopes immediately after 4:00 p.m.

### **November 2, 2000**

Award Notification letters will be mailed to successful bidders.

### **January 9, 2001**

Over-the-counter sale begins.

## GENERAL INFORMATION

### Introduction

This brochure describes the lands being offered by the Department of Natural Resources (DNR) in the 2000 Alaska State Land Offering, and explains how to bid for a parcel. The 2000 Alaska State Land Offering is a public sealed-bid auction sale of 279 parcels of land. Eligible veterans will be offered a preference to purchase 71 of the parcels in this offering.

The first part of this brochure gives general information about the land offering, and gives specific requirements and procedures for the sealed-bid auction. The brochure then lists and describes the auction parcels in each of the three DNR regions (Southeast, Southcentral, and Northern). **In the pocket at the end of the brochure, you will find the materials necessary to participate in this auction.** Additional copies of this brochure and application materials can be obtained at the DNR Information Offices in Juneau, Anchorage, and Fairbanks (see pages 4-5).

### Sealed-bid Auction

All bids must be received by one of the designated DNR Offices no later than 5:00 p.m., Friday, October 13, 2000. Bids received after the designated date and time will not be considered. All bids will be opened beginning at 9:00 a.m., Wednesday, October 25, 2000, in the 12<sup>th</sup> Floor Conference Room, Atwood Building, 550 W. 7<sup>th</sup> Avenue, Suite 1270, Anchorage, Alaska with the veterans' preference auction taking place first. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel will be the current appraised fair market value as indicated in this brochure. Each bid must include a cashier's check, certified check, or money order for at least five percent of **your** bid amount. Personal or two-party checks will not be accepted.

In order to bid, you must be an Alaska resident and at least 18 years of age on or before the date of the auction, October 25, 2000. Only one parcel per person will be awarded at this auction and at the over-the-counter sale. **More information on the sealed-bid auction can be found on pages 6-11.**

### Over-the-counter Offering

Parcels not awarded during the sealed-bid auction will be offered for sale over the counter at the DNR Public Information Offices in Juneau, Anchorage, and Fairbanks, beginning **January 9, 2001**. For more information on the over-the-counter offering, please see pages 12-14.

## Site Inspection

**CHECK IT OUT!** The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information, acquire the appropriate survey plat and then personally inspect the land before submitting a bid. The majority of parcels offered have been under prior purchase contract. There may be materials or improvements left on site that you should be aware of and take the time to inspect before submitting a bid. **The land chosen by a bidder/applicant is taken “as is” with no guarantees, expressed or implied, as to its suitability for any intended use.** Full-scale copies of the recorded survey plats are available at the DNR Public Information Offices for \$2.00 a sheet or at the appropriate District Recorder’s Office for \$3.00 a sheet.

## Postponement/Cancellation

The DNR reserves the right to postpone or cancel land offerings, in whole or in part, at any time prior to or during the offering, including over-the-counter sales, if necessary, to protect the interests of the State. One or more parcels may be withdrawn at any time prior to or during the offering period.

## Amendments

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible. You can obtain a copy of supplemental information sheets, if any, from the DNR Public Information Offices. It is the bidder’s responsibility to keep informed of any changes or corrections. A prospective bidder should inquire whether any supplemental information sheets have been issued before submitting a bid.

## False Information

A land program participant who gives false information on forms or other required documents may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, the participant may lose all right, title, and interest in the land.

## Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state 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 period and may not acquire land within the first 30 days that it is offered over the counter.

## Appeals

Aggrieved bidders may appeal the determination of a high bid for a sealed-bid auction parcel by writing to the Commissioner of the Department of Natural Resources. The Commissioner must receive appeals by 5:00 p.m., Monday, October 30, 2000. Send appeals to:

Commissioner John T. Shively  
Department of Natural Resources  
550 W. 7<sup>th</sup> Ave., Suite 1400  
Anchorage, AK 99501  
Or by fax to 1-907-269-8918

## DNR Contact Offices

Listed below are the phone numbers, addresses, and office hours for the DNR contact offices. **The three DNR Information Offices and the Financial Services Section are the only offices that will accept bids to participate in the 2000 Alaska State Land Offering.** The DNR Information Offices also have more copies of this brochure available for purchase, application materials, display maps, appraisal reports, and other information. Topographic maps can be purchased from the United States Geological Survey (USGS), Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011, or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99757-320, (907) 474-6960, Fax (907) 474-2645, or 1-800-USA-MAP, or other commercial sources.

### **SOUTHCENTRAL REGION**

DNR Public Information Center  
550 W. 7<sup>th</sup> Ave., Suite 1260  
Anchorage, AK 99501-3557  
(907) 269-8400 fax: (907) 269-8901 TDD: (907) 269-8411  
Recorded land sales information (907) 269-8400  
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

### **NORTHERN REGION**

DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK 99709-4699  
(907) 451-2705 fax: (907) 451-2706 TDD: (907) 451-2770  
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

**SOUTHEAST REGION**

Information Office

400 Willoughby Avenue, 4th Floor

Juneau, AK 99801

(907) 465-3400 fax: (907) 586-2954 TDD: (907) 465-3888

Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

**For mail-in bidders, please send your bids to the following address:**

**DEPARTMENT OF NATURAL RESOURCES**

**FINANCIAL SERVICES SECTION**

550 W. 7<sup>th</sup> Avenue, Suite 1410

Anchorage, AK 99501

(907) 269-8500 fax: (907) 269-8911

Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

The 2000 Alaska State Land Offering brochure and auction sale results will be available on the internet web site: **<http://www.dnr.state.ak.us/land/disposals.htm>**

## SEALED-BID AUCTION

The 2000 State Land parcels being offered at a public sealed-bid auction are located in 46 subdivisions throughout the state. These parcels are listed and described beginning on page 29 of this brochure.

**The land chosen by a bidder is taken “as is” with no guarantees, expressed or implied, as to its suitability for any intended use.**

### General Bidder Qualifications

Bidders must be Alaska residents for at least one year and must be at least 18 years of age on or before the date of the auction, October 25, 2000. **Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels at the sealed-bid auction but they are eligible to apply in the Over-The-Counter (OTC) sale, beginning January 9, 2001.**

Corporations/Businesses interested in acquiring an OTC parcel should refer to the OTC section, page 12, for requirements on submitting their application.

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. If the joint bidders submit the winning bid, they are ineligible for another parcel. Successful bidders' names will carry forward to the contract or patent. No names will be added or removed before the contract or patent is issued.

### Residency Requirement

A prospective bidder must be an Alaska resident for at least one year immediately preceding the date of the auction (AS 38.05.055).

### Proof of Residency

Prospective bidders are required to verify their Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including

- 1) voter registration and voting records;
- 2) hunting, fishing, driver's, or other licenses;
- 3) school records;
- 4) rent receipts, or proof of home ownership or a home purchase contract;
- 5) motor vehicle registration;
- 6) tax records;
- 7) employment, unemployment, or military records;
- 8) court or other government agency records;
- 9) birth or other vital statistic records;

- 10) affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or
- 11) other proof of residency acceptable to the Director.

You are not allowed to claim Alaska residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must have either been an Alaska resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

### **AS 38.05.090 Sale Requirements (Parcels 116 and 280 only)**

Occasionally, a parcel is returned to the state with improvements or structures left by the previous purchaser. If these improvements are valued at more than \$10,000.00, AS 38.05.090 requires the state to reimburse the previous owner for the value of the improvements, less all expenses incurred preparing the sale. Parcels 116 and 280 are the two parcels in this offering that have improvements valued over \$10,000.00. Applicants bidding on either of these two parcels must be prepared to pay the state, in full, the stated cost for these improvements before a purchase contract for the land can be issued. Payment must be in the form of a cashier's check, certified check, or money order made out to the Department of Natural Resources. See Pinnacle Mountain and Tok Subdivisions description for exact costs on pages 64 and 138.

### **Veterans' Preference Auction (Parcels 2-72 only)**

A veterans' preference auction is a restricted sale at which only qualified veterans have first option to purchase the parcels being offered. Parcels that are offered under this preference must be five acres or less, classified as settlement and zoned by the appropriate municipality for residential use only. Parcels 2-72 located within the Herring Bay and Vallenar Bay Subdivisions meet these criteria and will therefore be offered with a veterans' preference. No other parcels in this land sale are eligible for this veterans' preference.

The bids for the veterans' preference auction will be opened first beginning at 9:00 a.m., October 25, 2000, in the 12<sup>th</sup> Floor Conference Room, Atwood Building, 550 W. 7<sup>th</sup> Avenue, Suite 1270, Anchorage, Alaska. **Any of the 71 parcels not sold during the veterans' preference portion of the auction will then be auctioned along with the remaining parcels to qualified bidders during the second portion of the sealed-bid auction.**

Parcels purchased at the veterans' preference auction are subject to the following restrictions as stipulated by 11 AAC 67.050:

1. The purchaser may not sell or otherwise transfer ownership of the land for **five years except** to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the director.
2. The purchaser shall submit proof within **two** years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been undertaken. These improvements can be utility installations, a permanent foundation or the construction of waste disposal and sanitary facilities under a building permit issued by the Ketchikan Gateway Borough. The two-year development requirement will begin on the effective date of the Contract for Sale.
3. The purchase of land at a veterans' preference sale is conditional upon meeting the requirements of 1) and 2) above. The director may not convey title to the parcel until these requirements have been met.

### **Veterans' Preference Bidder Qualifications**

In addition to the "General Bidder Qualifications," a person must submit proof with their bid that:

1. the bidder is a veteran with an honorable discharge; and
2. the bidder has served on active duty in the U.S armed forces or the Alaska Territorial Guard for at least 90 days.

A DD FORM 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted with the bid. **A completed DD FORM 214 or equivalent must be placed in a separate envelope attached to the envelope containing the sealed-bid. Any bid submitted for the veterans' preference portion of the auction without this proof will not be considered for a veterans' preference but will be considered in the second phase of the auction.** If two or more individuals jointly submit a bid, all bidders must be eligible veterans and provide the required proof. A veterans' preference can be used **only once in an applicant's lifetime.**

**Note:** By law, the veterans' land discount (AS 38.05.940) does not apply to parcels 2-72 acquired with a veterans' preference. See page 16 for more information.

### **How and Where to Submit a Bid**

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. Bids must be received at one of the designated DNR offices listed on pages 4-5, **no later than 5:00 p.m., Friday, October 13, 2000.** The envelope containing a bid should have no

additional markings. This brochure includes a special bid envelope for this purpose, as well as a larger envelope for mailing the bid envelope(s). We encourage each bidder to use these envelopes. Additional bid parcels are available at our offices. **The Department of Natural Resources is not responsible for inadvertently opening improperly marked bid envelopes.** Bidders are encouraged to submit mail-in bids to the Financial Services Section, 550 W. 7<sup>th</sup> Avenue, Suite 1410, Anchorage, Alaska 99501. **Each bid must be submitted in a separate sealed envelope, clearly marked with ONLY the following information:**

2000 Alaska State Land Auction

Subdivision Name \_\_\_\_\_  
Parcel Number \_\_\_\_\_  
Bidder's Name(s) \_\_\_\_\_  
Veterans' Preference for parcels 2-72 only: (Circle One) YES NO

If an envelope does not have a "yes" or "no" marked on the front, DNR will consider the bid to be a non-veteran's bid for the purposes of veterans' preference.

**Each bid must include:**

- 1) A completed Alaska State Land Auction Bid Form. **Incomplete forms will be rejected.**
- 2) The required bid deposit:
  - a. must be at least five percent of **your** bid amount;
  - b. a separate bid deposit must be included for **each** bid submitted;
  - c. the bid deposit must be in the form of a cashier's check, certified check, or money order made out to the **Department of Natural Resources. Personal or two-party checks will not be accepted. Do not send cash.**
  - d. For successful bidders the deposit is non-refundable and will be applied to the purchase price.
- 3) A self-addressed, stamped envelope to return an unsuccessful bidder's deposit.
  - a. For unsuccessful bidders the deposit will be returned immediately after the auction. A self-addressed, stamped envelope must be included with the bid for this purpose.
- 4) Bids submitted for veterans' preference must include a separate envelope with Form DD FORM 214 or equivalent military discharge form.

**VETERANS PLEASE NOTE:** If you will be applying for the veterans' land discount described on page 16 (AS 38.05.940), **DO NOT** subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran and apply for a veterans' land discount, the discount will be deducted from the purchase price **after** the auction (please see

veterans' land discount, on page 16). **Note: State law prohibits the use of a veterans' land discount when a parcel is acquired with a veterans' preference.**

### **Returned Bid Deposits**

- Unsuccessful bidders may pick up their deposits until 4:00 p.m., **Thursday, October 26, 2000**, upon proper presentation of identification (Alaska driver's license or other similar photo identification). The deposits may be picked up at DNR Financial Services Section, 550 W. 7<sup>th</sup> Avenue, Suite 1410, Anchorage, Alaska, (907) 269-8500. Deposits not picked up will be mailed immediately after 4:00 p.m., **October 26, 2000**.
- No interest will be paid on the bid deposit while it is in the possession of the state.

## **AUCTION PROCEDURES**

1. Sealed bids will be kept confidential and stored in a safe until the auction.
2. The auction will begin at **9:00 a.m., Wednesday, October 25, 2000**, in the 12<sup>th</sup> Floor Conference Room, Atwood Building, 550 W. 7<sup>th</sup> Avenue, Suite 1270, Anchorage, Alaska. **Attendance at the auction is not required.**
3. The auction will be conducted in two parts. Bids for veterans' preference parcels (2-72) will be opened first. Any parcels not sold during the veterans' preference portion of the auction will carry over to the second portion of the auction when bids for all remaining parcels will be opened.
4. In each portion of the auction, bids will be opened in an order determined by the number of bids received. **The parcel having the most bids will be opened first.** Where an equal number of bids is received for more than one parcel, bids for the parcel with the **lowest parcel number** will be opened first.
5. The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the successful bidder. Acceptable bids must be for at least the minimum bid listed for each parcel in this brochure.
6. Bidders will be awarded their **first** successful bid and will not be eligible to acquire another auction parcel for the remainder of the auction or for the subsequent over-the-counter offering.
7. If there are two or more identical high bids for a parcel, the successful bidder will be determined by the earliest DNR date-received stamp (not the postmark) on the sealed-bid envelope. If the date stamps are also identical, then the name of the successful bidder will be determined by lottery.

8. Following the auction, a list of successful bidders will be posted at the DNR information offices and on the internet web site (see pages 4-5). Successful bidders will be notified by certified mail immediately following the auction.
9. If a successful bidder fails to comply with the requirements under “Responding to the Award Notification” by the deadline, **the bidder forfeits the bid deposit and all rights to the parcel.** The second highest eligible bidder will then be given the opportunity to purchase the parcel.
10. Parcels not awarded at this auction will be placed in the over-the-counter offering and offered for sale at the minimum bid, which is the appraised fair market value as indicated in this brochure.

### **Responding to the Award Notification**

Successful bidders will be notified of the award by certified mail. They will have 30 days to submit the following items:

- Completed Declaration of Intent Form;
- \$75 document handling fee;
- If applying for a veterans’ land discount, a Veteran’s Eligibility Affidavit along with a copy of the applicant’s DD Form 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty; and
- Any other documents requested in the Notification of Award letter.

Failure to submit all requested items by the deadline specified in the award notification can result in forfeiture of the 5% down payment and termination of any and all interest the bidder may have in the property.

### **Right to Adjourn**

The Division of Mining, Land and Water reserves the right to reject any or all bids and to adjourn, postpone, or vacate this auction, in whole or in part, at any time prior to or during the offering, including the over-the-counter sale, where such action appears necessary to protect the interest of the State. One or more parcels may be withdrawn at any time prior to or during the auction and prior to or during the over-the-counter offering.

## OVER-THE-COUNTER OFFERINGS

Any auction sale parcels not awarded during the auction will be offered over the counter beginning at **9:00 a.m., Tuesday, January 9, 2001**. The DNR Public Information Offices in Juneau, Anchorage, and Fairbanks will verify the eligible applicants.

Over-the-counter offerings are made on a **priority of service** basis during regular office hours at the DNR information offices in Juneau, Anchorage, and Fairbanks (see pages 4-5). Applications may be made by mail, in person, or by an agent with power-of-attorney. An agent may represent only one person per day, in addition to himself or herself.

Parcels in the over-the-counter offering remain available until sold or withdrawn by the Director of the Division of Mining, Land and Water. The Director of the Division of Mining, Land and Water may suspend an over-the-counter offering in order to update the appraisal. Once the reappraisal is complete, the property may be returned to the over-the-counter offering at the new price.

Parcels from the 2000 Alaska State Land Offering will be offered as follows:

The over-the-counter offering will begin on a different date for each region:

- Parcels located in the Southeast DNR Region (see map on page 31) will be offered beginning Tuesday, January 9, 2001 at 9:00 a.m., at the DNR Information Office, 400 Willoughby Avenue, 4<sup>th</sup> Floor, Juneau, Alaska.
- Parcels located in the Southcentral DNR Region (see map on page 43) will be offered beginning Wednesday, January 10, 2001 at 9:00 a.m., in the 12<sup>th</sup> Floor Conference Room, Atwood Building, 550 W. 7<sup>th</sup> Avenue, Suite 1270, Anchorage, Alaska.
- Parcels located in the Northern DNR Region (see map on page 75) will be offered beginning Thursday, January 11, 2001 at 9:00 a.m., at the DNR Conference Room, 3700 Airport Way, Fairbanks, Alaska.

### **Priority of Service to Applicants**

On the first day of each region's over-the-counter offering, the three regional DNR information offices will open at 8:30 a.m. Applicants present at a regional office by 9:00 a.m. on the specified dates and applicants whose mail-in applications were received by the appropriate regional office before the first day of the offering will be treated as a group for purposes of assigning a priority of service. No distinction will be made between walk-in applicants and mail-in applicants.

**Applications will not be accepted over the phone or by fax or e-mail.**

Each regional information office will take the names of those walk-in applicants who want a parcel that is under the jurisdiction of another region and will transmit the applicant's name to the appropriate region. If a drawing is required, the regional office will take the names of all applicants

for parcels under the region's jurisdiction, place the names in a lottery drum and conduct a drawing to determine the priority of service. Applicants may not assign or trade their priority of service.

Applicants who arrive after 9:00 a.m. will be assigned a priority of service based on the time (hour and minute) they arrive. If the applicant wants to apply for a parcel in another region, the applicant's name and arrival time will be transmitted to the regional office of jurisdiction. The regional office of jurisdiction determines the applicant's priority of service based on the applicant's arrival time. If more than one applicant has the same arrival time, priority of service is determined by a drawing.

### **Mail-in Applications**

Mail-in applications for over-the-counter sale must be submitted to the regional office that has jurisdiction over the parcels applied for. Mail-in applications received prior to the first day of the over-the-counter offering are processed on the first day of the over-the-counter offering. Mail-in applications received on or after the first day of the offering are processed on the first working day after they are received.

A person applying by mail may apply for more than one parcel but must include a clearly prioritized list. A purchaser will be awarded the first available parcel based on the prioritized list and will be ineligible to acquire another parcel for the remainder of the over-the-counter offering. Applications must include a check or money order sufficient to cover all fees and the down payment of five percent of the minimum bid amount or full purchase price (depending on price of parcel) for the most expensive parcel listed on your priority list. **Checks should be payable to the Department of Natural Resources.** Checks returned for any reason may invalidate the application.

### **Application Requirements**

All purchase applications, whether submitted in person or by mail, must include:

1. A completed over-the-counter application form,
2. \$75 document handling fee,
3. A down payment of five percent of the minimum bid amount or full purchase price for the most expensive parcel the applicant wants to purchase,
4. A completed Declaration of Intent form,
5. If applying for a Veterans' Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's DD Form 214, Report of Separation from active duty, or equivalent, showing the character of the applicant's discharge and length of service must be submitted in addition to items 1-4 above.

6. Business applicants will need to submit a current copy of their business license in addition to items 1-4 above.
7. Corporate applicants will need to submit, in addition to items 1-4, the following items:
  - a. Certificate of Compliance issued by the Alaska Department of Community and Economic Development, Division of Banking, Securities, and Corporations.
  - b. Corporate resolution authorizing an agent to bid and sign sale documents on behalf of the corporation.

The applicant's document handling fee, down payment or purchase price, DD Form 214, business license or corporate paperwork will be returned to the applicant if the applicant is not awarded a parcel.

## **PURCHASE INFORMATION**

Parcels can be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative.

**Note:** DNR is considering changes to state regulations that set out contract terms. These changes would go into effect approximately January 2001, and could affect the land sale contract for the parcels sold in the over-the-counter offering. These changes will not, however, affect the Fall 2000 land auction.

### **Lump Sum Payment**

If the purchase price minus the down payment and veteran's discount (if applied for) is \$1,000 or less, the purchase price must be paid in full. A land sale contract will not be issued.

### **Sale Contracts**

If the purchase price minus the down payment is greater than \$1,000, the remainder may be paid by sale contract. Once the purchaser has signed a land sale contract with the state or its authorized representative, the purchaser has entered into a legal, binding contract. The purchaser's money cannot be refunded if the contract is in default, relinquished, or otherwise terminated.

The terms for purchasing State land by sale contract are:

- down payment of five percent of the purchase price;
- contract for payment of the balance, with interest, over a period of up to 20 years;
- non-refundable document handling fee of \$75.

The State will record the sale contract. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

If the principal sum (amount on which the State is extending credit) is \$5,000 or less, the State, or its authorized representative, will offer an annual payment contract only. The first annual contract payment will be due 12 months after the effective date of the contract. If the principal sum is more than \$5,000, the State, or its authorized representative, will offer either a quarterly or annual payment contract. Under a quarterly payment contract, the first payment will be due three months after the effective date of the contract. Monthly payments are available if the principal sum is over \$20,000.

Principal and interest payments will be set on a level-payment basis over a period of not more than 20 years. Every land sale contract requires a payment of at least \$100 of principal each year. Purchasers may, at any time, pay more than their required payment. The State does not charge a prepayment penalty.

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to the purchaser for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. The current interest rate is 12.5 percent but is subject to change. Interest begins to accrue on the date shown on the face of the contract. Purchasers may accelerate their payments at any time.

### **Service Charge**

Once the contract for sale has been executed, the purchaser shall pay a service charge for any late payment or returned check as follows:

- (a) **Late Payment Penalty:** A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and the fee specified in AS 38.05.065(d).
- (b) **Returned Check Penalty:** A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under (a) of this section shall continue to accumulate.

## Veterans' Land Discount

**Note:** By law, the veterans' land discount does not apply to parcels 2-72 acquired with a veterans' preference.

Eligible veterans may receive a 25 percent discount on the purchase of State land (AS 38.05.940). The veterans' land discount may only be used **once** in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older on the date of sale;
- **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 on page 6);
- 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 FORM 214); and
- 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 FORM 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 FORM 214 well in advance of the auction.**

The veterans' 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 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 pages 18-19.

Successful bidders who qualify for the veterans' land discount must apply for the discount at the time of purchase. 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.

Below is an example of how a veteran’s land discount would be calculated for a 1.44-acre parcel with reimbursable costs of \$698.00 per acre, and a bid price of \$17,000.00:

**Veteran's Discount Calculation**

Per Acre Non-Allowable Cost	\$	698.00	
"X" Parcel Size (Acres)		1.44	
Total Non-Allowable Cost	\$	<u>1,005.12</u>	
Bid Price	\$	17,000.00	\$ 17,000.00
Less Non-Allowable Cost	\$	<u>1,005.12</u>	
Amt. Available for Discount	\$	15,994.88	
Veteran's Discount Rate (25%)		<u>0.25</u>	
<b>Veteran's Discount</b>	\$	<b><u>3,998.72</u></b>	\$ <u>3,998.72</u>
<b>Discounted Purchase Price</b>			\$ <b>13,001.28</b>
(Bid Price less Discount)			
Less 5% down payment of <b>full bid</b>			\$ <u>850.00</u>
(do not submit a down payment			
based upon the discounted			
purchase price)			
<b>Balance Due</b>	\$		\$ <b><u><u>12,151.28</u></u></b>

## REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

Subdivision	Survey	Reimbursable Costs
Bald Mountain	ASLS 80-176	\$238.00/Acre
Big Delta	ASCS Sec. 17, 9S, 10E, FM	N/A
Bruce Lake	ASLS 79-155	\$492.00/Acre
Canyon Lake	ASLS 80-139	\$274.00/Acre
Caribou Creek	ASLS 85-41	N/A
Caribou Creek	ASLS 85-110	N/A
Clover Passage	USS 2817	N/A
Craig Lake	ASCS Sec. 5, 14S, 16E, FM	\$122.00/Acre
Deadman Lake	ASLS 81-40	\$268.00/Acre
Delta Agricultural Homesites	ASLS 78-93	\$41.00/Acre
Delta Homesites (A)	ASLS 77-162	\$142.00/Acre
Delta Homesites (B)	ASLS 77-163	\$142.00/Acre
Donnelly	ASLS 80-95	\$311.00/Acre
Dune Lake	ASLS 81-56	\$292.00/Acre
Fairbanks Odd Lots	ASLS 95-72	\$11.50/Acre
Geskamina Lake	ASLS 81-55	\$277.00/Acre
Glennallen	ASLS 79-251	\$122.00/Acre
Glennallen Odd Lot	ASCS Sec. 29, 4N, 2W, CRM	N/A
Glennallen OTE	ASLS 79-37	\$122.00/Acre
Harding Lake	EPF 54-3	\$197.00/Acre
Hayes Creek	ASLS 81-20	\$302.00/Acre
Haystack	ASLS 80-117	\$274.00/Acre
Haystack Extension	ASLS 80-163	\$274.00/Acre
Herring Bay	USS 2403	N/A
Holstein Heights	ASLS 80-135	\$565.00/Acre
Jack	ASLS 79-165	\$61.00/Acre
Jack II	ASLS 82-140	\$241.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre
Kentucky Creek	ASLS 98-3	\$58.00/Acre
Kentucky Creek	ASCS Sec. 32, 4N, 13W, FM	\$58.00/Acre
Lake Louise Small Lots	Various USS on Lake Louise	N/A
Left Fork II	ASLS 86-183	N/A
Lincoln Creek	ASLS 82-158	\$642.00/Acre
McCloud	ASLS 82-157	\$609.00/Acre
McPherson	ASLS 99-26	\$555.00/Acre
O'Connor Creek	ASLS 83-23	\$271.00/Acre
Olmes West	ASLS 81-38	\$335.00/Acre
Pinnacle Mountain	ASLS 84-12	\$1,121.00/Acre
Robertson River	ASLS 83-150	N/A
Safari Lake	ASLS 80-188	\$275.00/Acre
Slate Creek	ASLS 83-168	N/A
Small Lakes Aliquots Parts	ASCS Secs. 11-14, 4N, 7W, CRM	\$85.00/Acre
Summit Lake Heights	ASLS 84-101	\$735.00/Acre
Tenderfoot	ASLS 81-213	\$400.00/Acre
Three Mile	ASLS 82-10	\$405.00/Acre

Tok	ASLS 79-198	\$288.00/Acre
Tok Odd Lot	ASLS 79-200	\$288.00/Acre
Tungsten	ASLS 80-99	\$211.00/Acre
Vallenar Bay	ASLS 85-86	\$783.00/Acre

## CONDITIONS OF PURCHASE

### Tentatively Approved Lands

Lands for which the State has not received final patent from the federal government are designated as tentatively approved. Tentatively approved lands are identified as such in this brochure.

Title for parcels on tentatively approved land will be conditioned on the State receiving patent from the federal government. If for any reason the State does not receive patent to this tentatively approved land, a sale on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The State has no further liability to the purchaser for the termination of the contract. (11 AAC 67.015)

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems. For example, if you resell your parcel before the state receives patent, a title insurance company might not provide title insurance unless the contingency is “excepted” from coverage.

In the 2000 Alaska State Land Offering, the following disposal areas are all, or in part, on tentatively approved land: Summit Lake Heights, Deadman Lake, Delta Agricultural Homesites, June Creek, Kentucky Creek and Slate Creek.

### Access

The State has no legal obligation to build roads to any parcel. Legal access exists to all subdivisions. For instance, access may be via a section line easement (unless the section line easement has been vacated) or platted right-of-way. Physical access may be via roads, trails and water bodies, or may not be developed to some lots within the subdivisions. It is the responsibility of the purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

**Please Note:** Rights-of-way shown on subdivision maps designate areas reserved for road construction and access **but do not necessarily indicate the existence of a constructed road.** Potential purchasers should inquire at the DNR regional or area office, or borough land office to see if there is an existing road on the reserved right-of-way.

Tok	ASLS 79-198	\$288.00/Acre
Tok Odd Lot	ASLS 79-200	\$288.00/Acre
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The location of legal access to a specific subdivision may be obtained from the DNR information office nearest the subdivision (see pages 4-5).

Access across unreserved State land and on state-reserved easements may be gained by foot, snow machine, or similar means without a permit, provided no road construction is undertaken. Limited trail construction may be allowed without a permit under certain conditions. Check with the nearest DNR information office. The use of off-road vehicles (ORVs) is allowed but ORV users are urged to use existing trails where possible. Where no trails exist on public land, ORV users are urged to use the legal access to minimize the number of new trails. On private land, ORV users must stay on the easements. Moving heavy equipment, such as a bulldozer, on state land or state-reserved easements requires a permit from the nearest DNR regional office.

Public access easements are reserved along public or navigable water bodies to keep them available for public use.

No public access easement may be obstructed or made unusable by the public.

### **Homeowners' Associations**

If a subdivision has an incorporated Homeowners' Association, subsequent owners of parcels automatically become members. The by-laws of a Homeowners' Association generally allow it to assess lots within the subdivision for the costs of capital improvements and maintenance. To find out if a subdivision has an active incorporated Homeowners' Association, contact the Department of Community and Economic Development, Division of Banking, Securities, and Corporations (907-465-2530), or via the internet at <http://www.dced.state.ak.us/bsc/corpstart.cfm>

### **Reservations**

Parcels are subject to rights-of-way, easements, setbacks, roads, trails, and other restrictions shown on the survey plat. Within state subdivisions, all road rights-of-way are also dedicated for public utilities and other uses normally associated with a road right-of-way. On a state subdivision plat, where a section line passes through the subdivision and is not shown as a road, easement vacation plats have been filed in most cases. No access is allowed on vacated section lines. **It is the responsibility of the bidder/applicant to review the recorded subdivision plat for any restrictions or notes that may affect the lots.**

The State retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The State reserves the right to enter onto the land to explore for and develop these mineral resources. The State may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development. The land disposal areas in this offering are currently closed to staking mining locations. They are not closed to other forms of mineral development.

**Before receiving title to State land, purchasers are not permitted to sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, top soil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.**

### **Wetlands**

Some State land offerings contain wetlands. The purchaser may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or putting fill in them without a valid permit can result in civil fines or criminal charges. For further information, contact the U.S. Army Corps of Engineers.

### **Improvements**

It is the responsibility of the purchasers to properly locate themselves and to construct any improvements within their parcel. No improvements (other than access improvements) may be constructed within the platted easements or rights-of-way. In addition, there may be additional building setbacks. It is the purchaser's responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to constructing any improvements.

### **Previously Authorized Improvements/Hazards**

Many of these parcels were previously offered for sale, and some development may have already occurred on the parcels. Some parcels that are being offered for sale may have abandoned improvements on the land. The minimum bid price of the parcel includes the value of the improvements, if any. DNR has not done an environmental audit to ensure that no garbage or hazardous wastes exist on the properties. The purchaser is responsible for disposal of any existing garbage or wastes. Potential purchasers should inspect parcels prior to bidding.

### **Taxes**

Property offered by the state is subject to taxes and assessments levied by local taxing authorities.

### **Sewer and Water**

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska

Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.

### **Water Rights**

To obtain water rights the purchaser must apply for a permit from the Division of Mining, Land and Water. Applications for water rights are available at DNR information offices.

### **Fire Warning**

Some state lands are in areas without fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection.

### **Timber Purchase and Use**

The Department of Natural Resources, Division of Forestry issues personal use permits for the purchase of fuel wood obtained from State land. Personal use contracts are issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need. A list of area foresters is available at DNR Information Offices.

### **Future Offerings**

The State reserves the right to offer more land at any time, thereby increasing the population density in the area of the offering.

### **Fish and Game Requirements**

A permit is required from the Department of Fish and Game before any obstruction is constructed or installed on a fish stream, including a water intake device.

Fish and Game 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.

## **Eagle Nesting Sites**

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest during May-August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

## **Use of State Land**

Uses of State land that are not “generally allowed” may require a land use authorization from the Department of Natural Resources. DNR Fact Sheet “Generally Allowed Uses on State Land” can be found at any DNR information office or on the internet web site at [www.dnr.state.ak.us/land/factsheets.htm](http://www.dnr.state.ak.us/land/factsheets.htm).

## RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the survey plat or reserved by the state through the department decisions. This list is not all-inclusive. **The subdivision plat may impose additional restrictions not listed in the brochure.** For more detailed information, applicants should review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

- A. Subject to a 10-foot-wide public utility easement.
- B. Subject to a 10-foot-wide pedestrian and utility easement.
- C. Subject to a 10-foot-wide pedestrian easement.
- D. There is a 10-foot-wide utility easement each side of common interior lot and tract lines.
- E. Subject to a 15-foot-wide public utility easement.
- F. Subject to a 10-foot by 15-foot-wide anchor easement and a 15-foot-wide utility easement.
- G. Subject to a 15-foot-wide utility easement adjacent to the rights-of-way.
- H. Subject to a 15-foot-wide non-motorized trail easement.
- I. Subject to a 20-foot-wide public utility easement.
- J. Subject to a 20-foot-wide existing trail easement.
- K. Subject to a 20-foot-wide pedestrian and utility easement
- L. Subject to a 20-foot-wide utility easement inside of lot or tract lines not common to other lots or tracts.
- M. Subject to a 20-foot-wide utility easement located adjacent to right-of-way lines within all lots and tracts.
- N. Subject to a 20-foot-wide access easement along the northwest lot line.
- O. Subject to a 20-foot-wide public utility easement running adjacent to and parallel with the 30-foot-wide common tract line easement.
- P. Subject to a 20-foot-wide pedestrian easement.
- Q. Subject to a 25-foot-wide public access easement.

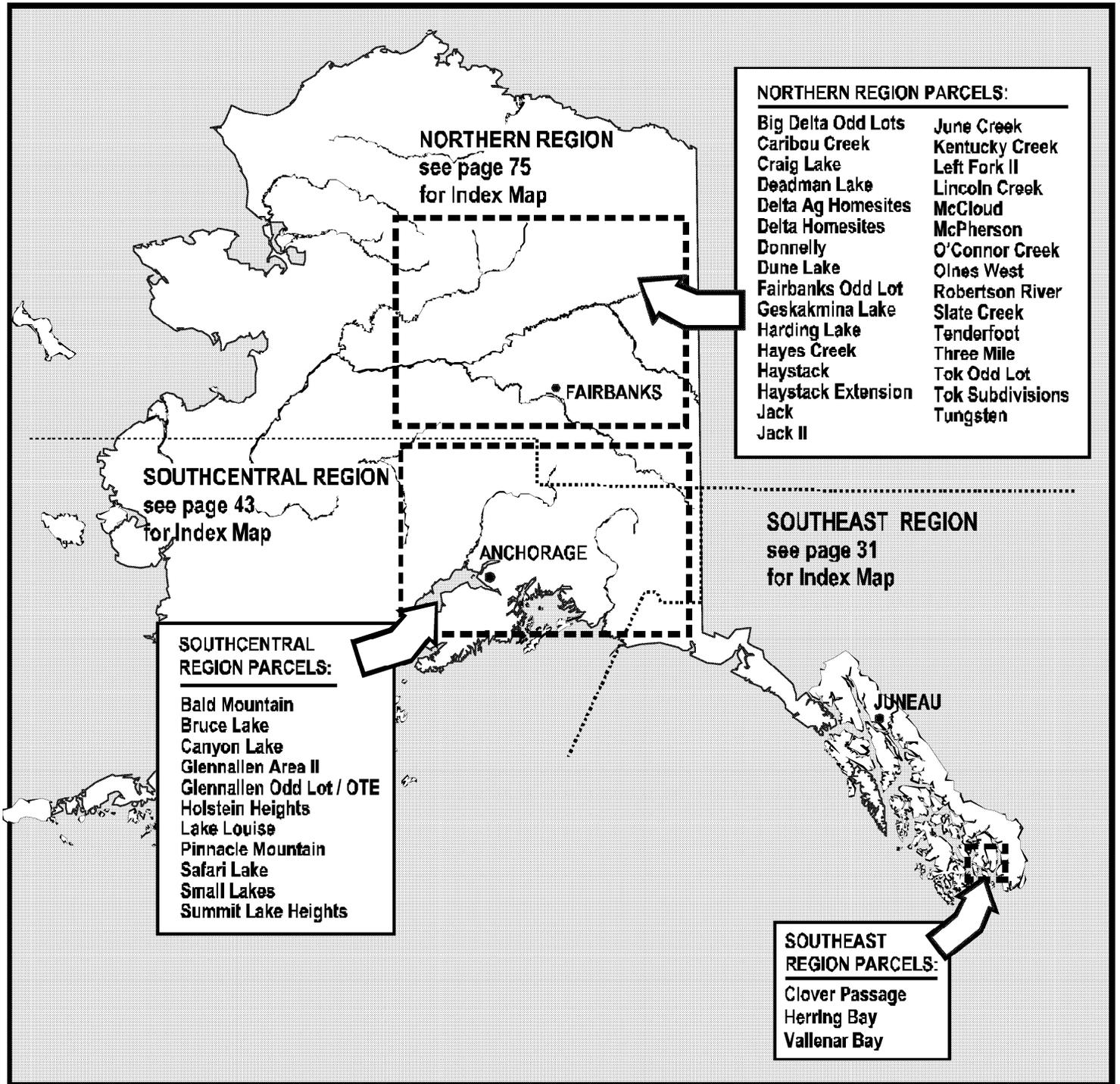
- R. Subject to a 25-foot-wide public access and utility easement along the interior of all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise.
- S. Subject to a 25-foot-wide public access and utility easement along the interior of all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise and excluding lot lines common to lots combined into one parcel for this sale.
- T. Subject to application ADL 415250 for a 25-foot-wide trail easement.
- U. Subject to a 25-foot-wide communication line easement.
- V. Subject to 25-foot-wide public access and public utility easement.
- W. Subject to a 30-foot-wide utility easement.
- X. Subject to a 30-foot-wide public utility easement within all lots and tracts adjacent to the right-of-way.
- Y. Subject to a 30-foot-wide utility easement on lot lines not common with other lots.
- Z. There is an easement of 30-foot radius at each pole location for guys or anchors.
- AA. Subject to a 30-foot-wide public access easement along each side of common tract lines.
- BB. Subject to a 30-foot-wide public access and utility easement.
- CC. Subject to a 30-foot-wide trail easement.
- DD. Subject to 30-foot-wide easement for future roadway.
- EE. Subject to a 40-foot-wide roadway easement.
- FF. Subject to a 50-foot-wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.
- GG. Subject to a 50-foot-wide public access easement up from the ordinary or mean high water mark, pursuant to AS 38.04.055 and AS 38.05.127.
- HH. Subject to a 50-foot-wide public access and utility easement.
- II. Subject to a 50-foot radius temporary turnaround, to be automatically vacated when the road is extended.
- JJ. Subject to a 50-foot-wide pedestrian access easement along the lot line common to Tracts D and G.

- KK. Subject to right-of-way ADL 59079 for a public access road and utility easement 50-foot-wide on the east boundary and 50-foot-wide on the south boundary.
- LL. Subject to a 50-foot-wide access easement.
- MM. Subject to a 50-foot-wide public road easement (ADL 411636).
- NN. Subject to a 50-foot-wide right-of-way for Haines–Fairbanks Pipeline (ADL 100833) as depicted on ASLS 79-200.
- OO. Subject to a 50-foot-wide utility easement.
- PP. Subject to 50-foot building setback easement.
- QQ. Subject to a 60-foot-wide public access easement 30 feet each side of the centerline of the surveyed trail.
- RR. Subject to a 60-foot-wide trail easement.
- SS. Subject to ADL 50145 for a utility and road easement 60-foot-wide on the east boundary and 30-foot-wide on the north boundary as depicted on ASLS 79-200.
- TT. Subject to a 60-foot-wide public access and utility easement.
- UU. Subject to a 100-foot greening access easement, centered 50 feet on either side of the lot line. Greening easements shall be preserved in their natural state and no clearing nor construction shall be allowed except where crossed or overlaid by utility or right-of-way easements.
- VV. Subject to a 100-foot building setback along the back lot line.
- WW. Water supply and sewage disposal: No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation.
- XX. Section Line Easement Vacation Plat EV 2-094 has been recorded as Plat No. 80-11, Date 6-30-80, Nenana Recording District.
- YY. Easements are as shown on the plat. There shall be additional easements, as required, at each utility pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility. Utility construction is permitted within all right of ways with Ketchikan Gateway Borough approval. There is reserved, adjacent to the right of ways shown thereon,

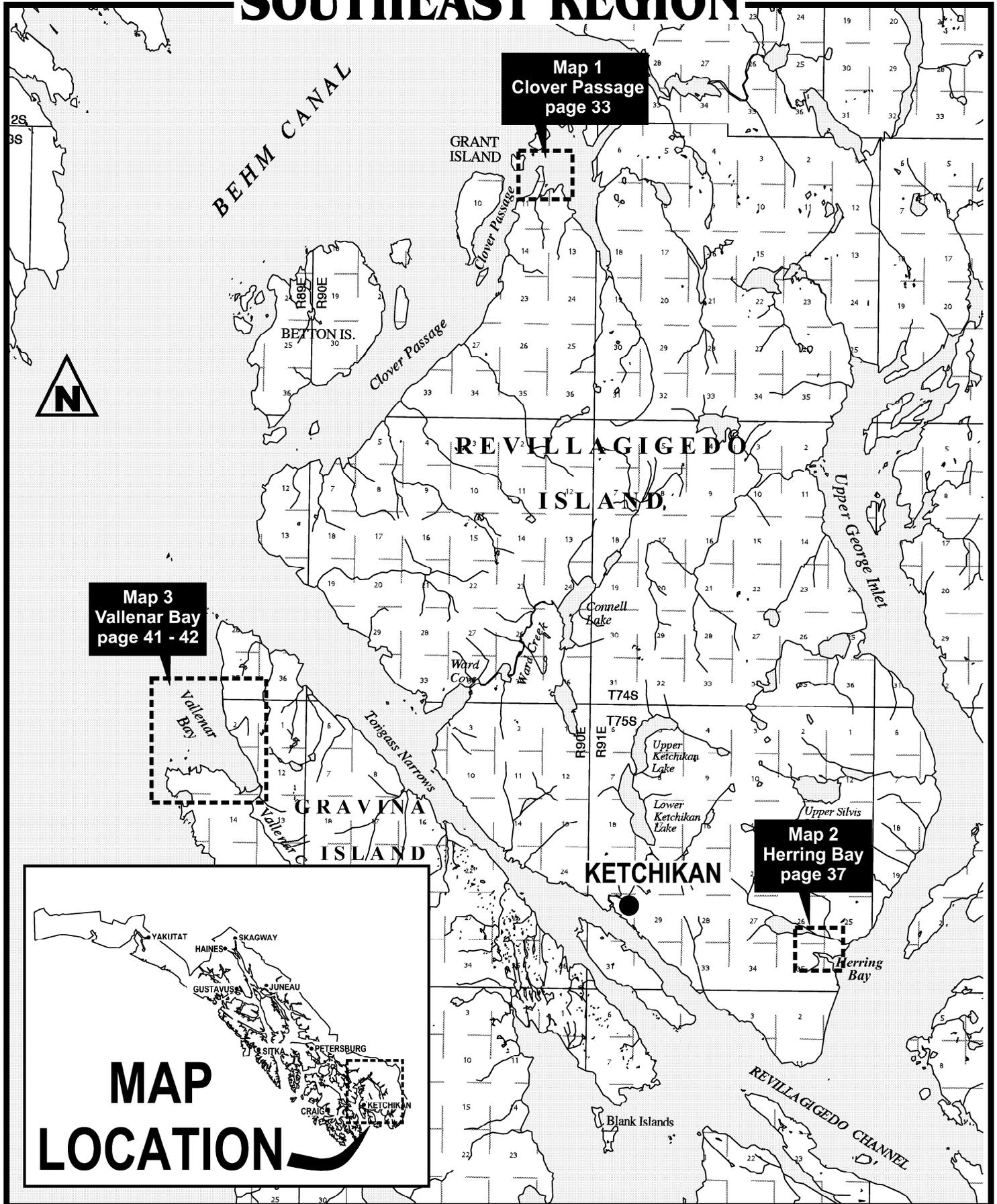
slope easements sufficient to contain cut and fill slopes to conform to minimum borough standards in force at the time of construction of the roads to borough standards.

- ZZ. There is reserved, adjacent to the rights-of-way, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.
- AAA. There shall be reserved adjacent to the right-of-way a reservation sufficient to contain cut and fill slopes of 2 feet horizontal for each foot vertical of cut or fill for the purpose of providing and maintaining lateral support of the constructed street. There is also reserved to the grantors, their heirs, successors and assigns the right to remove said slopes at any time upon providing and maintaining other adequate lateral support as approved by the Borough or City.
- BBB. A minimum residential lot shall accommodate only one detached single family residence, plus buildings accessory to the single family use, except as provided in Section 16.44.020 of the subdivision regulations.
- CCC. There shall be easements as required at each pole location for guys or anchors.
- DDD. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.
- EEE. There shall be reserved adjacent to the dedicated streets shown, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal to each 1 foot vertical of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets.
- FFF. Subject to a weather station reservation as platted on the survey plat filed in the Fairbanks Recording District on July 15, 1983, as plat no. 83-115.
- GGG. Subject to a right-of-way easement (ADL 413342) for a natural gas pipeline.
- HHH. Subject to right-of-way application ADL 415868 for a public access road.
- III. Subject to a public access and utility easement along the north 50 feet of Lot 14B.
- JJJ. The Natural Drainage on this plat for Hopper Creek shall be maintained by the owners thereof as a viable natural drainage facility, and they shall do nothing to block, interrupt, or divert said drainage which would adversely affect neighboring lands. No structure may be constructed within 50 feet either side of Hopper Creek.

# 2000 ALASKA STATE LAND OFFERING



# SOUTHEAST REGION



## CLOVER PASSAGE

<b>LOCATION</b>	On the west side of the peninsula between Deep Bay and Clover Passage near Moser Bay, about 15 air miles north of downtown Ketchikan.
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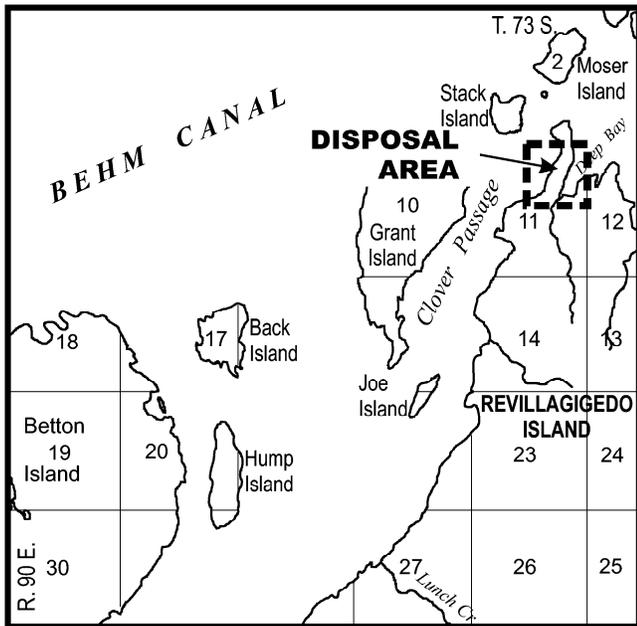
<b>TOPO MAP</b>	USGS Quad Ketchikan C-6
<b>ACCESS</b>	Water access, either by boat and floatplane, is the only practical access available to this lot at this time. The closest boat launch and boat harbor is at Knudsen Cove, about 8 miles to the south.
<b>TOPOGRAPHY/TERRAIN</b>	Gently sloping with elevations from sea level to less than 50 feet above sea level.
<b>SOILS</b>	Moderately well drained forest loam.
<b>VEGETATION</b>	Heavily forested with Sitka spruce, hemlock and red cedar.
<b>WATER FRONT</b>	This parcel has a gravel beach and 180 feet of frontage on Clover Passage. There is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of the tract.
<b>VIEW</b>	The view is to the west to the islands in Clover Passage and beyond to Behm Canal and higher elevations on Cleveland Peninsula.
<b>CLIMATE</b>	The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperature ranges from 40 degrees to 65 degrees F. Maximum summer temperatures, rarely exceeding 70 degrees F., usually occur in August. Average winter temperature ranges from 28 degrees to 48 degrees F. with the coldest days occurring in January. It is uncommon for the temperature to stay below freezing all day. Average annual precipitation is 150 inches, including 37 inches of snow. Snow, however, usually melts quickly or alternates between snow and rain at sea level. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
<b>WATER SOURCE</b>	Collection and storage of rainwater from a roof-catchment system may provide water for domestic use.
<b>WATER/SEWAGE DISPOSAL</b>	A non-water carried sewage disposal system such as sealed-vault privy, humus or incendiary toilet may be used on this lot. Any other type of sewage disposal system must be approved by DEC prior to installation.
<b>UTILITIES</b>	No public utilities are available.
<b>RESTRICTIONS</b>	This lot may contain wetlands. Purchasers need to obtain a permit from the District Engineer of the U.S. Army, Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling).
<b>MUNICIPAL AUTHORITY</b>	This lot falls within the Ketchikan Gateway Borough and is subject to borough ordinances and property assessments. The parcel is zoned "Future Development". A zoning permit will be required prior to development.
<b>HOMEOWNER'S ASSOC.</b>	None.
<b>OTHER</b>	The surrounding area has been developed and used for private recreational cabin sites for over fifty years.

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
1	106689	C073S090E11	Tract 17A	EPF 13-31	0.88	GG	\$33,000.00	

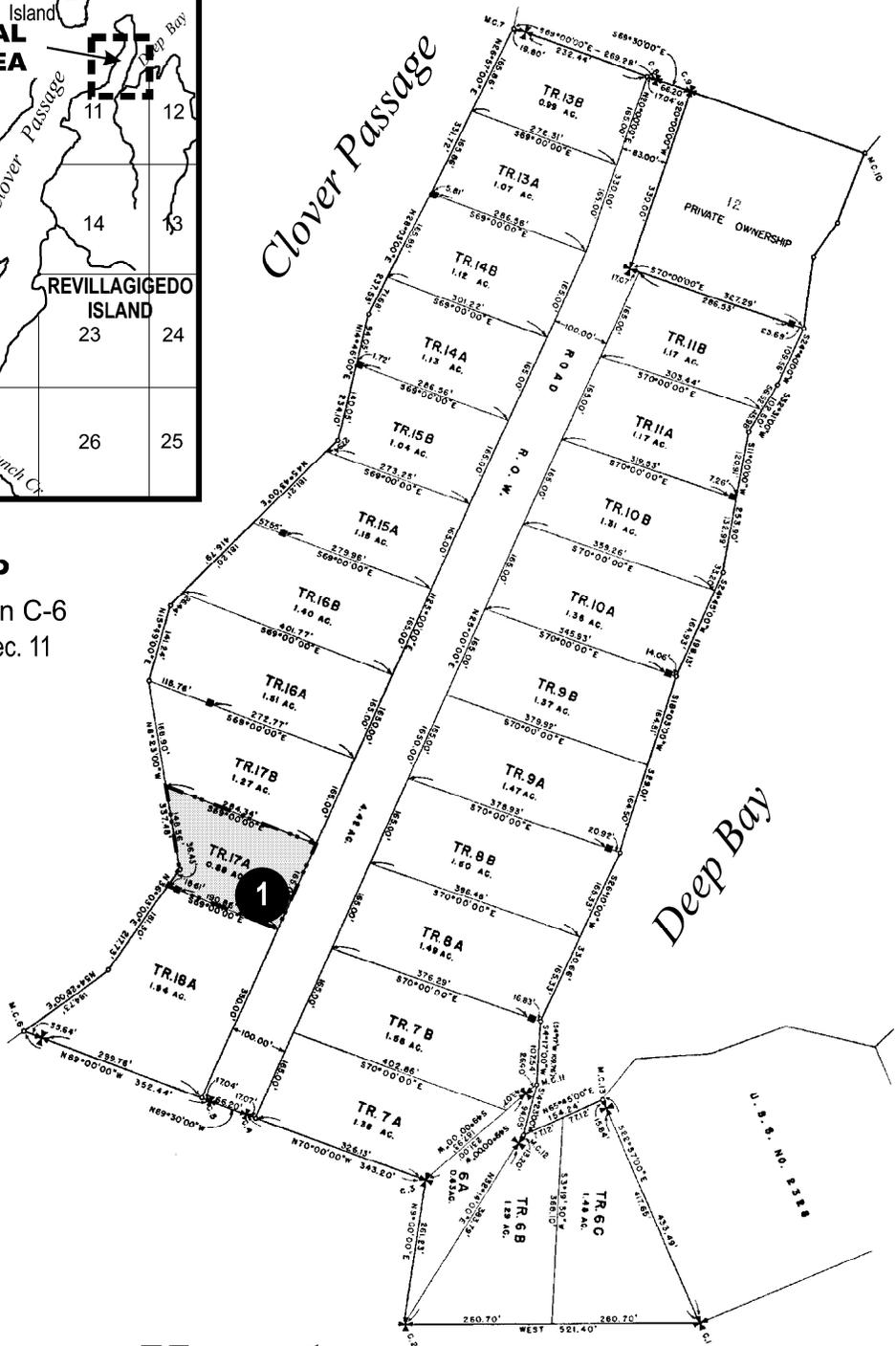
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Clover Passage

EPF 13-31



**VICINITY MAP**  
 USGS QUAD Ketchikan C-6  
 T. 73 S., R. 90 E. CRM, Sec. 11



**Map 1**  
**SOUTHEAST REGION**

## HERRING BAY

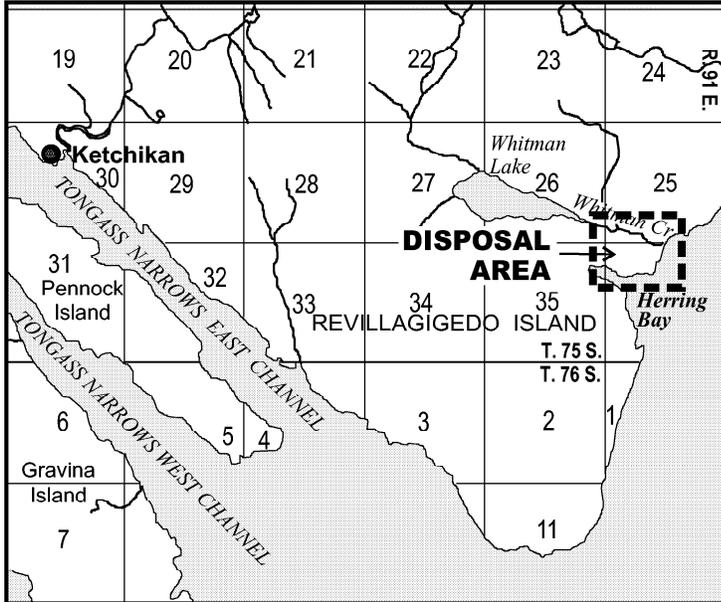
<b>LOCATION</b>	On the uphill side of the South Tongass Highway, approximately eight miles southeast of downtown Ketchikan.
<b>TOPO MAP</b>	USGS Quad Ketchikan B-5
<b>ACCESS</b>	Located on the South Tongass Highway, 8 miles by road from downtown Ketchikan.
<b>TOPOGRAPHY/TERRAIN</b>	Moderately sloping with several level sites.
<b>SOILS</b>	Moderately well drained, sandy/gravelly soils.
<b>VEGETATION</b>	Much of the lot was cleared years ago when the site was an active gravel pit. Some areas remain clear of vegetation while other areas support stands of alder and young cedar, spruce and hemlock trees.
<b>WATER FRONT</b>	None.
<b>VIEW</b>	Good water views overlooking Herring Bay, George Inlet and adjacent waters from the upper portion of the lot.
<b>CLIMATE</b>	The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperature ranges from 40 degrees to 65 degrees F. Maximum summer temperatures, rarely exceeding 70 degrees F., usually occur in August. Average winter temperature ranges from 28 degrees to 48 degrees F. with the coldest days occurring in January. It is uncommon for the temperature to stay below freezing all day. Average annual precipitation is 150 inches, including 37 inches of snow. Snow, however, usually melts quickly or alternates between snow and rain at sea level. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
<b>WATER SOURCE</b>	Water for domestic use may be obtained by roof catchment of rainwater and storage in cisterns. A water transmission line from Whitman Creek also crosses in front of this lot. The owner of the transmission line, Herring Bay Water Users Association, has a water right for the water source however, the water is not treated and the water system has not been approved by DEC.
<b>WATER/SEWAGE DISPOSAL</b>	No public sewage and wastewater disposal system is available. The lot may be suitable for an on-site wastewater disposal system. Engineering plans must be submitted to the District Office of DEC for approval.
<b>UTILITIES</b>	Electrical and telephone service is available to the parcel.
<b>RESTRICTIONS</b>	This lot may contain wetlands. The purchaser will need to obtain a permit from the District Engineer of the U.S. Army, Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling).
<b>MUNICIPAL AUTHORITY</b>	Located within the Ketchikan Gateway Borough, this parcel is subject to local ordinances and property assessments. A building permit will be required prior to development. The area is zoned "Low-Density Residential" which generally limits development to single family and duplex residences with a minimum lot size of 15,000 square feet.
<b>HOMEOWNER'S ASSOC.</b>	None.
<b>OTHER</b>	Although the South Tongass neighborhood is primarily developed with single family and duplex residences, commercial and industrial land uses are located throughout the area. This parcel was developed and used for many years as a gravel extraction area. The adjacent lot to the southwest is a developed private rock source. A small sawmill and a fish hatchery are located nearby.

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
2	106688	C075S091E36	Lot 90, Tr. A	USS 2403	3.88	---	\$66,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

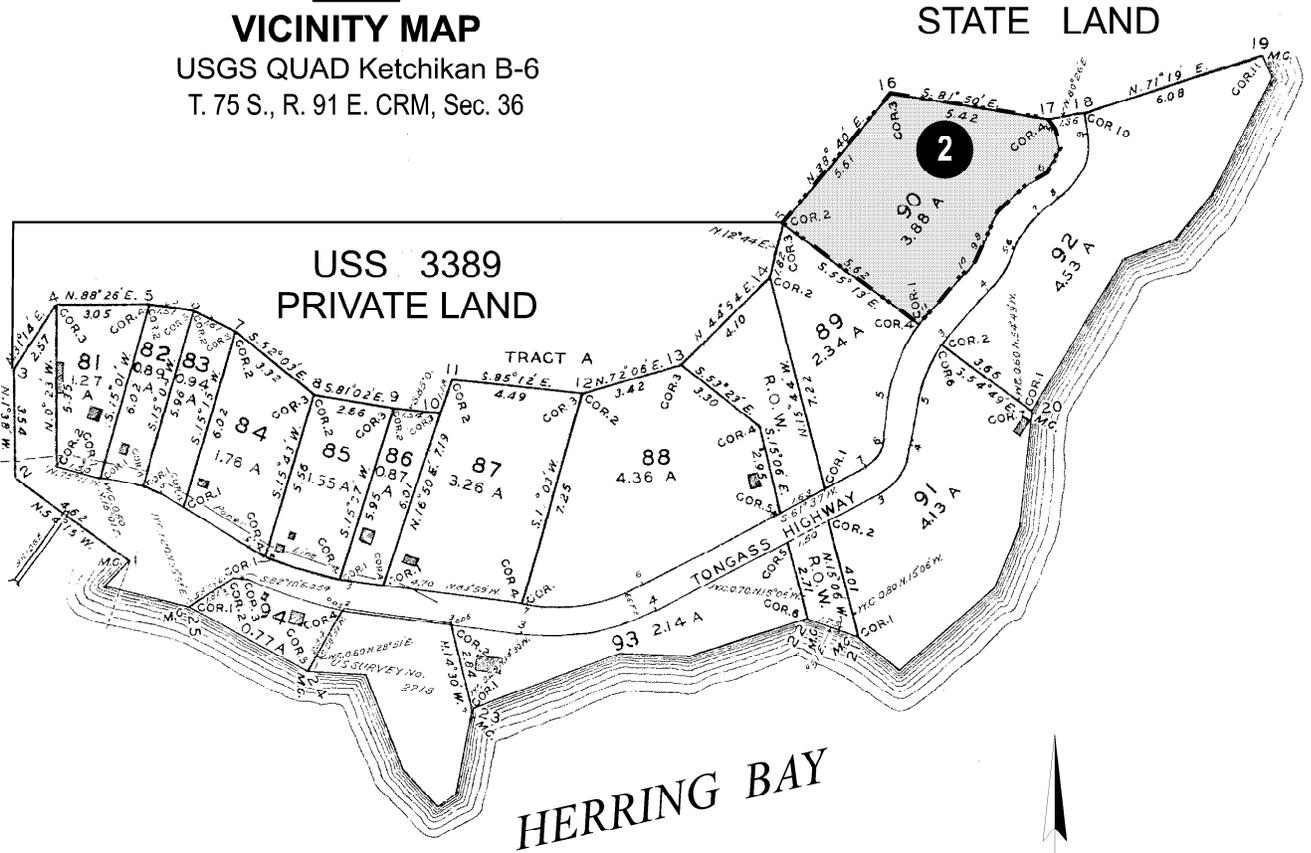
# Herring Bay

USS 2403



## VICINITY MAP

USGS QUAD Ketchikan B-6  
T. 75 S., R. 91 E. CRM, Sec. 36



HERRING BAY

## Map 2

SOUTHEAST REGION

## VALLENAR BAY SUBDIVISION

<b>LOCATION</b>	On the northwest side of Gravina Island, approximately 7 air miles and 12 miles via boat northwest of Ketchikan.
<b>TOPO MAP</b>	USGS Quad Ketchikan B-6
<b>ACCESS</b>	<p>Water access, by boat and floatplane, is the only practical access available to the subdivision at this time. Vallenar Bay has limited potential to provide safe boat anchorage or dock facilities. During periods of southerly winds Gravina Island provides some shelter to the bay but during periods of northerly winds the area is very exposed and not suitable for boat moorage. <b>Purchasers will be required to obtain permits from the Corps of Engineers to construct private docks, fills, breakwaters, boat ramps and similar access improvements. Due to the sensitive habitat and high resource values of the tidelands in the area such facilities may not be authorized.</b></p> <p>Rights-of-way within the subdivision designate areas reserved for road construction and access but do not indicate the existence of a constructed road.</p>
<b>TOPOGRAPHY/TERRAIN</b>	Generally, the topography is very diversified ranging from mild rolling hills to steep side hills. The western part of the subdivision has slopes of 0% to 35% rising from the shoreline to small hills and wet areas in the interior portion of the subdivision. The east side of the subdivision has 25% to 60% slopes and extends from the shoreline to a maximum elevation of 175 feet.
<b>SOILS</b>	Generally, there are moderately well drained organic soils on the steeper slopes on the east side of the bay and somewhat poor to moderately well-drained mineral soils on the southwest side of the bay.
<b>VEGETATION</b>	Vegetation in the area is similar to that throughout southeast Alaska. In the poorly drained areas Sitka spruce, western red cedar and western hemlock are typical. On better-drained soils with steep gradients the forest is primarily western hemlock, Sitka Spruce, mountain hemlock, western red cedar and Alaska cedar. The timber on a portion of Block 6 was clear-cut about fifty years ago.
<b>WATER FRONT</b>	Thirty-six (36) lots have frontage on Vallenar Bay. Beaches are generally rocky although some lots have beaches with silty/sandy areas. On waterfront lots there is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of each lot.
<b>VIEW</b>	All waterfront lots and some interior lots have views of Vallenar Bay and Clarence Strait as well as the mountainous Cleveland Peninsula and Prince of Wales Island.
<b>CLIMATE</b>	The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperature ranges from 40 degrees to 65 degrees F. Maximum summer temperatures, rarely exceeding 70 degrees F., usually occur in August. Average winter temperature ranges from 28 degrees to 48 degrees F. with the coldest days occurring in January. It is uncommon for the temperature to stay below freezing all day. Average annual precipitation is 150 inches, including 37 inches of snow. Snow, however, usually melts quickly or alternates between snow and rain at sea level. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.

<b>WATER SOURCE</b>	Water for domestic use may be obtained by collection and storage of rainwater from individual roof-catchment systems and by small streams in the area. <b>Vallenar Creek is an anadromous fish stream and should not be relied upon to supply water for domestic use. A permit must be obtained from Alaska Department of Fish and Game prior to installing a water intake device on any anadromous stream.</b>
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for non-water carried type sewage disposal systems, such as sealed-vault privies, humus, incendiary, etc., anyone wishing to install any other type of disposal system must first receive approval from DEC.
<b>UTILITIES</b>	No utilities are currently available in the area. The Ketchikan Gateway Borough has established a service area at Vallenar to facilitate construction, maintenance and operation of roads and a sewerage system.
<b>RESTRICTIONS</b>	Some lots contain wetlands. Purchasers will need to obtain a permit from the District Engineer of the U.S. Army, Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling).
<b>MUNICIPAL AUTHORITY</b>	All lots fall within the Ketchikan Gateway Borough. Parcels are subject to local ordinances and property assessments. Zoning permits will be required prior to development. The area is zoned "Rural Residential".
<b>HOMEOWNER'S ASSOC.</b>	None.
<b>OTHER</b>	Vallenar Bay is a popular recreational area, high in fish and wildlife values. Tract C of the subdivision includes several sandy beaches reserved for public use. The U.S. Forest Service and the State of Alaska are planning to conduct timber sales on the west side of Gravina Island, possibly as close as 2 miles south of the subdivision, in the near future.

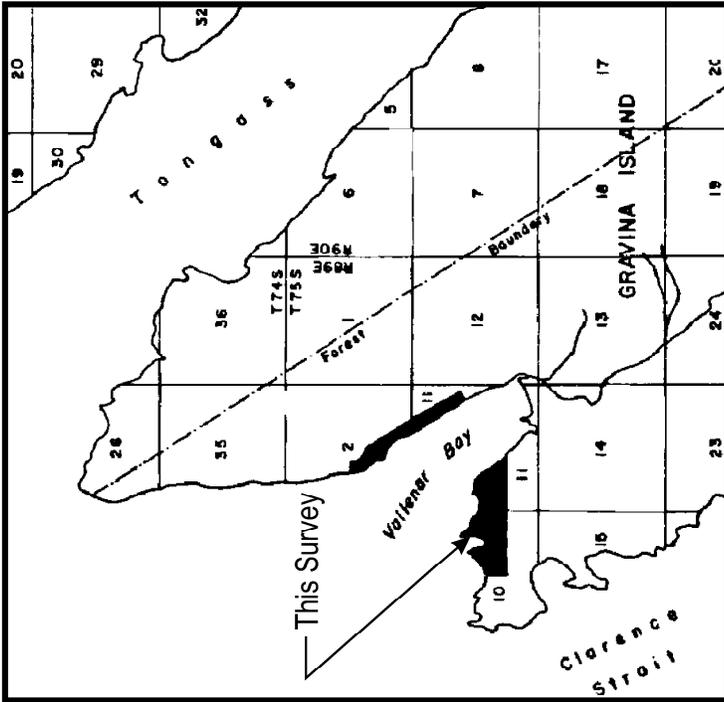
PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
3	106634	C075S089E10	1	2	ASLS 85-86	2.54	B, YY	\$5,000.00	
4	106635	C075S089E10	2	2	ASLS 85-86	1.8	B, YY	\$5,000.00	
5	106636	C075S089E10	3	2	ASLS 85-86	1.89	B, YY	\$5,000.00	
6	106637	C075S089E10	4	2	ASLS 85-86	2.65	B, YY	\$5,000.00	
7	106638	C075S089E10	5	2	ASLS 85-86	1.92	YY	\$5,000.00	
8	106639	C075S089E10	6	2	ASLS 85-86	1.8	YY	\$5,000.00	
9	106640	C075S089E10	7	2	ASLS 85-86	2.06	B, YY	\$5,000.00	
10	106641	C075S089E10	8	2	ASLS 85-86	1.87	B, K, YY	\$5,000.00	
11	105481	C075S089E10	9	2	ASLS 85-86	1.77	B, K, GG, YY	\$28,000.00	
12	105482	C075S089E11	10	2	ASLS 85-86	1.41	B, GG, YY	\$28,000.00	
13	105483	C075S089E11	11	2	ASLS 85-86	1.4	GG, YY	\$28,000.00	
14	105484	C075S089E11	12	2	ASLS 85-86	1.24	B, GG, YY	\$28,000.00	
15	105485	C075S089E11	13	2	ASLS 85-86	1.58	B, GG, YY	\$28,000.00	
16	105486	C075S089E11	14	2	ASLS 85-86	1.43	B, GG, YY	\$28,000.00	
17	105487	C075S089E11	15	2	ASLS 85-86	1.28	B, GG, YY	\$31,000.00	
18	105488	C075S089E11	16	2	ASLS 85-86	1.24	GG, YY	\$28,000.00	
19	105489	C075S089E11	17	2	ASLS 85-86	1.27	GG, YY	\$28,000.00	
20	105490	C075S089E11	18	2	ASLS 85-86	1.31	B, GG, YY	\$28,000.00	
21	105491	C075S089E11	19	2	ASLS 85-86	1.2	B, GG, YY	\$28,000.00	
22	105492	C075S089E11	20	2	ASLS 85-86	1.18	GG, YY	\$28,000.00	
23	105493	C075S089E11	21	2	ASLS 85-86	1.31	B, GG, YY	\$28,000.00	
24	105494	C075S089E11	22	2	ASLS 85-86	1.23	B, GG, YY	\$28,000.00	
25	105495	C075S089E11	23	2	ASLS 85-86	1.31	GG, YY	\$31,000.00	
26	106642	C075S089E10,11	1	3	ASLS 85-86	2.01	YY	\$5,000.00	
27	106643	C075S089E10,11	2	3	ASLS 85-86	2.44	YY	\$5,000.00	

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
28	106644	C075S089E11	3	3	ASLS 85-86	1.89	B, YY	\$5,000.00	
29	106645	C075S089E11	4	3	ASLS 85-86	2.42	B, YY	\$5,000.00	
30	106646	C075S089E11	5	3	ASLS 85-86	2.16	B, YY	\$5,000.00	
31	106647	C075S089E11	6	3	ASLS 85-86	2.11	B, YY	\$5,000.00	
32	106648	C075S089E11	7	3	ASLS 85-86	2.5	B, YY	\$5,000.00	
33	106649	C075S089E11	8	3	ASLS 85-86	1.81	B, YY	\$5,000.00	
34	106650	C075S089E11	9	3	ASLS 85-86	1.75	B, YY	\$5,000.00	
35	106651	C075S089E11	10	3	ASLS 85-86	1.7	B, YY	\$5,000.00	
36	106652	C075S089E11	11	3	ASLS 85-86	1.97	YY	\$5,000.00	
37	106653	C075S089E10	1	4	ASLS 85-86	2.07	I, YY	\$5,000.00	
38	106654	C075S089E10	2	4	ASLS 85-86	2.16	YY	\$5,000.00	
39	106655	C075S089E10	1	5	ASLS 85-86	2.01	YY	\$5,000.00	
40	106656	C075S089E10	2	5	ASLS 85-86	1.91	B, YY	\$5,000.00	
41	106657	C075S089E10	3	5	ASLS 85-86	1.85	B, YY	\$5,000.00	
42	106658	C075S089E10	4	5	ASLS 85-86	2	B, YY	\$5,000.00	
43	106659	C075S089E10	5	5	ASLS 85-86	2.1	B, YY	\$5,000.00	
44	106660	C075S089E10	6	5	ASLS 85-86	2.36	YY	\$5,000.00	
45	106661	C075S089E10	7	5	ASLS 85-86	2.05	YY	\$5,000.00	
46	106662	C075S089E10,11	8	5	ASLS 85-86	1.85	B, YY	\$5,000.00	
47	106663	C075S089E11	9	5	ASLS 85-86	1.7	B, YY	\$5,000.00	
48	106664	C075S089E11	10	5	ASLS 85-86	1.97	YY	\$5,000.00	
49	106665	C075S089E11	11	5	ASLS 85-86	2.02	YY	\$5,000.00	
50	106666	C075S089E11	12	5	ASLS 85-86	1.95	B, YY	\$5,000.00	
51	106667	C075S089E11	13	5	ASLS 85-86	1.95	B, YY	\$5,000.00	
52	106668	C075S089E11	14	5	ASLS 85-86	2.11	YY	\$5,000.00	
53	105496	C075S089E02	1	6	ASLS 85-86	1.22	I, GG, YY	\$28,000.00	
54	105497	C075S089E02	2	6	ASLS 85-86	1.18	B, I, GG, YY	\$28,000.00	
55	105498	C075S089E02	3	6	ASLS 85-86	1.17	B, I, GG, YY	\$28,000.00	
56	105499	C075S089E02	4	6	ASLS 85-86	1.17	I, GG, YY	\$28,000.00	
57	105500	C075S089E02	5	6	ASLS 85-86	1.55	I, GG, YY	\$28,000.00	
58	105501	C075S089E02	6	6	ASLS 85-86	2.45	I, GG, YY	\$21,000.00	
59	105502	C075S089E02	7	6	ASLS 85-86	1.74	I, GG, YY	\$21,000.00	
60	105503	C075S089E02	8	6	ASLS 85-86	1.89	B, I, GG, YY	\$21,000.00	
61	105504	C075S089E02	9	6	ASLS 85-86	2.06	B, I, GG, YY	\$21,000.00	
62	105505	C075S089E02	10	6	ASLS 85-86	2.32	I, GG, YY	\$21,000.00	
63	105506	C075S089E011	11	6	ASLS 85-86	2.09	I, GG, YY	\$21,000.00	
64	105507	C075S089E011	12	6	ASLS 85-86	1.93	I, GG, YY	\$21,000.00	
65	105508	C075S089E011	13	6	ASLS 85-86	1.87	B, I, GG, YY	\$21,000.00	
66	105509	C075S089E011	14	6	ASLS 85-86	1.91	B, I, GG, YY	\$21,000.00	
67	105510	C075S089E011	15	6	ASLS 85-86	1.77	I, GG, YY	\$21,000.00	
68	105511	C075S089E011	16	6	ASLS 85-86	1.88	I, GG, YY	\$21,000.00	
69	105512	C075S089E011	17	6	ASLS 85-86	1.78	B, I, GG, YY	\$21,000.00	
70	105513	C075S089E011	18	6	ASLS 85-86	1.47	B, I, GG, YY	\$21,000.00	
71	105514	C075S089E011	19	6	ASLS 85-86	1.46	I, GG, YY	\$21,000.00	
72	105515	C075S089E011	20	6	ASLS 85-86	1.49	I, GG, YY	\$21,000.00	

**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Vallenar Bay

ASLS 85-86

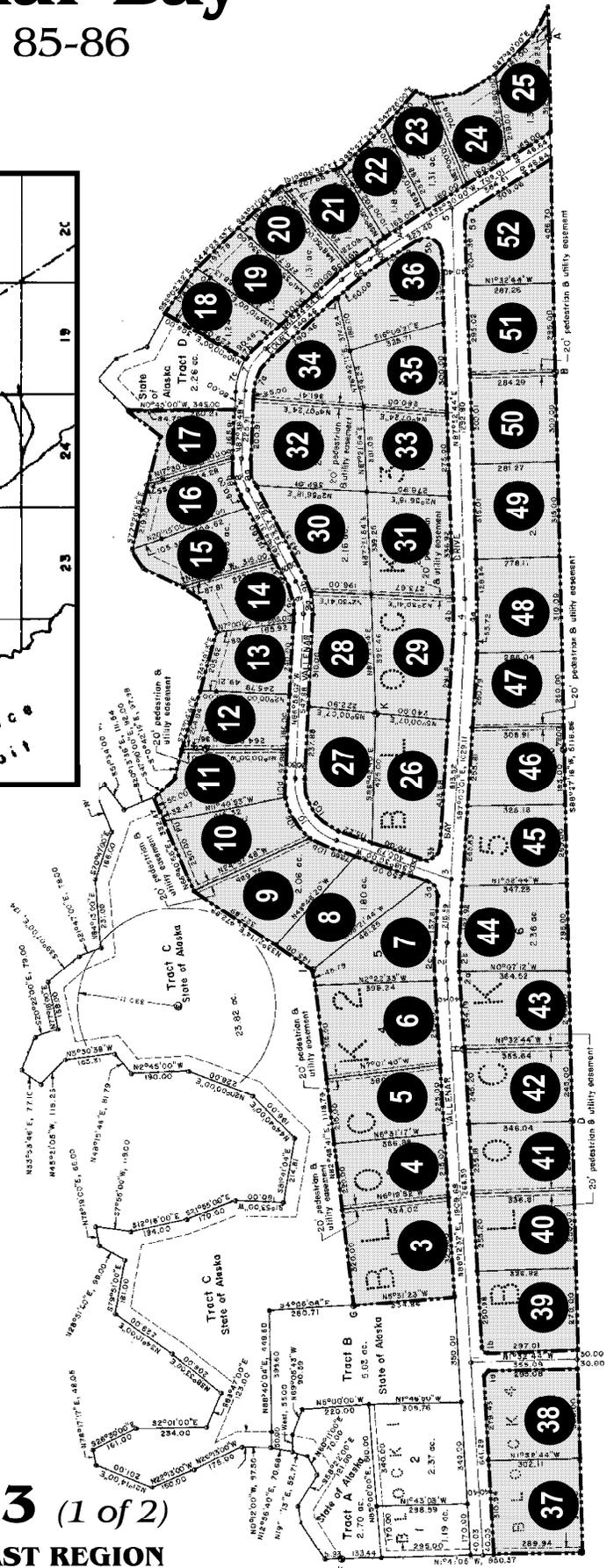


**VICINITY MAP**  
 USGS QUAD Ketchikan B-6  
 T. 75 S., R. 89 E. CRM, Sec. 10, 11



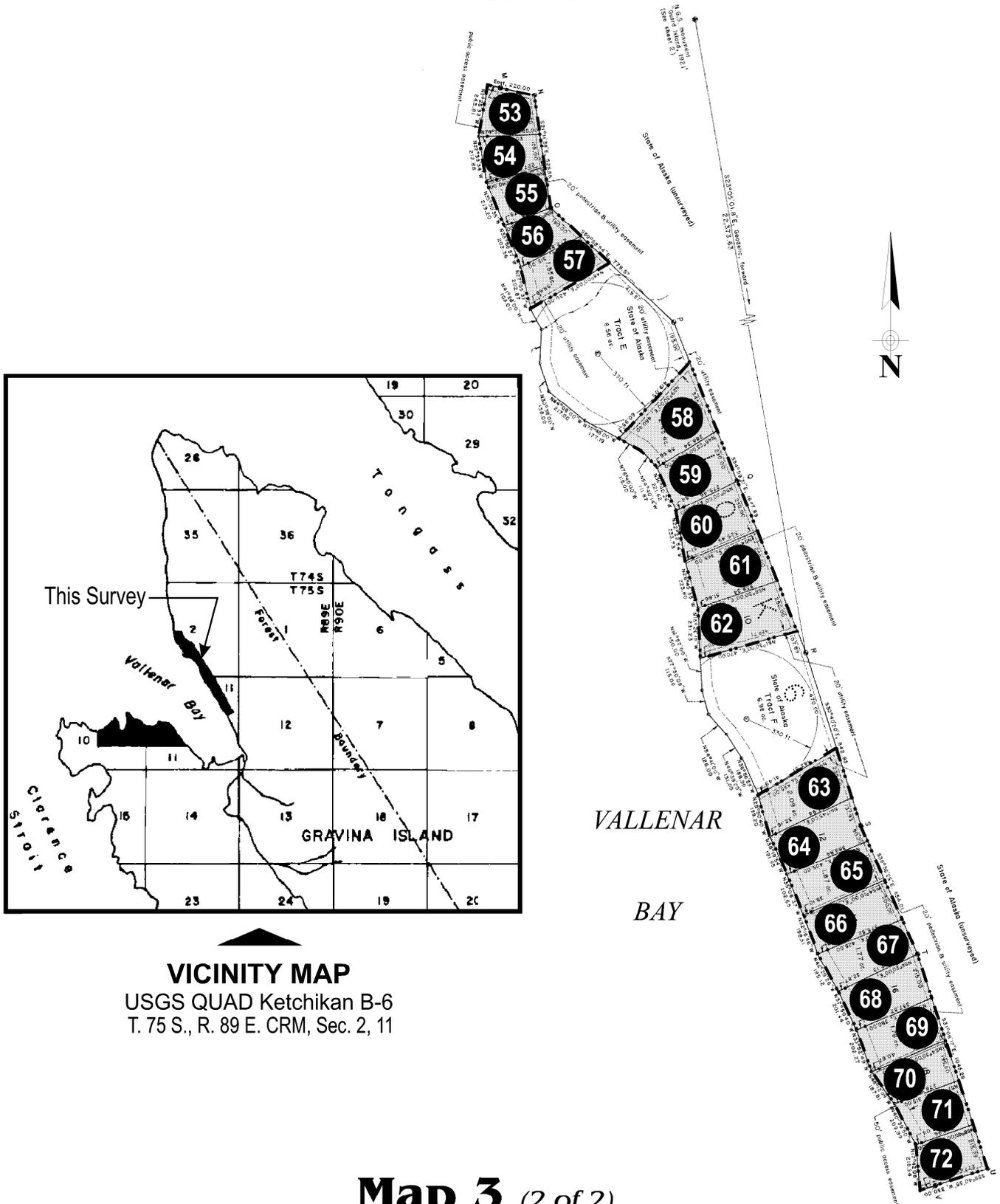
VALLENAR BAY

**Map 3 (1 of 2)**  
**SOUTHEAST REGION**



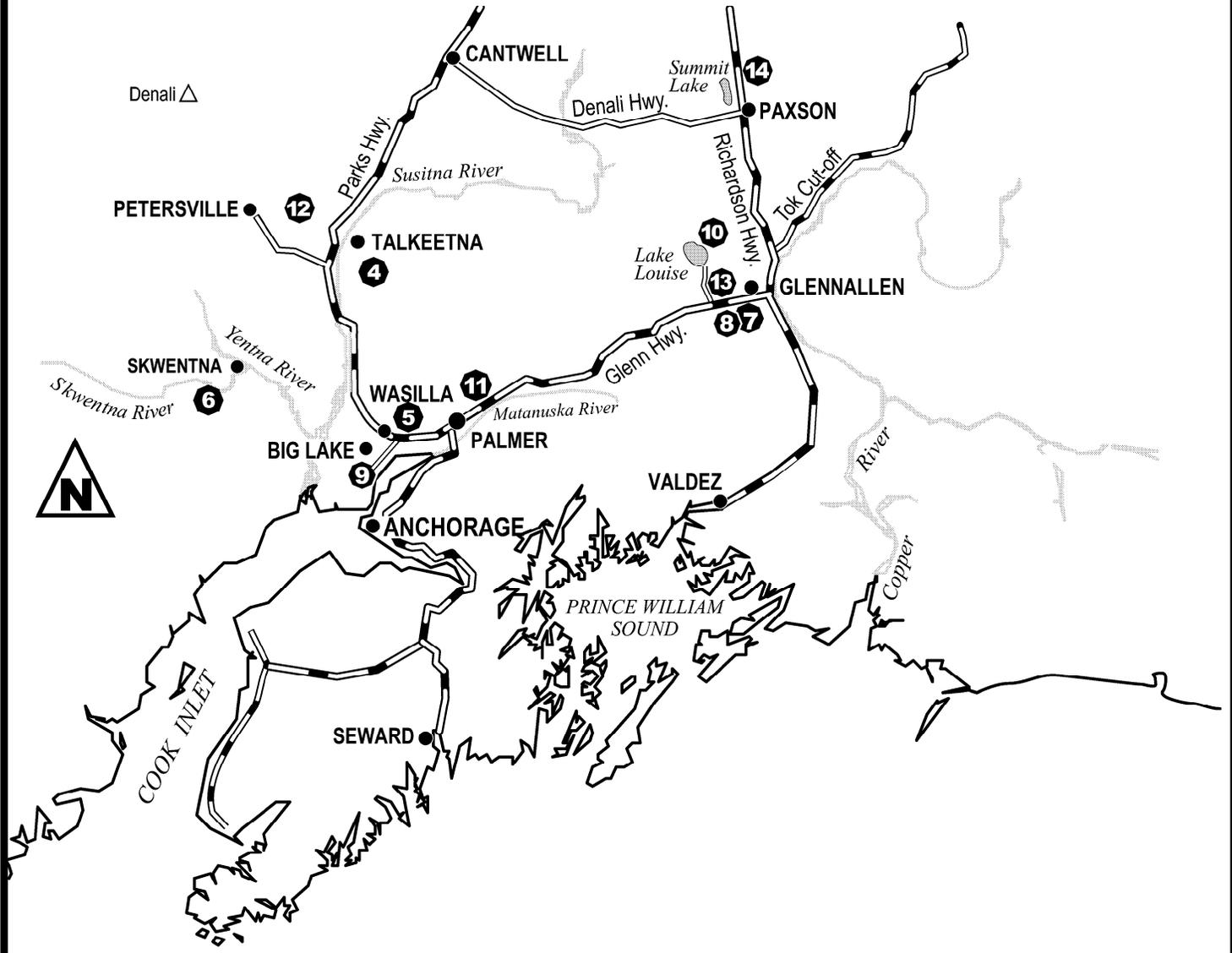
# Vallenar Bay

ASLS 85-86



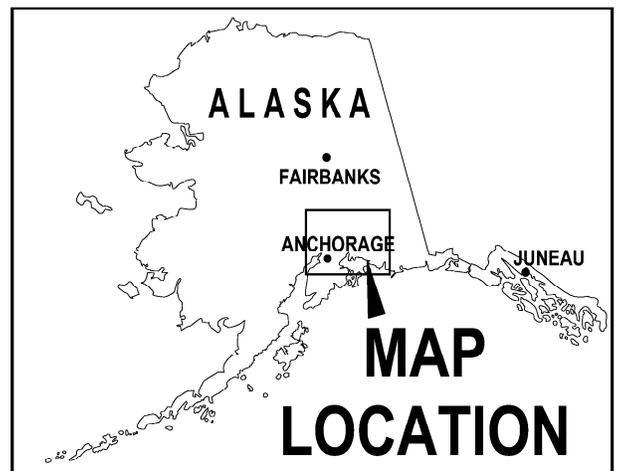
**Map 3** (2 of 2)  
**SOUTHEAST REGION**

# SOUTHCENTRAL REGION



## Disposal Areas

Map 4 . . . . .	Bald Mountain . . . . .	page 45
Map 5 . . . . .	Bruce Lake . . . . .	page 47
Map 6 . . . . .	Canyon Lake . . . . .	page 49
Map 7 . . . . .	Glennallen II. . . . .	page 51
Map 8 . . . . .	Glennallen Odd Lot & OTE . . . . .	page 53
Map 9 . . . . .	Holstein Heights. . . . .	page 55
Map 10 . . . . .	Lake Louise . . . . .	page 59
Map 11 . . . . .	Pinnacle Mountain . . . . .	page 65
Map 12 . . . . .	Safari Lake. . . . .	page 67
Map 13 . . . . .	Small Lakes . . . . .	page 71
Map 14 . . . . .	Summit Lake Heights. . . . .	page 73



## BALD MOUNTAIN SUBDIVISION

<b>LOCATION</b>	Located 8 miles SE of Talkeetna, between Answer Creek and North Fork Montana Creek.
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<b>TOPO MAP</b>	USGS Quads Talkeetna Mountains A-6, B-6
<b>ACCESS</b>	ATV, snowmachine and foot access only. From Mastodon Rd parking area, follow access road under construction along section lines between Sections 12 and 13 to the subdivision at the NW corner of Sec. 17. The trail continues easterly along Norsk Drive right-of-way (a.k.a. Lorien's Trail). Parcels in this offering may not have trail access.
<b>TOPOGRAPHY/TERRAIN</b>	Generally well drained, sloping south to North Fork Montana Creek and north to Answer Creek. Average elevation is 1,200 ft.
<b>SOILS</b>	Organic mat from 6 inches to 6 ft. thick underlain by glacial till. Isolated pockets of permafrost may be present.
<b>VEGETATION</b>	Spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins.
<b>WATER FRONT</b>	None
<b>VIEW</b>	None
<b>CLIMATE</b>	Precipitation is about 29 inches/year, incl. about 100 inches of snow that accumulates to about 40 inches. Temperatures vary from -8° F in January to 70° F in July. Prevailing north winds average 3.7 knots with occasional extremes to 35 knots from the NE.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Approved for non-water carried sewage disposal systems only (pit privies). Installation of water supply systems or water carried sewage disposal systems requires DEC approval.
<b>UTILITIES</b>	None
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. See the survey plat notes for building setbacks from water bodies, easements and lot lines.
<b>MUNICIPAL AUTHORITY</b>	Matanuska-Susitna Borough
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Bald Mountain Homeowner's Association. Covenants pertaining to this subdivision are recorded in Book 82, Page 510 11/12/81, Talkeetna Recording District.
<b>OTHER</b>	This subdivision is for rural recreational use.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
73	216012	S025N003W17	11	18	ASLS 80-176	4.87	D, L, M, Z, ZZ	\$5,000.00	Log shelter - unihabitable.
74	216014	S025N003W17	13	18	ASLS 80-176	4.9	D, L, M, Z, ZZ	\$5,000.00	
75	216015	S025N003W17	1	19	ASLS 80-176	4.79	D, L, M, Z, ZZ	\$4,700.00	
76	216016	S025N003W17	2	19	ASLS 80-176	4.8	D, L, M, Z, ZZ	\$4,700.00	
77	216017	S025N003W17	3	19	ASLS 80-176	4.78	D, L, M, Z, ZZ	\$4,700.00	
78	216018	S025N003W17	4	19	ASLS 80-176	4.77	D, L, M, Z, ZZ	\$4,700.00	
79	216019	S025N003W17	5	19	ASLS 80-176	4.8	D, L, M, Z, ZZ	\$4,700.00	
80	216020	S025N003W17	6	19	ASLS 80-176	4.77	D, L, M, Z, ZZ	\$4,700.00	

**NOTE: Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**



## BRUCE LAKE SUBDIVISION

<b>LOCATION</b>	Located 3 miles NW of Wasilla in the Meadow Lakes area, just east of Kalmbach Lake and Beverly Lake.
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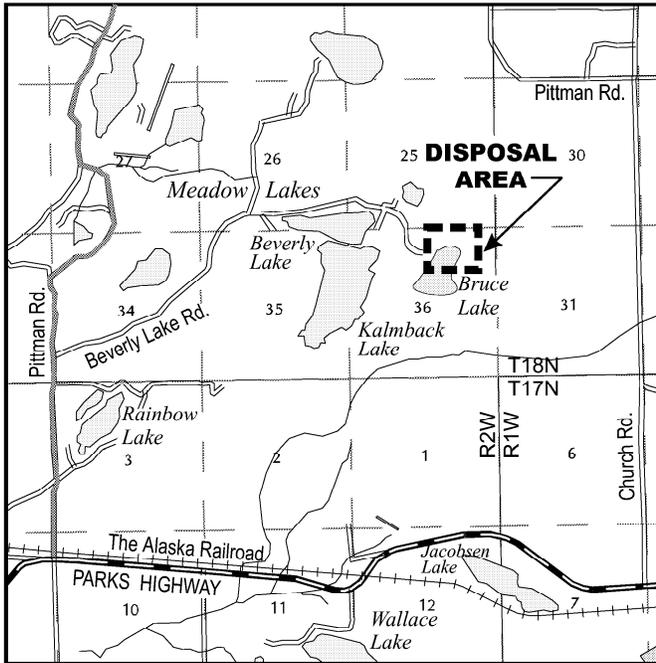
<b>TOPO MAP</b>	USGS Quad Anchorage C-7
<b>ACCESS</b>	From Parks Hwy, go north on Pittman Rd about 1¼ mile, turn right on Beverly Lake Road, go east about three miles (past Beverly Lake), then south into the subdivision. Turn left on Thunder Cloud Drive.
<b>TOPOGRAPHY/TERRAIN</b>	Low rolling hills and swamp or bog-dominated lowlands.
<b>SOILS</b>	Usually well drained, gravelly, gray soils, which may be covered by a poorly drained fibrous peat layer that freezes in winter.
<b>VEGETATION</b>	Predominantly spruce and birch with some aspen and alder.
<b>WATER FRONT</b>	Parcels border a common area of state land that contains Bruce Lake and one small lake.
<b>VIEW</b>	None
<b>CLIMATE</b>	Local temperatures range between 46°F to 70°F in summer and 0°F to 40°F in winter, with extremes between -40°F and 90°F. Annual precipitation is 30 inches, including 92 in. snowfall.
<b>WATER SOURCE</b>	Availability and quality expected to be good.
<b>WATER/SEWAGE DISPOSAL</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
<b>UTILITIES</b>	Yes.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. See the survey plat notes for building setbacks from water bodies, easements and lot lines.
<b>MUNICIPAL AUTHORITY</b>	Within the Matanuska-Susitna Borough. Parcels will be subject to property tax.
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Bruce Lake Homeowner's Association. Covenants are recorded in Book 220, Page 93, 9/29/80, Palmer Recording District.
<b>OTHER</b>	The subdivision is for residential/recreational use.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
81.1	205948	S018N002W36	1	3	ASLS 79-155	1.44	F, FF, II, AAA BBB	\$7,900.00	
81.2	205949	S018N002W36	2	3	ASLS 79-155	1.16	F, AAA, BBB	\$6,700.00	Foundation on lot. Lot is partially cleared.

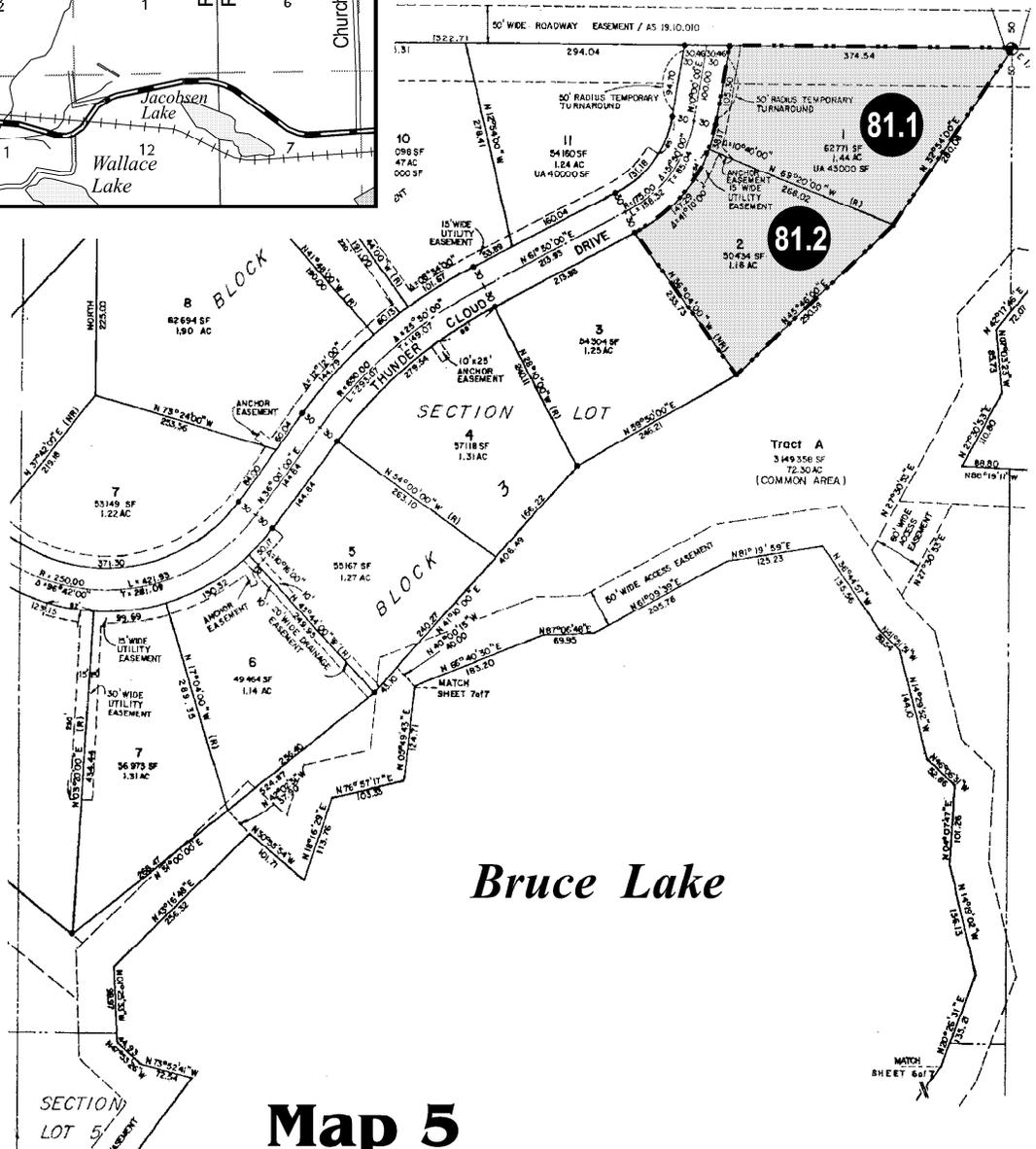
**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Bruce Lake

ASLS 79-155



**VICINITY MAP**  
USGS QUAD Anchorage C-7  
T. 18 N., R. 2 W. SM, Sec. 36



*Bruce Lake*

## Map 5

**SOUTHCENTRAL REGION**

## CANYON LAKE SUBDIVISION

<b>LOCATION</b>	Located 75 air miles NW of Anchorage and 15 miles SW of Skwentna, on the south bank of the Skwentna River.
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<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 unmaintained airstrip. Condition of the airstrip 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. Public access across state owned tracts may be obtained by application to DNR.
<b>TOPOGRAPHY/TERRAIN</b>	Northern boundary is a naturally vegetated bluff ranging from 30-100 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>	Lots are adjacent to the common area (Tracts D and G) along Skwentna River.
<b>VIEW</b>	Good views to the north, northwest, east and south.
<b>CLIMATE</b>	Temperatures range from 0°F to 16°F in the winter and from 46°F to 68°F in the summer. Annual precipitation is approx. 29 inches, including 119 inches of snow.
<b>WATER SOURCE</b>	Groundwater supply is moderate to high.
<b>WATER/SEWAGE DISPOSAL</b>	DEC 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>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. See the survey plat notes for building setbacks from water bodies, easements and lot lines.
<b>MUNICIPAL AUTHORITY</b>	Within the Matanuska-Susitna Borough. Parcels will be subject to property tax.
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Canyon Lake Homeowner's Association. Covenants are recorded in Book 674, Page 927, 12/1/1981, Anchorage Recording District.
<b>OTHER</b>	This subdivision is for residential or recreational use.

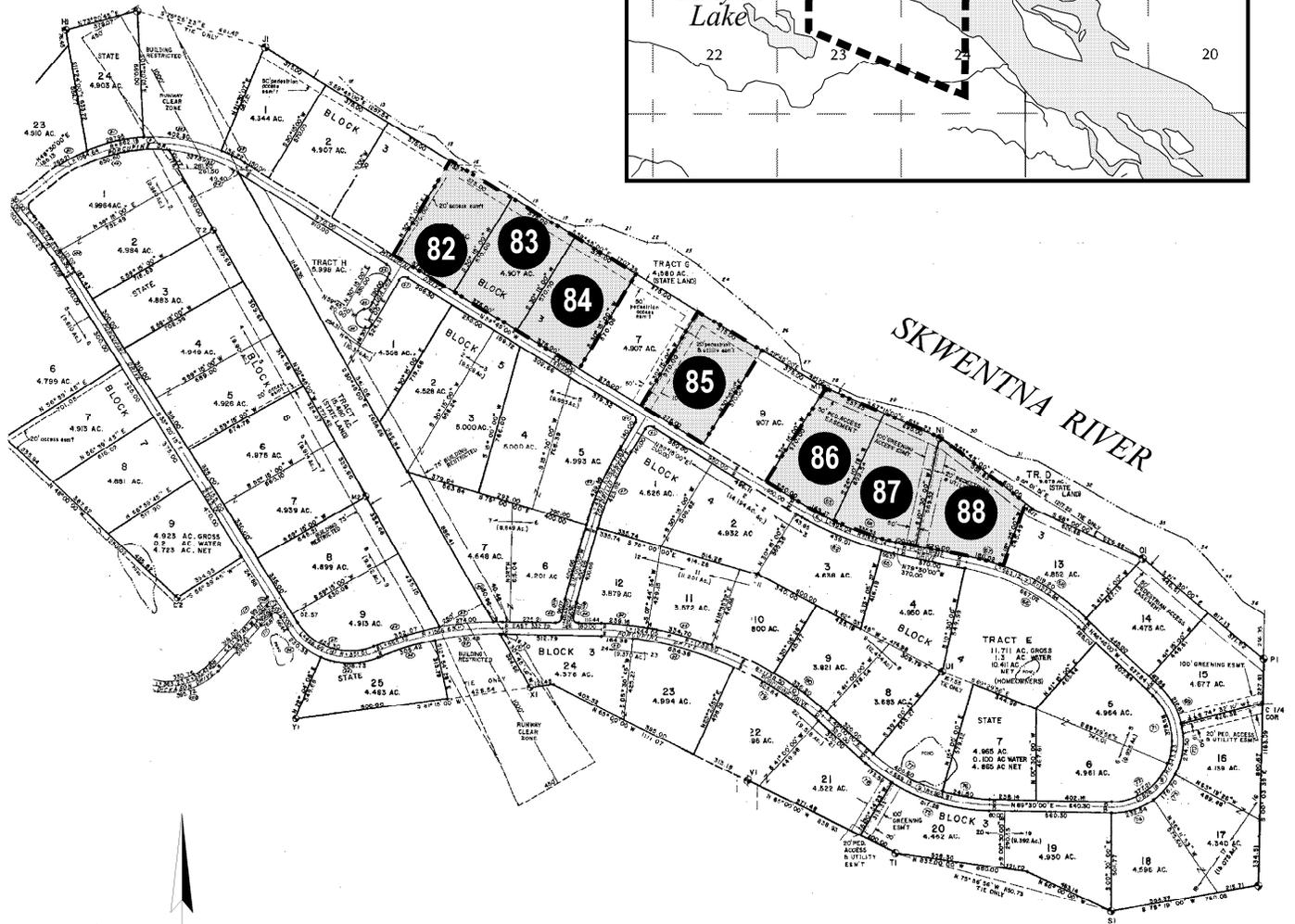
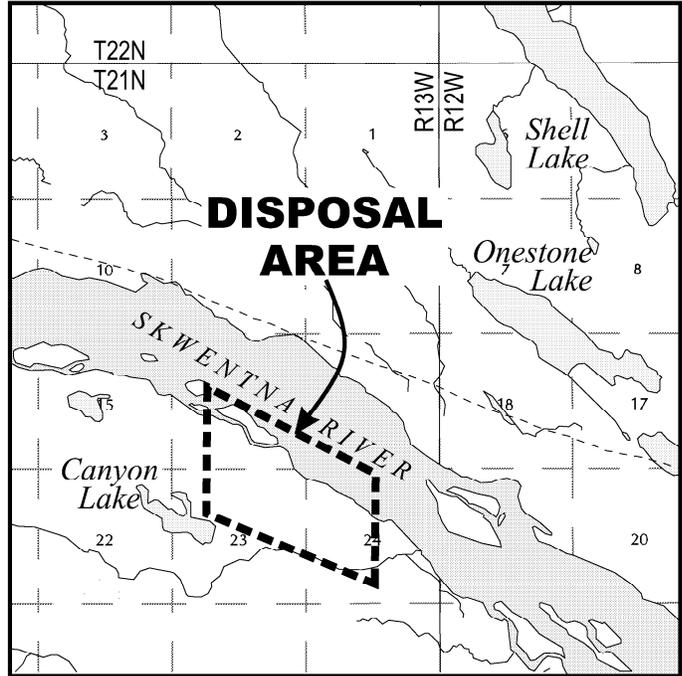
PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
82	213762	S021N013W14,23	4	3	ASLS 80-139	4.907	D, L, N, Z, GG, JJ, ZZ	\$9,300.00	
83	213763	S021N013W23	5	3	ASLS 80-139	4.907	D, L, Z, GG, JJ, ZZ	\$9,300.00	
84	213764	S021N013W23	6	3	ASLS 80-139	4.907	D, L, Z, GG, JJ, ZZ	\$9,300.00	
85	213729	S021N013W23,24	8	3	ASLS 80-139	4.907	D, L, Z, GG, JJ, ZZ	\$9,300.00	
86	213753	S021N013W24	10	3	ASLS 80-139	4.996	D, L, Z, GG, JJ, ZZ	\$9,300.00	
87	213754	S021N013W24	11	3	ASLS 80-139	4.987	D, L, K, Z, GG, JJ, UU, ZZ	\$9,300.00	
88	213755	S021N013W24	12	3	ASLS 80-139	4.974	D, L, K, Z, GG, JJ, UU, ZZ	\$9,300.00	

**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Canyon Lake

ASLS 80-139

**VICINITY MAP**  
USGS QUAD Tyonek D-5  
T. 21 N., R. 13 W. SM, Sec. 14,23,24



## Map 6

**SOUTHCENTRAL REGION**

## GLENNALLEN II

<b>LOCATION</b>	This subdivision is located near Glennallen, at about mile 186 on the Glenn Highway east of Anchorage, 2½ miles west of the intersection with the Richardson Highway.
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<b>TOPO MAP</b>	USGS Quad Gulkana A-4
<b>ACCESS</b>	Access is south from the Glenn Highway 1¼ miles on existing roads and trails, or by foot or ATV along section line or other dedicated rights-of-way.
<b>TOPOGRAPHY/TERRAIN</b>	Generally flat, on a plateau with an elevation of 1400-1500 feet comprised of black spruce and muskeg overlying a fairly level permafrost base. There is some standing water and potholes.
<b>SOILS</b>	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
<b>VEGETATION</b>	Spruce, willow and aspen
<b>WATER FRONT</b>	None
<b>VIEW</b>	Individual lots may have view of Wrangell Mountains to the east.
<b>CLIMATE</b>	Temperatures average -16° to -35° in winter to 42° to 68° in summer, with extremes of between -65° and 91°. Annual precipitation is 11 inches including 39 inches of snow.
<b>WATER SOURCE</b>	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
<b>WATER/SEWAGE DISPOSAL</b>	Contact DEC for approval of waste disposal systems.
<b>UTILITIES</b>	Unknown
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Glennallen II Homeowner's Association. Covenants are on record in the Chitina Recording District.
<b>OTHER</b>	

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
89	206098	C004N002W26	19	ASLS 79-251	2.29	G	\$4,700.00	
90	206099	C004N002W26	20	ASLS 79-251	2.02	G	\$4,700.00	
91	206100	C004N002W26	21	ASLS 79-251	2.25	G	\$4,700.00	Small driveway.
92	206105	C004N002W26	26	ASLS 79-251	2.26	G	\$6,300.00	Small driveway.
93	206107	C004N002W26	28	ASLS 79-251	2.16			WITHDRAWN
94	204810	C004N002W26	30	ASLS 79-251	2.44	G	\$4,700.00	

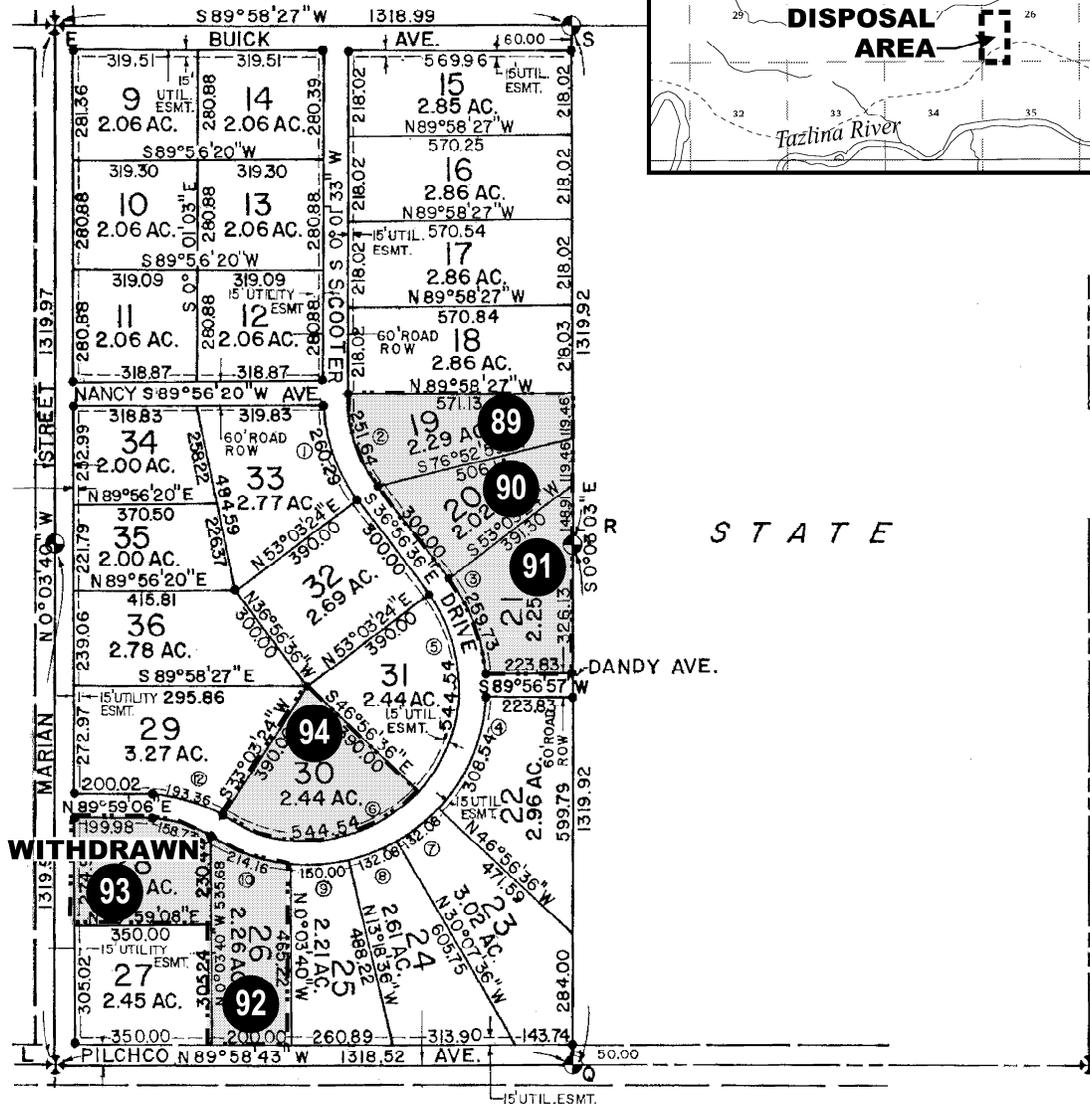
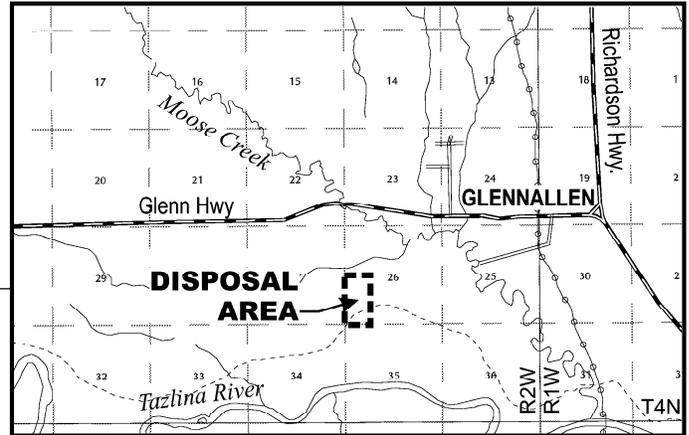
**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Glennallen II

ASLS 79-251

## VICINITY MAP

USGS QUAD Gulkana A-3, A-4  
T. 4 N., R. 2 W. CRM, Sec. 26



STATE



## Map 7

SOUTHCENTRAL REGION

## GLENNALLEN ODD LOT GLENNALLEN OTE

<b>LOCATION</b>	These parcels are located near Glennallen, at about mile 183 on the Glenn Highway east of Anchorage, 5½ miles west of the intersection with the Richardson Highway.
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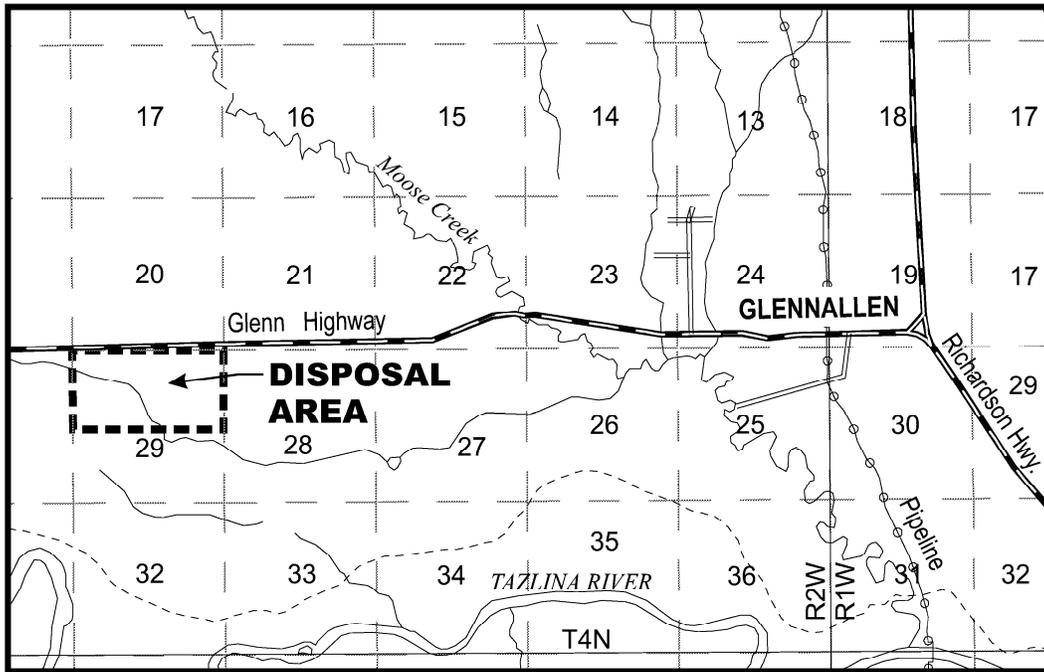
<b>TOPO MAP</b>	USGS Quad Gulkana A-4
<b>ACCESS</b>	These parcels are located ¼ mile south of the Glenn Highway. Access is from the Glenn Highway utilizing a 50-foot public right-of-way, ADL 59079.
<b>TOPOGRAPHY/TERRAIN</b>	Area is on a plateau about 1400 to 1500 elevation. Generally flat lying terrain cut by some river valleys.
<b>SOILS</b>	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
<b>VEGETATION</b>	The area is generally well forested with spruce, willow and aspen. Some locations are comprised of black spruce and muskeg overlying a fairly level permafrost base. There is some standing water and potholes.
<b>WATER FRONT</b>	A small pond is partially located within ASLS 79-37 Lot 30.
<b>VIEW</b>	Individual lots may have view of Wrangell Mountains to the east.
<b>CLIMATE</b>	Temperatures average -16° to -35° in winter to 42° to 68° in summer, with extremes of between -65° and 91°. Annual precipitation is 11 inches including 39 inches of snow.
<b>WATER SOURCE</b>	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
<b>WATER/SEWAGE DISPOSAL</b>	Contact DEC for approval of waste disposal systems.
<b>UTILITIES</b>	Unknown
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	ASLS 79-37 Lot 30 only: Purchaser automatically becomes a member of the Glennallen Homeowner's Association created to manage any common areas. Covenants are on record in the Chitina Recording District.
<b>OTHER</b>	Odd Lot: This parcel will be conveyed by aliquot part description. Only the southeast corner monument is set. ASLS 79-37 Lot 30: Positions of lot corners are computed only. No lot corners were set during the survey.

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
95	62559	C004N002W29	SE4NE4NW4 SEC 29	ASCS	10	KK	\$10,000.00	Odd Lot
96	204756	C004N002W29	30	ASLS 79-37	9.09	GG	\$9,100.00	OTE

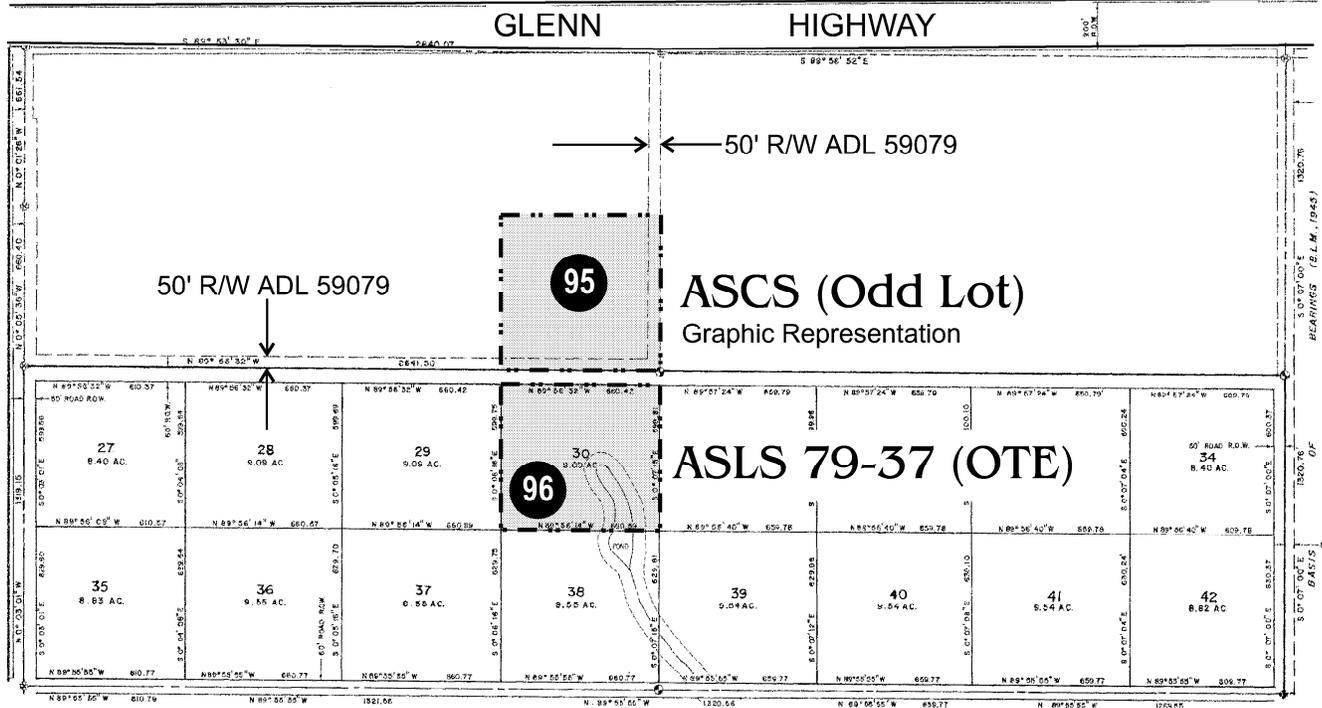
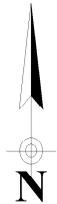
**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Glennallen Odd Lot & OTE

ASCS & ASLS 79-37



**VICINITY MAP**  
USGS QUAD Gulkana A-3, A-4  
T. 4 N., R. 2 W. CRM, Sec. 29



## Map 8

SOUTHCENTRAL REGION

## HOLSTEIN HEIGHTS SUBDIVISION

<b>LOCATION</b>	Located 20 miles SW of Wasilla on Knik Goose Bay/Point MacKenzie Road, bordering the Pt. MacKenzie Agricultural Project area, 6 air miles west of Anchorage across Knik Arm.
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<b>TOPO MAP</b>	USGS Quads Tyonek B-1, Anchorage B-8
<b>ACCESS</b>	ATV access into the subdivision across from Holstein Avenue (Heifer Drive).
<b>ROAD FRONTAGE</b>	No roads are constructed within the subdivision to the parcels in this offering.
<b>TOPOGRAPHY/TERRAIN</b>	Small rolling hills. Local relief varies from about 40 feet around the 2 small lakes to more than 150 feet. Lots may be steep.
<b>SOILS</b>	Glacial moraine type soils.
<b>VEGETATION</b>	White spruce, paper birch and aspen.
<b>WATER FRONT</b>	None
<b>VIEW</b>	None
<b>CLIMATE</b>	Maritime climatic conditions with strong coastal winds from late February to April.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Lot 6 Block 2 is approved for only non-discharge sewerage systems (chemical, humus, incendiary toilets) and non-pressured water supply systems (hand hauled). Anyone wishing to install a discharge type sewerage system must first receive approval of the Department of Environmental Conservation. Lot 4 Block 4 has been approved by DEC for conventional on-site septic tank disposal systems.
<b>UTILITIES</b>	Unknown. Utilities may be available from Pt. MacKenzie Road.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. See the survey plat notes for building setbacks from water bodies, easements and lot lines.
<b>MUNICIPAL AUTHORITY</b>	Within the Matanuska-Susitna Borough. Parcels will be subject to property tax.
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Holstein Heights Homeowner's Association. Covenants are recorded in the Palmer Recording District, Book 231, Page 720, 4/20/81.
<b>OTHER</b>	This subdivision is for residential or recreational use. NOTE: Tracts A and B, designated as "State Land" and Lot 14, Block 1 and Lots 1 and 2, Block 5, designated as material sites for use by the Homeowner's Association on the survey plat, are Mental Health Trust Lands.

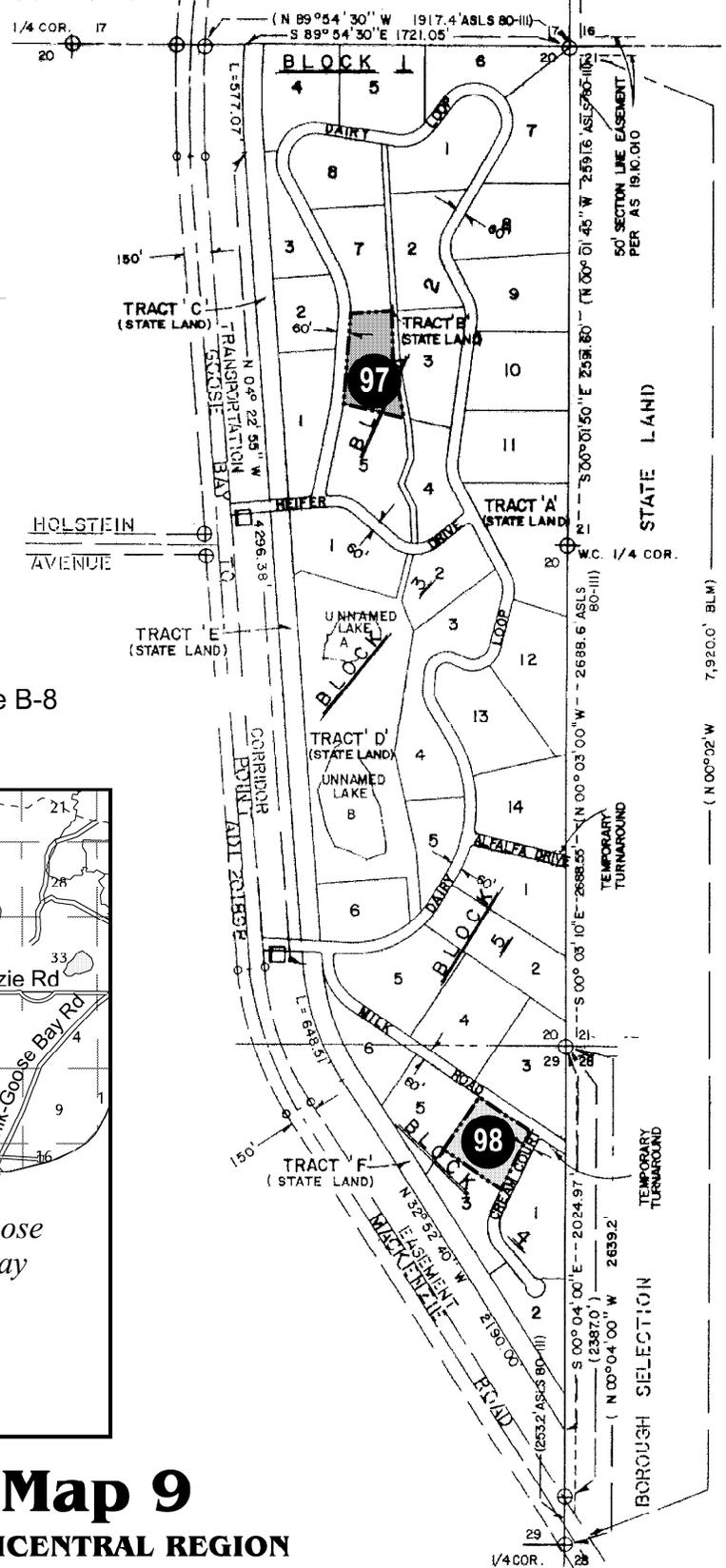
PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
97	210556	S015N004W20	6	2	ASLS 80-135	3.093	D, L, M, Z	\$12,400.00	
98	210568	S015N004W29	4	4	ASLS 80-135	2.696	D, L, M, Z	\$8,750.00	

**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Holstein Heights

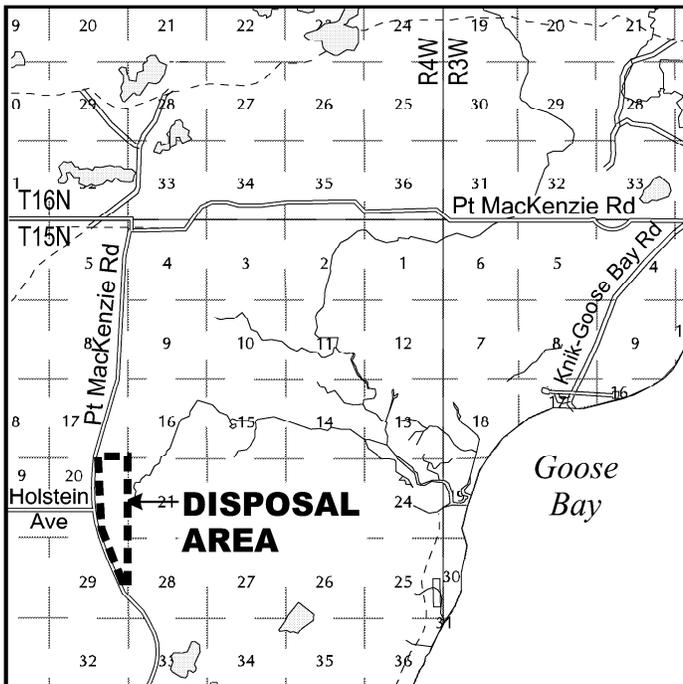
ASLS 80-135

TR. 21 A.S.L.S. 80-III TR. 20 A.S.L.S. 80-III



## VICINITY MAP

USGS QUADS Tyonek B-1, Anchorage B-8  
T. 15 N., R. 4 W. SM, Sec. 20,29



## Map 9

SOUTHCENTRAL REGION

## LAKE LOUISE SMALL LOTS

<b>LOCATION</b>	Lots within various US Surveys on the western, northern, and eastern shore of Lake Louise, located about 32 miles northwest of Glennallen.
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<b>TOPO MAP</b>	USGS Quads Gulkana B-5 and B-6
<b>ACCESS</b>	Overland access is via Lake Louise Road at milepost 154.8 east of Anchorage on the Glenn Highway. The Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Fly-in access is available. Boat access to the lots can often be dangerous, as the lake is susceptible to strong wind and wave action.
<b>TOPOGRAPHY/TERRAIN</b>	The lakeshore offers a variety of slopes from nearly level to steep cliffs. The elevation of Lake Louise is 2,362 feet above sea level.
<b>SOILS</b>	Soils may contain permafrost in some areas.
<b>VEGETATION</b>	Stunted spruce on the wetter lands and small to medium diameter spruce and birch on the better-drained lands. Firewood and house logs are scarce in the area.
<b>WATER FRONT</b>	All lots offered front on Lake Louise; however, some lots are steep and are not accessible directly from the lakeshore. Erosion and sloughing is occurring on the steeper lots. <b>Site inspection is strongly recommended.</b>
<b>VIEW</b>	Excellent views of the Wrangells and Talkeetna Mountains.
<b>CLIMATE</b>	Temperatures range from an average of -15°F in January to a high of 55°F in July. Annual precipitation averages 9 inches and summer frosts are common.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Installation of individual water supply systems or sewage disposal systems must be approved.
<b>UTILITIES</b>	None
<b>RESTRICTIONS</b>	Located within the Talkeetna Mountains Special Use District. Development of lots may be restricted. Contact the Matanuska-Susitna Borough for further information.
<b>MUNICIPAL AUTHORITY</b>	Within the Matanuska-Susitna Borough. Parcels will be subject to property tax.
<b>HOMEOWNER'S ASSOC.</b>	None
<b>OTHER</b>	This is a popular area for water-related recreation activities with fishing reported to be excellent. The surrounding lands provide moose and caribou hunting opportunities and winter sport activity is increasing. Much of the land around Lake Louise is privately owned.

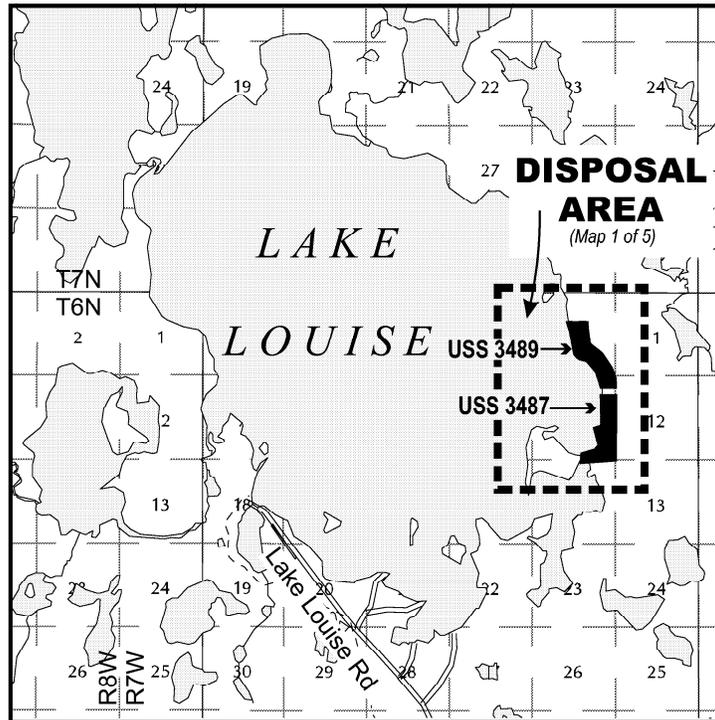
PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
99	219303	C006N007W2	11A & 11B	USS 3489	4.99	S, GG	\$25,000.00	
100	219309	C006N007W2	2A & 2B	USS 3490	4.26			WITHDRAWN
101	219291	C006N007W11	6	USS 3487	4.11	R, GG	\$25,000.00	
102	219280	C006N007W14	52	USS 3485	3.75	R, GG	\$24,000.00	
103	219284	C006N007W14	56	USS 3485	3.87	R, GG	\$24,500.00	
104	216621	C007N007W17	7	USS 3497	4.95	R, GG	\$21,000.00	
105	216639	C007N007W19	8	USS 3498	4.64	R, GG	\$20,000.00	
106	216623	C007N007W19	17	USS 3497	3.55	R, GG	\$20,500.00	
107	216627	C007N007W19	21	USS 3497	3.75	R, GG	\$22,000.00	
108	216608	C007N007W20	7	USS 3496	3.95	R, GG	\$16,500.00	
109	216609	C007N007W20	8	USS 3496	4.88	R, GG	\$18,500.00	

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
110	216612	C007N007W20	13	USS 3496	4.33	R, GG	\$17,500.00	
111	216607	C007N007W20, 29	6	USS 3496	4.01	R, GG	\$17,000.00	
112	216605	C007N007W29	3	USS 3496	4.75	R, GG	\$18,000.00	
113	216606	C007N007W29	4	USS 3496	4.91	R, GG	\$18,500.00	

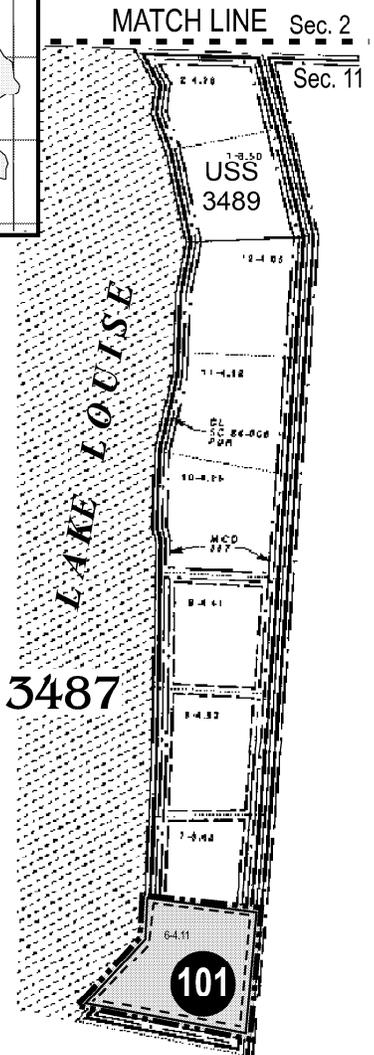
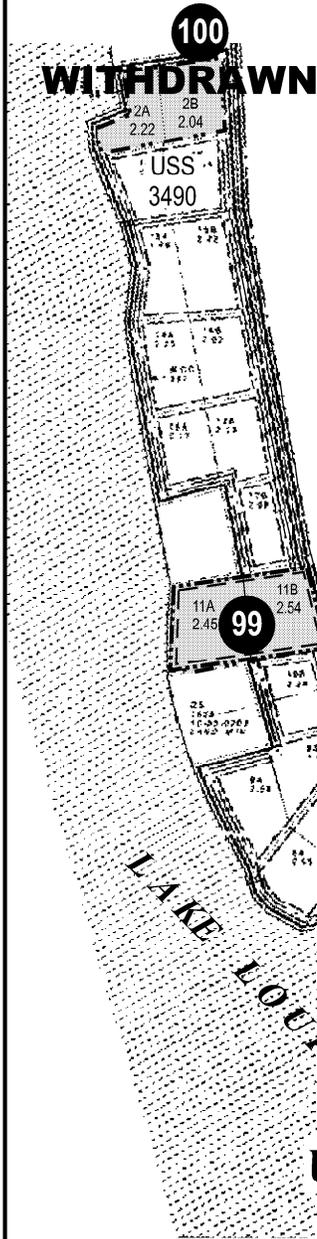
**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Lake Louise

## USS 3487 & 3489



**VICINITY MAP**  
USGS QUAD TGulkana B-5,B-6  
T. 6 N., R. 7 W. CRM, Sec. 2,11

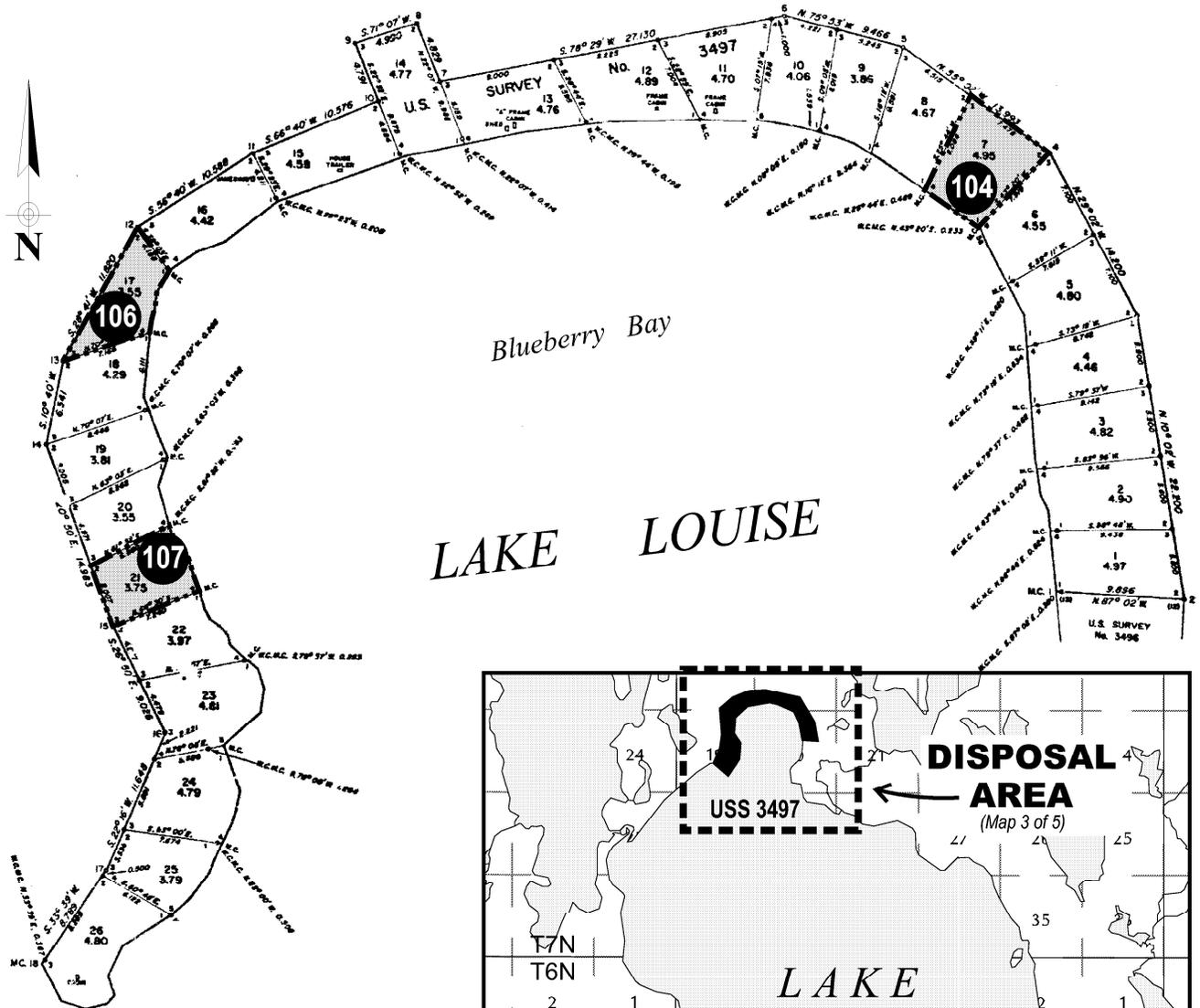


**Map 10 (1 of 5)**  
**SOUTHCENTRAL REGION**

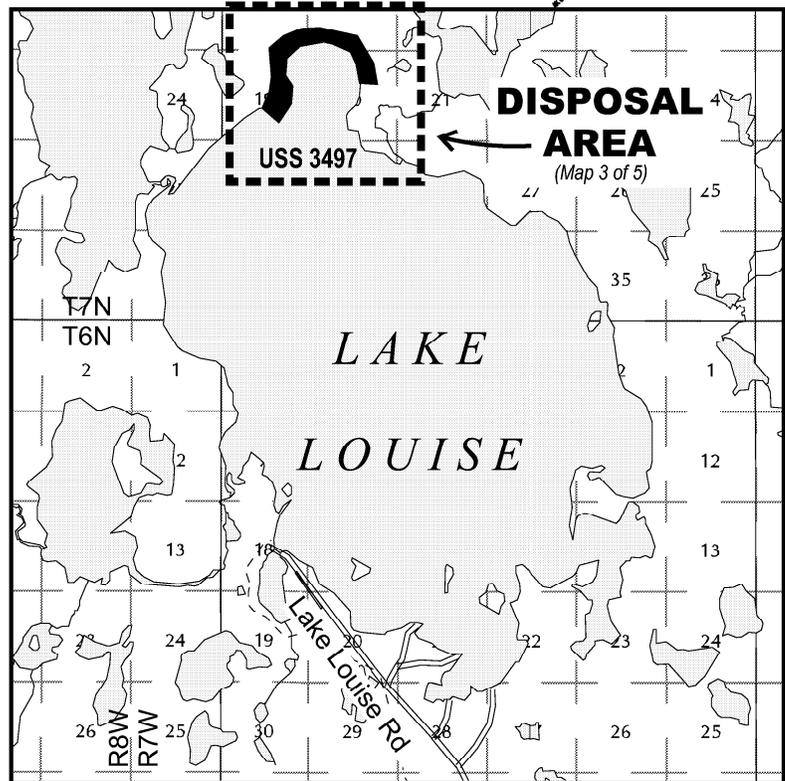


# Lake Louise

USS 3497



**VICINITY MAP**  
USGS QUADS Gulkana B-5, B-6  
T. 7 N., R. 7 W. CRM, Sec. 17, 19



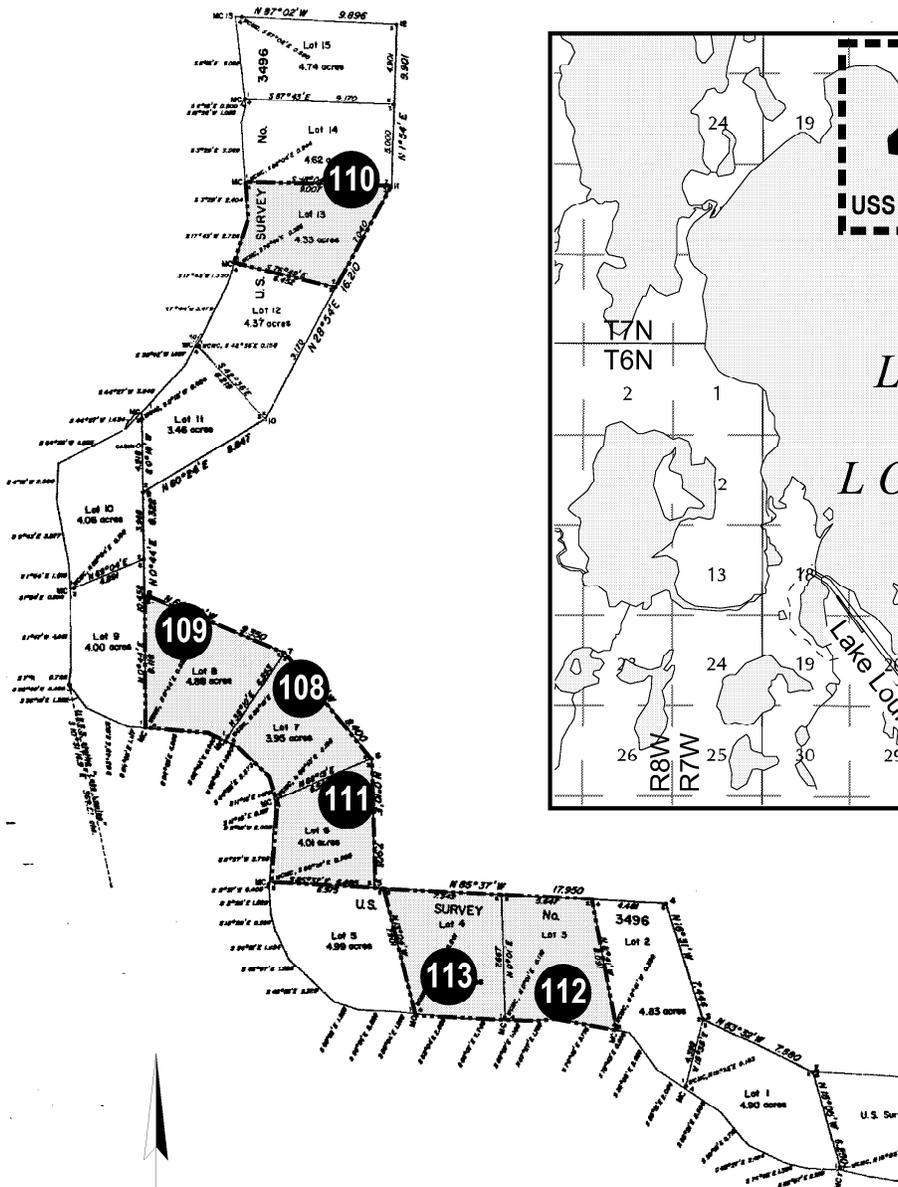
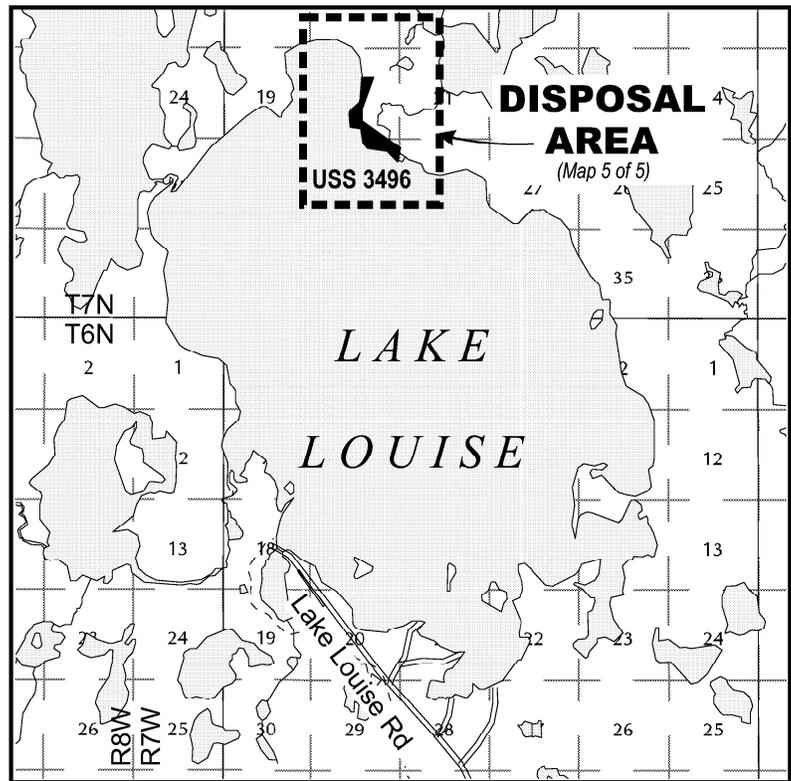
**Map 10** (3 of 5)  
SOUTHCENTRAL REGION



# Lake Louise

USS 3496

**VICINITY MAP**  
USGS QUADS Gulkana B-5, B-6  
T. 7 N., R. 7 W. CRM, Sec. 20,29



**Map 10 (5 of 5)**  
**SOUTHCENTRAL REGION**

## PINNACLE MOUNTAIN SUBDIVISION

<b>LOCATION</b>	Located approximately 18 miles east of Palmer near mile 66 of the Glenn Highway.
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<b>TOPO MAP</b>	USGS Quad Anchorage C-5
<b>ACCESS</b>	Access to the subdivision is from an unmarked section line access road about ¼ mile west of the Kings River bridge. From the Glenn Highway, go north 300 feet, then turn west on the first road ¼ mile to the subdivision.
<b>TOPOGRAPHY/TERRAIN</b>	Flat, generally gently sloping. Elevation is approx. 500 feet above sea level.
<b>SOILS</b>	Generally thick deposits of very gravelly and sandy glacial drift.
<b>VEGETATION</b>	Aspen, poplar, and birch interspersed with some stands of white spruce.
<b>WATER FRONT</b>	None
<b>VIEW</b>	Views to the south across Matanuska River valley and Pinnacle Mountain, north to front range of the Talkeetna Mountains and Granite Peak.
<b>CLIMATE</b>	Normal summer temperatures range between 44°F and 68°F, with winter temperatures between 0°F and 18°F. Recorded temperature extremes range from -42°F to 90°F. Annual precipitation is about 8 inches, including 71 inches of snow.
<b>WATER SOURCE</b>	Unknown. Spring located in Lot 12, Block 1 with 50' access easement.
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for on site sewage disposal, except where slopes exceed 25%. Installation of individual water supply systems or sewage disposal systems must be approved.
<b>UTILITIES</b>	Utilities are available within the subdivision.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. See the survey plat notes for building setbacks from water bodies, easements and lot lines, and for usable square feet information.
<b>MUNICIPAL AUTHORITY</b>	Within Matanuska-Susitna Borough. Parcels will be subject to property tax.
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Pinnacle Mountain Homeowner's Association. Covenants are recorded in the Talkeetna Recording District, Book 416, Page 838, 5/15/85.
<b>OTHER</b>	This subdivision is for residential or recreational use. Tract A (except for the easements) is a material site, managed by the state for platted improvements or road construction. Tract C is a DOTPF material site, ADL 26878.

**.090 NOTE:** The appraised value for parcel 116 represents \$10,300.00 for the land plus \$20,300.00 for the previously constructed improvements for a total value of \$30,600.00. If you are the successful bidder, the value of the improvements (\$20,300.00) must be paid in full within 30 days of the date you are notified.

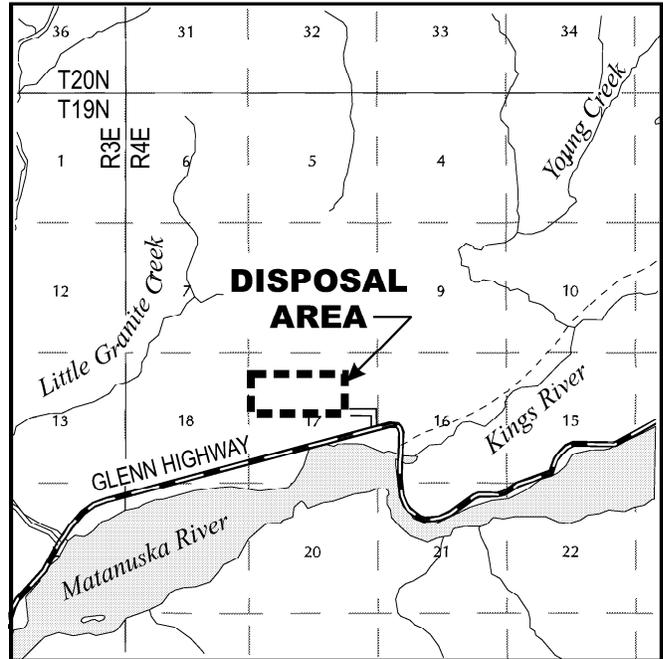
PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
114	221212	S019N004E17	13	1	ASLS 84-12	1.903	M, CCC, DDD, EEE	\$8,400.00	
115	221221	S019N004E17	1	3	ASLS 84-12	2.166	M, CCC, DDD, EEE	\$9,550.00	
116	221224	S019N004E17	4	3	ASLS 84-12	2.335	M, CCC, DDD, EEE	\$30,600.00	See .090 Note

**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Pinnacle Mountain

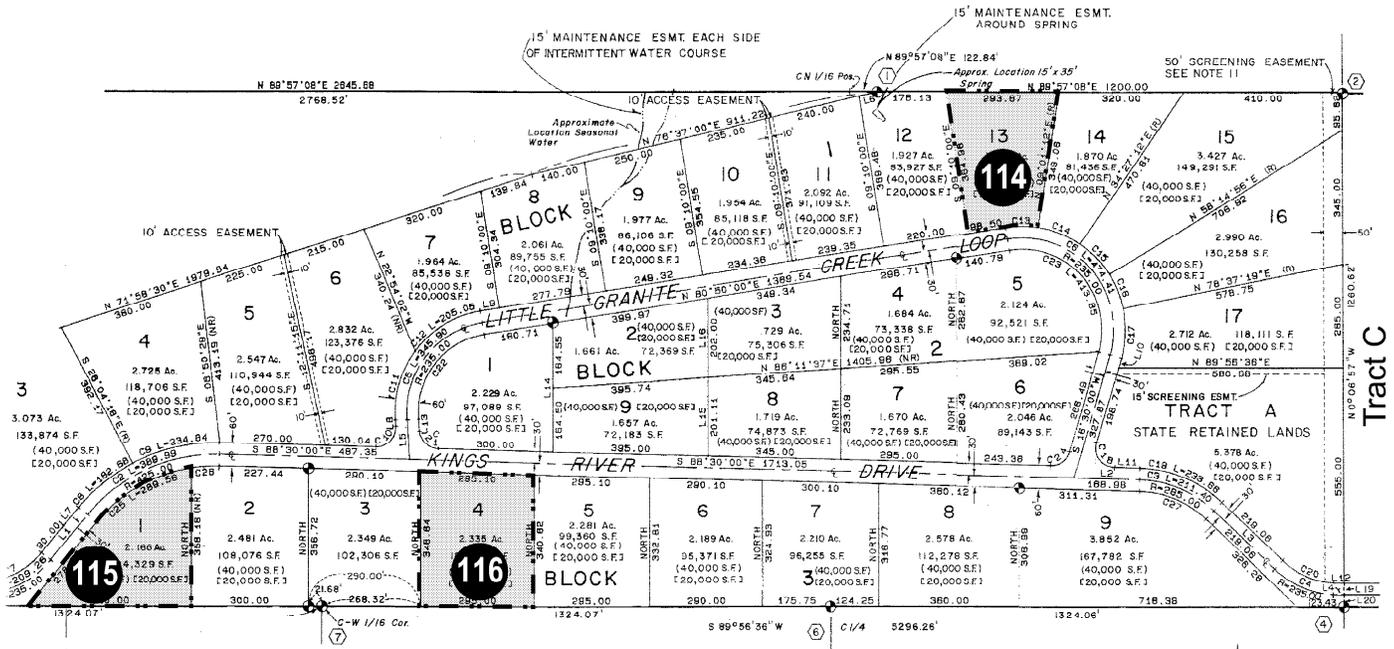
ASLS 84-12

**VICINITY MAP**  
 USGS QUAD Anchorage C-5  
 T. 19 N., R. 4 E. SM, Sec. 17



UNSUBDIVIDED

PRIVATE



Tract C

## Map 11

SOUTHCENTRAL REGION

## SAFARI LAKE SUBDIVISION

<b>LOCATION</b>	Approximately 17 miles NW of Talkeetna and ten miles SE of Petersville.
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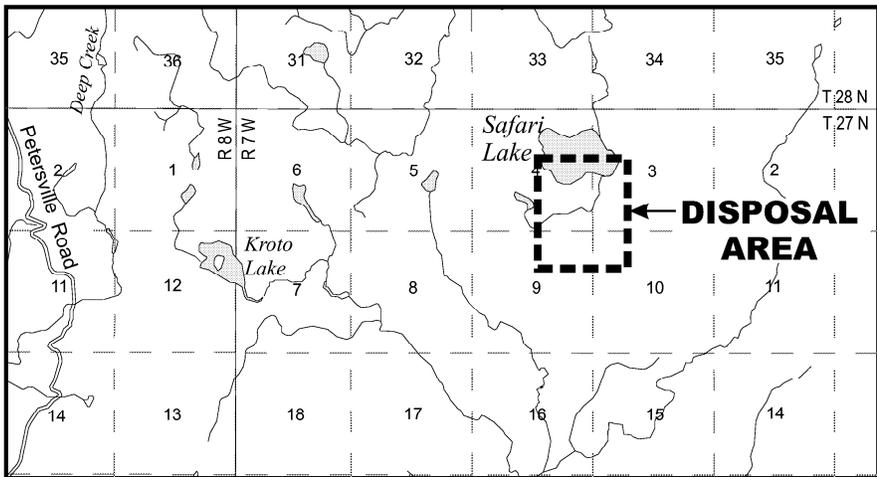
<b>TOPO MAP</b>	USGS Quad Talkeetna B-2
<b>ACCESS</b>	Float plane to Safari Lake or overland by ATV from Petersville Road.
<b>TOPOGRAPHY/TERRAIN</b>	Area was formed by glacial drift and the predominant topographic features are glacial moraines, which rise above poorly drained muskeg formations. Safari Lake is 919 feet above mean sea level.
<b>SOILS</b>	Topsoils range from ½ foot to two feet thick. Beneath is silty gravelly sand with cobbles.
<b>VEGETATION</b>	Vegetation on the moraine hills is low density white spruce, alder and low brush. Parcels contain wetlands.
<b>WATER FRONT</b>	No direct waterfront. Lots are adjacent to common areas along Safari Lake and an unnamed creek.
<b>VIEW</b>	Views north to Alaska Range expected to be good.
<b>CLIMATE</b>	Information not available.
<b>WATER SOURCE</b>	Adequate ground water available.
<b>WATER/SEWAGE DISPOSAL</b>	DEC 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 by DEC. Silty soil conditions indicate need for investigation into feasibility of water carried sewage disposal systems.
<b>UTILITIES</b>	None
<b>RESTRICTIONS</b>	
<b>MUNICIPAL AUTHORITY</b>	All lots are within the Matanuska-Susitna Borough. Parcels are subject to property tax. At one time, the Matanuska-Susitna Borough was considering designating this area as a roadless area.
<b>HOMEOWNER'S ASSOC.</b>	Purchasers automatically become members of the Safari Lake Homeowner's Association. Covenants are on record with the Talkeetna Recording District.
<b>OTHER</b>	Safari Lake subdivision contains lot combinations to create parcels larger than 5 acres to satisfy borough platting requirements for usable square footage.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
117	216207	S027N007W3	7	3	ASLS 80-188	5	D, M, GG, ZZ, CCC, DDD	\$8,000.00	
118	216208	S027N007W3	1 thru 3	4	ASLS 80-188	15	D, M, GG, ZZ, CCC, DDD	\$19,500.00	Sold as one lot
119	216209	S027N007W3	4 & 5	4	ASLS 80-188	10	D, M, GG, FF, ZZ, CCC, DDD	\$14,000.00	Sold as one lot
120	216160	S027N007W4	10&11	4	ASLS 80-188	9.999	D, M, ZZ, CCC, DDD	\$12,000.00	Sold as one lot
121	216178	S027N007W9	15 & 16	8	ASLS 80-188	10	D, M, ZZ, CCC, DDD	\$10,000.00	Sold as one lot
122	216211	S027N007W4	7	11	ASLS 80-188	5	D, M, FF, ZZ, CCC, DDD	\$7,000.00	

**NOTE: Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Safari Lake

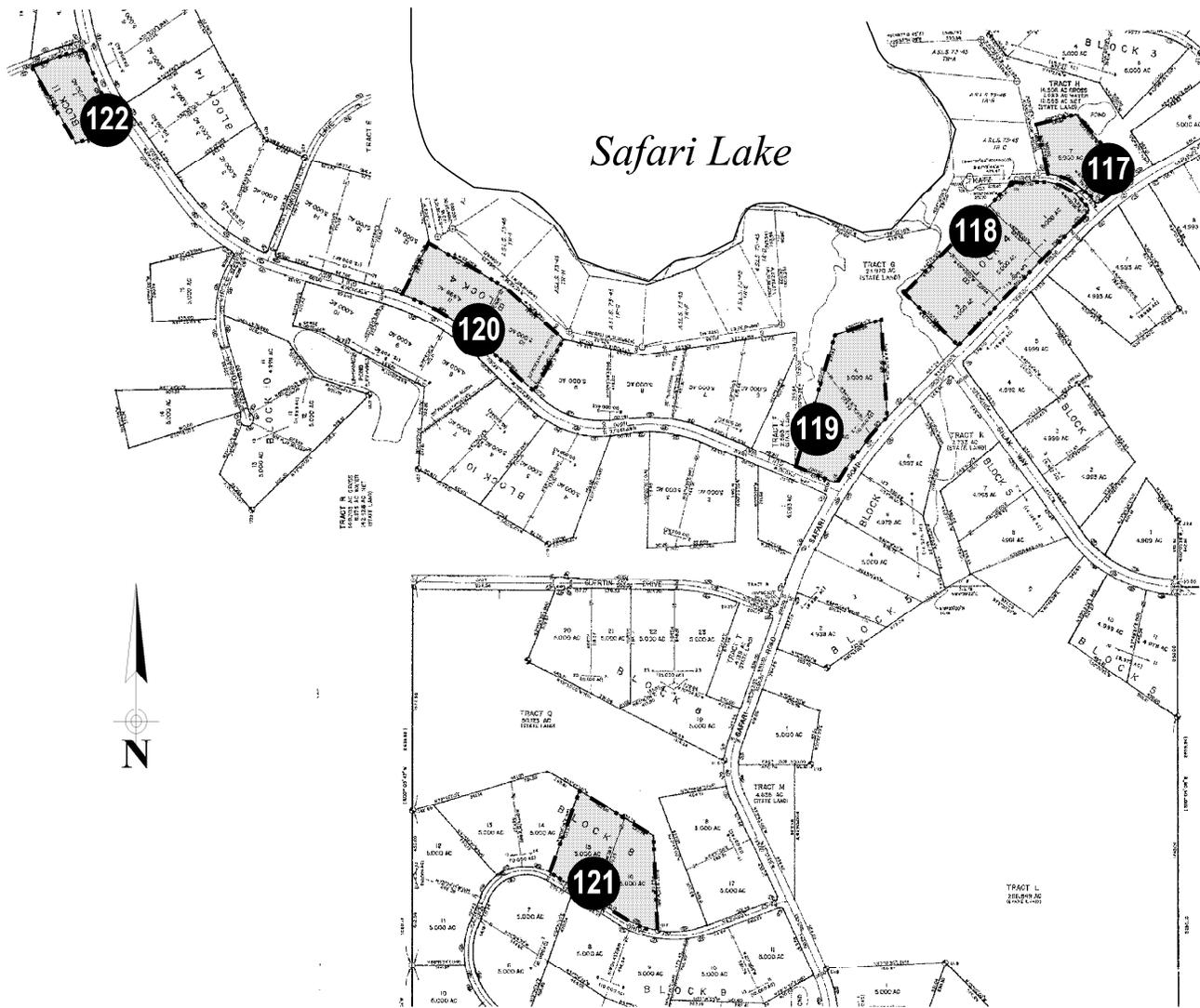
ASLS 80-188



## VICINITY MAP

USGS QUAD Talkeetna B-2

T. 27 N., R. 7 W. SM, Sec. 3, 4, 9



## Map 12

SOUTHCENTRAL REGION

## SMALL LAKES ALIQUOT PARTS SUBDIVISION

<b>LOCATION</b>	Located approximately 30 miles west of Glennallen, 5 miles north of the Glenn Highway on Lake Louise Road.
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<b>TOPO MAP</b>	USGS Quad Gulkana A-5
<b>ACCESS</b>	Access to the parcels is by snowmachine and ATV trails from Lake Louise Road (milepost 154.8 from Anchorage on the Glenn Highway), and along platted easements and lot lines. A loop of the Old Lake Louise Road passes through the SW corner of the subdivision ("Old Road Lake and Round Lake").
<b>TOPOGRAPHY/TERRAIN</b>	The area contains rolling hills.
<b>SOILS</b>	Shallow permafrost is likely.
<b>VEGETATION</b>	Sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush. Firewood and house logs are scarce.
<b>WATER FRONT</b>	Small ponds and swampy areas are scattered throughout. <b>Water bodies under five acres are not shown.</b>
<b>VIEW</b>	Good views in all directions from the tops of knolls.
<b>CLIMATE</b>	Continental with long cold winters and short warm summers. Annual precipitation averages 9 inches. Summer frost is common. Typical temperatures range from -15°F in January to 55°F in July.
<b>WATER SOURCE</b>	Unknown.
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). 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>	
<b>MUNICIPAL AUTHORITY</b>	None.
<b>HOMEOWNER'S ASSOC.</b>	None.
<b>OTHER</b>	This subdivision contains large parcels 20-40 acres in size. Not all lot corners are monumented.

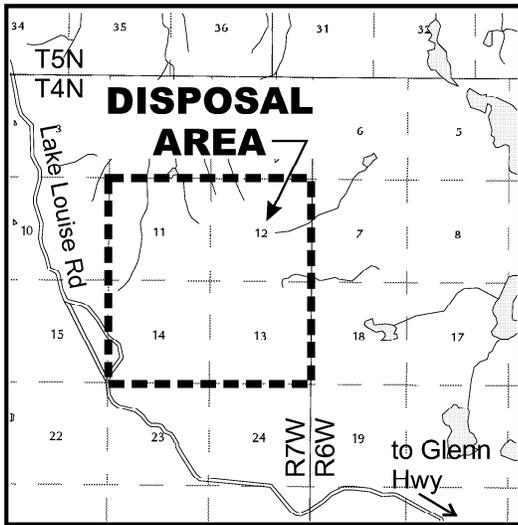
PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
123	219189	C004N007W11	Tract A of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	
124	219190	C004N007W11	Tract B of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	
125	219191	C004N007W11	Tract C of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	
126	219192	C004N007W11	Tract D of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$13,500.00	
127	219193	C004N007W11	Tract E of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	
128	219194	C004N007W11	Tract G of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	
129	219195	C004N007W11	Tract H of Sec. 11	ASCS 7/15/1983	20	O, AA, FF	\$11,500.00	
130	219196	C004N007W11	Tract J of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$13,500.00	
131	219197	C004N007W11	Tract K of Sec. 11	ASCS 7/15/1983	20	O, AA, QQ	\$11,500.00	
132	219198	C004N007W11	Tract L of Sec. 11	ASCS 7/15/1983	20	O, AA, QQ	\$11,500.00	
133	219199	C004N007W11	Tract M of Sec. 11	ASCS 7/15/1983	20	O, AA	\$11,500.00	
134	219200	C004N007W11	Tract N of Sec. 11	ASCS 7/15/1983	20	O, AA	\$11,500.00	
135	219201	C004N007W11	Tract P of Sec. 11	ASCS 7/15/1983	20	O, AA	\$11,500.00	
136	219202	C004N007W11	Tract Q of Sec. 11	ASCS 7/15/1983	20	O, FF, AA	\$11,500.00	
137	219203	C004N007W11	Tract R of Sec. 11	ASCS 7/15/1983	40	O, FF, AA	\$17,500.00	
138	219204	C004N007W11	Tract S of Sec. 11	ASCS 7/15/1983	40	O, AA	\$17,500.00	
139	219205	C004N007W11	Tract T of Sec. 11	ASCS 7/15/1983	20	O, AA	\$11,500.00	
140	219206	C004N007W11	Tract V of Sec. 11	ASCS 7/15/1983	40	O, AA, FF	\$16,500.00	
141	219207	C004N007W11	Tract W of Sec. 11	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
142	219208	C004N007W11	Tract X of Sec. 11	ASCS 7/15/1983	20	O, AA, FF, QQ	\$11,500.00	

PARCEL	ADL	MTRS	LOT/TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
143	219209	C004N007W11	Tract Y of Sec. 11	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
144	219210	C004N007W11	Tract Z of Sec. 11	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
145	219211	C004N007W12	Tract C of Sec. 12	ASCS 7/15/1983	39.99	O, AA, FF, QQ	\$17,500.00	
146	219212	C004N007W12	Tract D of Sec. 12	ASCS 7/15/1983	39.99	O, AA, FF	\$17,500.00	
147	219213	C004N007W12	Tract E of Sec. 12	ASCS 7/15/1983	19.99	O, AA	\$11,500.00	
148	219214	C004N007W12	Tract J of Sec. 12	ASCS 7/15/1983	39.99	O, AA, FF	\$17,500.00	
149	219216	C004N007W13	Tract A of Sec. 13	ASCS 7/15/1983	39.99	O, AA	\$16,500.00	
150	219217	C004N007W13	Tract D of Sec. 13	ASCS 7/15/1983	19.99	O, AA, FF	\$11,000.00	
151	219218	C004N007W13	Tract E of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF, GG	\$16,500.00	
152	219219	C004N007W13	Tract F of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF	\$16,500.00	
153	219220	C004N007W13	Tract H of Sec. 13	ASCS 7/15/1983	39.99	O, AA	\$19,000.00	
154	219221	C004N007W13	Tract J of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF	\$16,500.00	
155	219222	C004N007W13	Tract K of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF	\$16,500.00	
156	219223	C004N007W13	Tract L of Sec. 13	ASCS 7/15/1983	39.99	O, AA	\$16,500.00	
157	219224	C004N007W13	Tract N of Sec. 13	ASCS 7/15/1983	19.99	O, AA	\$11,000.00	
158	219225	C004N007W13	Tract Q of Sec. 13	ASCS 7/15/1983	19.99	O, AA, FF	\$13,000.00	
159	219226	C004N007W13	Tract R of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF	\$16,500.00	
160	219227	C004N007W13	Tract S of Sec. 13	ASCS 7/15/1983	39.99	O, AA, FF	\$19,000.00	
161	219228	C004N007W14	Tract A of Sec. 14	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
162	219229	C004N007W14	Tract B of Sec. 14	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
163	219230	C004N007W14	Tract C of Sec. 14	ASCS 7/15/1983	20	O, AA, FF, QQ	\$13,500.00	
164	219231	C004N007W14	Tract E of Sec. 14	ASCS 7/15/1983	40	O, AA, FF, QQ	\$17,500.00	
165	219234	C004N007W14	Tract K of Sec. 14	ASCS 7/15/1983	40	O, AA, FF	\$16,500.00	
166	219235	C004N007W14	Tract L of Sec. 14	ASCS 7/15/1983	18.2	O, AA, FF, GG	\$11,500.00	
167	219236	C004N007W14	Tract M of Sec. 14	ASCS 7/15/1983	20	O, AA	\$13,000.00	
168	219237	C004N007W14	Tract N of Sec. 14	ASCS 7/15/1983	20	O, AA	\$13,000.00	
169	219238	C004N007W14	Tract P of Sec. 14	ASCS 7/15/1983	20	O, AA	\$11,000.00	
170	219239	C004N007W14	Tract Q of Sec. 14	ASCS 7/15/1983	20	O, AA	\$11,000.00	
171	219240	C004N007W14	Tract R of Sec. 14	ASCS 7/15/1983	20	O, AA	\$11,000.00	
172	219242	C004N007W14	Tract V of Sec. 14	ASCS 7/15/1983	20	O, AA, FF	\$11,000.00	
173	219243	C004N007W14	Tract W of Sec. 14	ASCS 7/15/1983	20	O, AA, FF	\$13,000.00	
174	219244	C004N007W14	Tract X of Sec. 14	ASCS 7/15/1983	20	O, AA, FF	\$11,000.00	
175	219245	C004N007W14	Tract Y of Sec. 14	ASCS 7/15/1983	20	O, AA, FF	\$11,000.00	
176	219246	C004N007W14	Tract Z of Sec. 14	ASCS 7/15/1983	20	O, AA, FF	\$13,000.00	

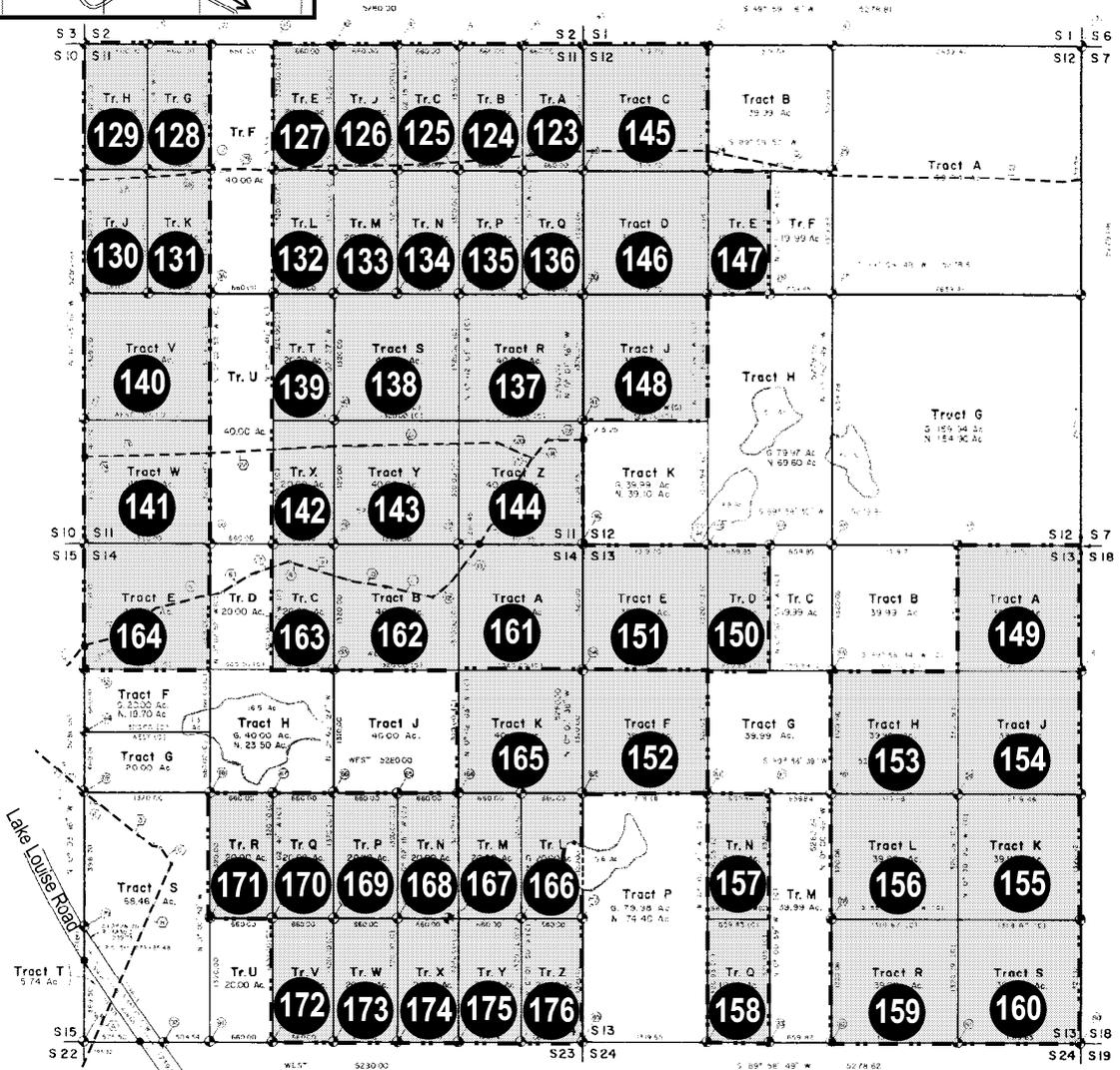
**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Small Lakes

ASCS



**VICINITY MAP**  
 USGS QUAD Gulkana A-5  
 T. 4 N., R. 7 W. CRM, Sec. 11, 12, 13, 14



## Map 13

SOUTHCENTRAL REGION

## SUMMIT LAKE HEIGHTS SUBDIVISION

<b>LOCATION</b>	Located 12 miles north of Paxson, off the Richardson Highway east of Summit Lake at approximately milepost 196.
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<b>TOPO MAP</b>	USGS Quad Mt. Hayes A-4
<b>ACCESS</b>	Snowmachine or ATV from the Richardson Highway. Heavy rains washed out original road construction to the subdivision. Current access into the subdivision is not known. Note: an old abandoned airstrip west of the subdivision is on private land and is closed to the public.
<b>TOPOGRAPHY/TERRAIN</b>	The area generally slopes in a westerly direction and is scattered with small depressions, gentle to steep ridges and swales.
<b>SOILS</b>	Soils in this area may contain permafrost.
<b>VEGETATION</b>	Typical of alpine tundra consisting of dwarf birch, willow, blueberries, mosses and lichen.
<b>WATER FRONT</b>	None
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Temperatures range from 42°F to 61°F in summer and -2°F to -22°F in winter. Recorded extremes are -45°F and 89°F. Annual precipitation is about 16 inches, with 126 inches of snow.
<b>WATER SOURCE</b>	Pressurized water systems may not be constructed without DEC approval due to gray water disposal problems. Non-pressurized water systems (systems operating without pumps) may be constructed without DEC approval.
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary). Conventional subsurface wastewater disposal systems, such as septic tank/soil absorption systems, are not suitable and not legal in permafrost soils. Installation of individual water supply systems or sewage disposal systems must be approved.
<b>UTILITIES</b>	Unknown
<b>RESTRICTIONS</b>	Some parcels may contain wetlands. An Army Corps of Engineers permit may be needed prior to placing fill into these areas.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	None
<b>OTHER</b>	Summit Lake is headwaters of the Gulkana River. It is stocked with sockeye salmon, and also contains some grayling, whitefish, rainbow trout, and burbot.

**NOTE:** These lands are tentatively approved only. See page \_\_\_ for more information.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
177	221242	F020S012E30	8	1	ASLS 84-101	2.7	D, M, P, CCC, DDD	\$18,000.00	
178	221252	F020S012E31	18	1	ASLS 84-101	2.8	D, M, CCC, DDD	\$18,000.00	
179	221260	F020S012E30	8	2	ASLS 84-101	3.351	D, M, P, CCC, DDD	\$18,000.00	
180	221274	F020S012E31	12	3	ASLS 84-101	2.501	D, M, P, VV, CCC, DDD	\$18,000.00	

**NOTE:** Survey or subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Summit Lake Heights

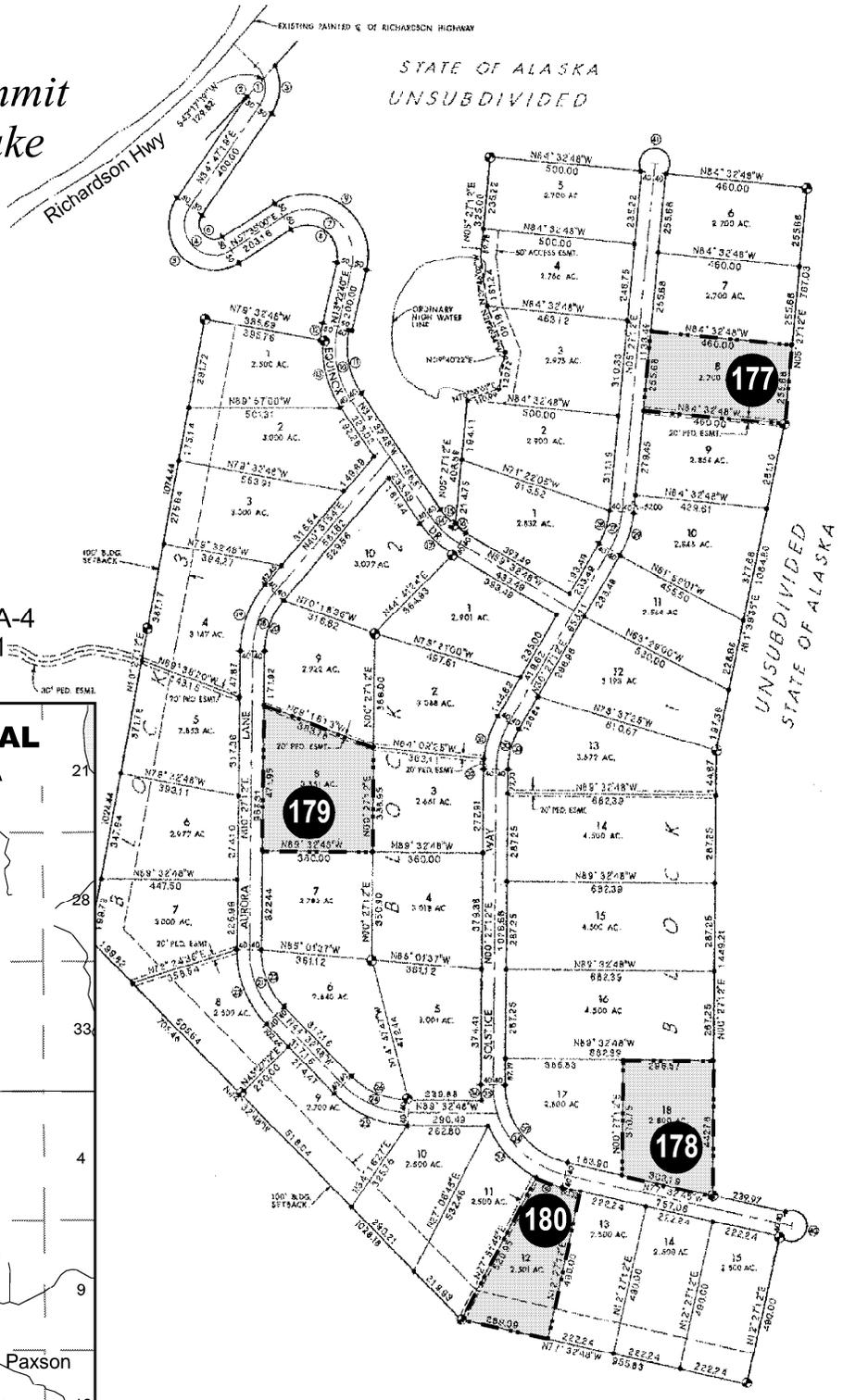
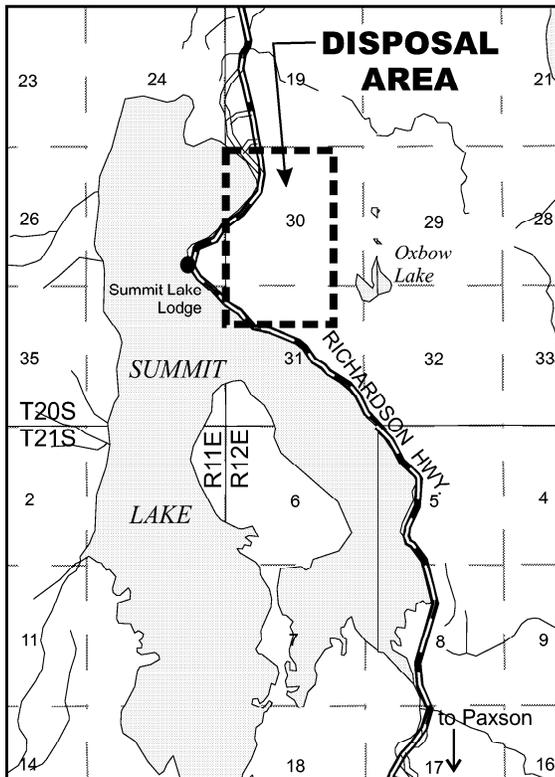
ASLS 84-101

Summit  
Lake

STATE OF ALASKA  
UNSUBDIVIDED



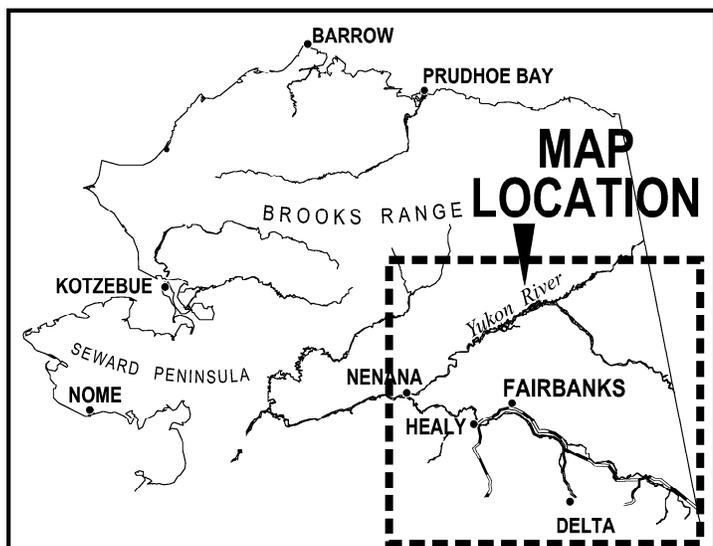
**VICINITY MAP**  
USGS QUAD Mt Hayes A-3, A-4  
T. 20 S., R. 12 E. FM, Sec. 30, 31



## Map 14

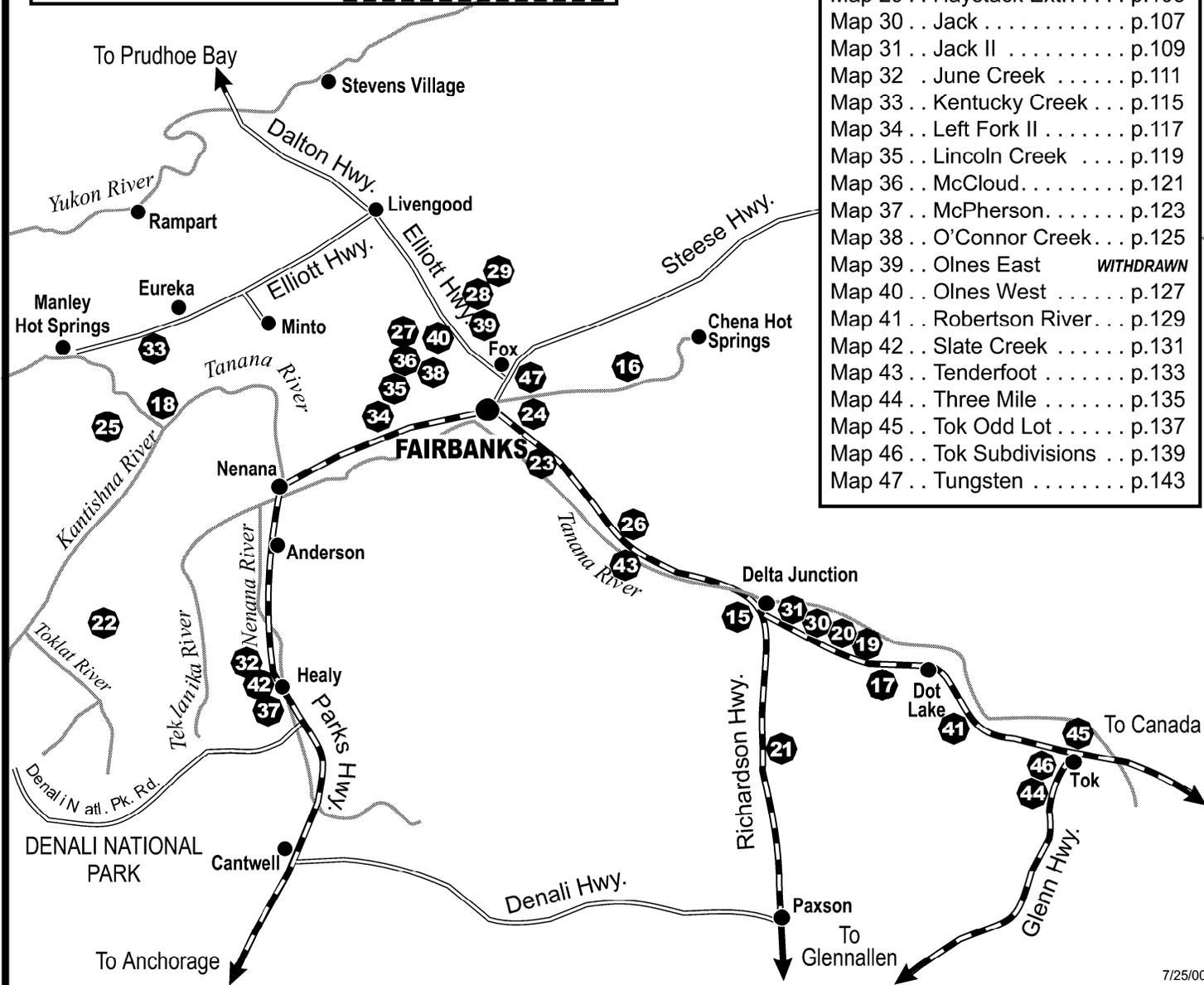
SOUTHCENTRAL REGION

# NORTHERN REGION



## Disposal Areas

- Map 15 .. Big Delta Odd Lots p.77
- Map 16 .. Caribou Creek . . . . . p.79
- Map 17 .. Craig Lake . . . . . p.81
- Map 18 .. Deadman Lake . . . p.83
- Map 19 .. Delta Ag Hmsites . p.85
- Map 20 .. Delta Hmsites . . . . . p.89
- Map 21 .. Donnelly . . . . . p.91
- Map 22 .. Dune Lake . . . . . p.93
- Map 23 .. Eielson Odd Lot *WITHDRAWN*
- Map 24 .. Fairbanks Odd Lot . p.95
- Map 25 .. Geskamina Lake . . p.97
- Map 26 .. Harding Lake . . . . . p.99
- Map 27 .. Hayes Creek . . . . . p.101
- Map 28 .. Haystack . . . . . p.103
- Map 29 .. Haystack Ext. . . . . p.105
- Map 30 .. Jack . . . . . p.107
- Map 31 .. Jack II . . . . . p.109
- Map 32 .. June Creek . . . . . p.111
- Map 33 .. Kentucky Creek . . . p.115
- Map 34 .. Left Fork II . . . . . p.117
- Map 35 .. Lincoln Creek . . . . . p.119
- Map 36 .. McCloud . . . . . p.121
- Map 37 .. McPherson . . . . . p.123
- Map 38 .. O'Connor Creek . . . p.125
- Map 39 .. Olnes East *WITHDRAWN*
- Map 40 .. Olnes West . . . . . p.127
- Map 41 .. Robertson River . . . p.129
- Map 42 .. Slate Creek . . . . . p.131
- Map 43 .. Tenderfoot . . . . . p.133
- Map 44 .. Three Mile . . . . . p.135
- Map 45 .. Tok Odd Lot . . . . . p.137
- Map 46 .. Tok Subdivisions . . p.139
- Map 47 .. Tungsten . . . . . p.143



## BIG DELTA ODD LOTS

<b>LOCATION</b>	Parcels 181 and 182 are located approximately 8 miles northwest of Delta Junction on the Old Richardson Highway.
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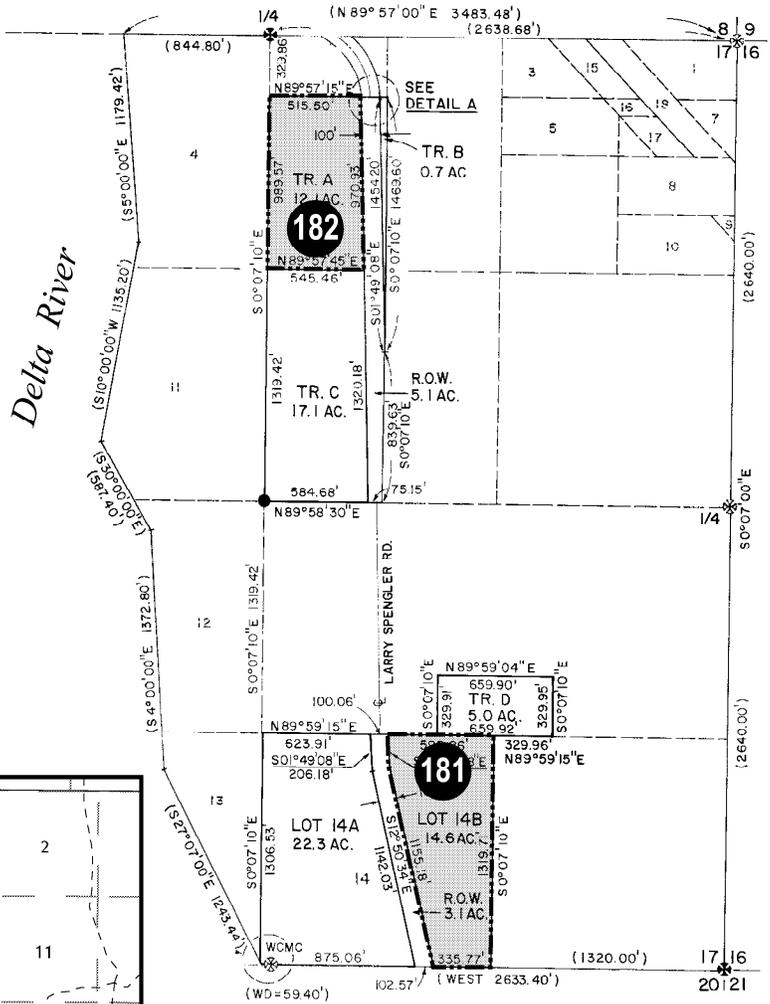
<b>TOPO MAP</b>	USGS Quad Big Delta A-4
<b>ACCESS</b>	Access to both parcels is from the Old Richardson Highway, which is also known as Larry Spengler Road.
<b>TOPOGRAPHY/TERRAIN</b>	Parcels are nearly level and are approximately 1025' above mean sea level.
<b>SOILS</b>	Very fine sandy loam soils that are deep over coarse sand and gravel.
<b>VEGETATION</b>	Vegetation consists mainly of white spruce, scattered stands of balsam poplar, aspen, birch, black spruce, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Windy area with temperatures ranging from averages of 35 ° to 72 ° F in the summer and -31 ° to 24 ° F in the winter, with recorded extremes of -72 ° to 93 ° F. Annual precipitation averages 15 inches, including 56 inches of snow.
<b>WATER SOURCE</b>	Groundwater should be available within reasonable depths.
<b>WATER/SEWAGE DISPOSAL</b>	DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. privies) only per 18 AAC 72.065. Anyone wishing to install any other type of disposal system must first receive approval from the Department of Environmental Conservation.
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	None
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Public access easements cross both parcels. Parcel 181 has ~1/3 of the Big Delta airstrip and tie-down area on it. Parcel 182 has old mining equipment and debris. Parcels are subject to seasonal flooding.

PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
181	410970	F009S010E17	Lot 14B	ASCS	14.6	FF, MM, III	\$17,500.00	
182	410967	F009S010E17	Tract A	ASCS	12.1	HHH	\$12,350.00	

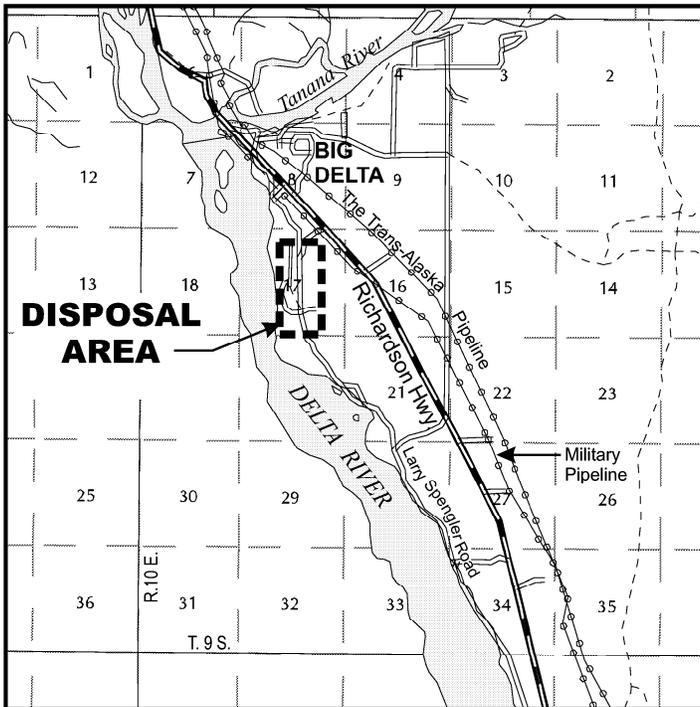
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Big Delta Odd Lots

ASCS



**VICINITY MAP**  
USGS QUAD Big Delta A-4  
T. 9 S., R. 10 E. FM, Sec. 17



## Map 15

NORTHERN REGION

## CARIBOU CREEK

<b>LOCATION</b>	Remote parcels 183 (Tract A) and 184 (Tract C) are located approximately 23 air miles northeast of Fairbanks.
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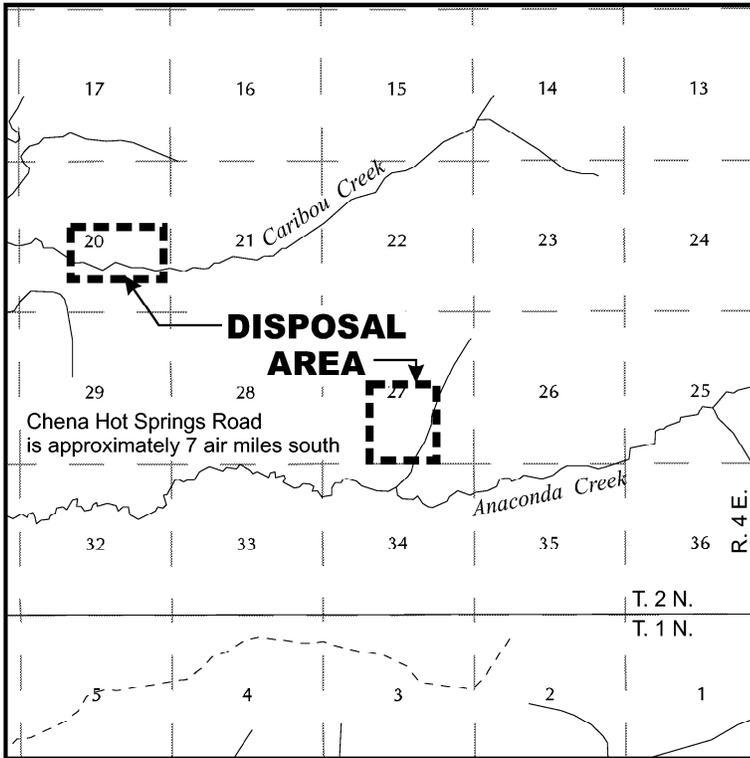
<b>TOPO MAP</b>	USGS Quad Big Delta D-6
<b>ACCESS</b>	Access to the parcels can be by air, snowmachine, and ATV's using existing trails from the north of Chena Hot Springs Road.
<b>TOPOGRAPHY/TERRAIN</b>	Parcel 183 is approximately 750' above mean sea level and is nearly level. Parcel 184 is approximately 1250' above mean sea level and is located on a south-facing slope.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of aspen, birch, spruce, willow, and alder.
<b>WATER FRONT</b>	Tract A lies adjacent to Caribou Creek.
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Winter temperatures average -12° F and summer temperature averages 61° F. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	None
<b>MUNICIPAL AUTHORITY</b>	Within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	None
<b>OTHER</b>	ASLS 85-110 and ASLS 85-41. Both parcels are accessible by winter/seasonal trails.

PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
183	410720	F002N004E20	Tract A	ASLS 85-41	19.03	Q, GG	\$22,800.00	
184	410896	F002N004E27	Tract C	ASLS 85-110	10.27	Q	\$12,300.00	

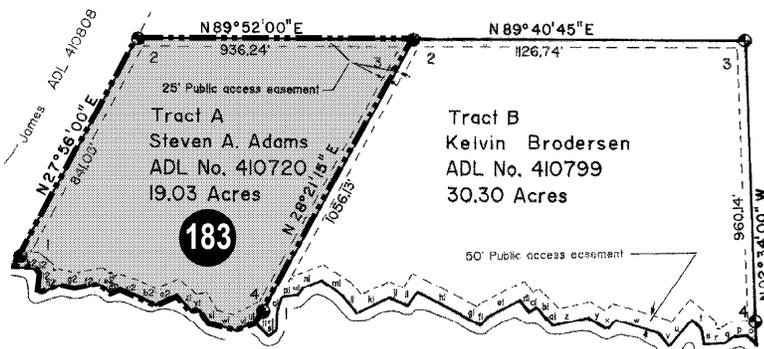
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Caribou Creek

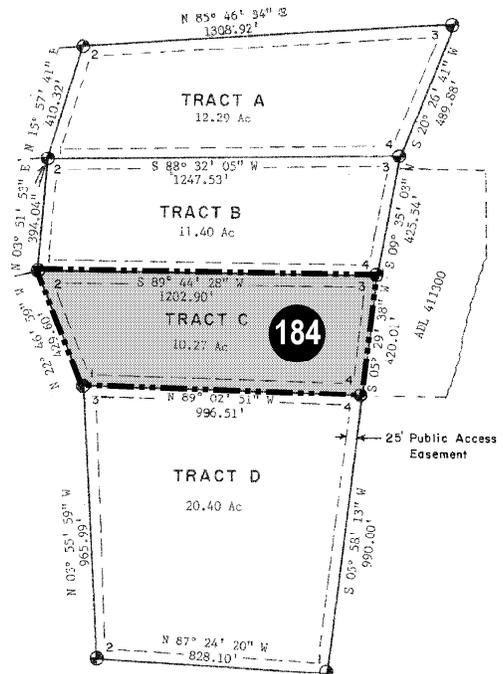
## ASLS 85-41 & ASLS 85-110



**VICINITY MAP**  
 USGS QUAD Big Delta D-6  
 T. 2 N., R. 4 E. FM, Sec. 20, 27



*Caribou Creek*



# Map 16

**NORTHERN REGION**

## CRAIG LAKE SUBDIVISION

<b>LOCATION</b>	Parcel 185 is located about ½ mile southwest of the Alaska Highway, approximately 38 miles southeast of Delta Junction.
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<b>TOPO MAP</b>	USGS Quad Mt. Hayes C-2
<b>ACCESS</b>	Access to the parcel is from MP 1382.1 Alaska Highway, then west on Craig Lakes Trail approximately ½ mile on the right/north side of the trail.
<b>TOPOGRAPHY/TERRAIN</b>	Gradually sloping terrain, approximately 1500' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, birch, aspen, and common Alaska shrubs.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Alaska range is to the south.
<b>CLIMATE</b>	The average low temperature in January is -11° F while the average high temperature during July is 69° F. Temperature extremes have been recorded from -63° to 92° F. Annual precipitation is 12 inches, including 37 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Craig Lakes Trail is not maintained during the winter. Parcel is predominately uplands with some wetlands.

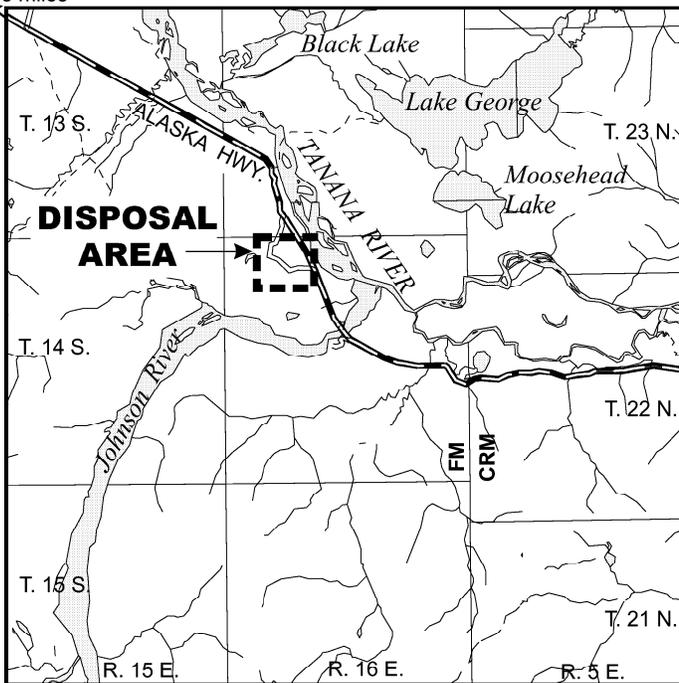
PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
185	410962	F014S016E5	Tract M	ASCS	41.513	E, U, W, FFF	\$37,360.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Craig Lake

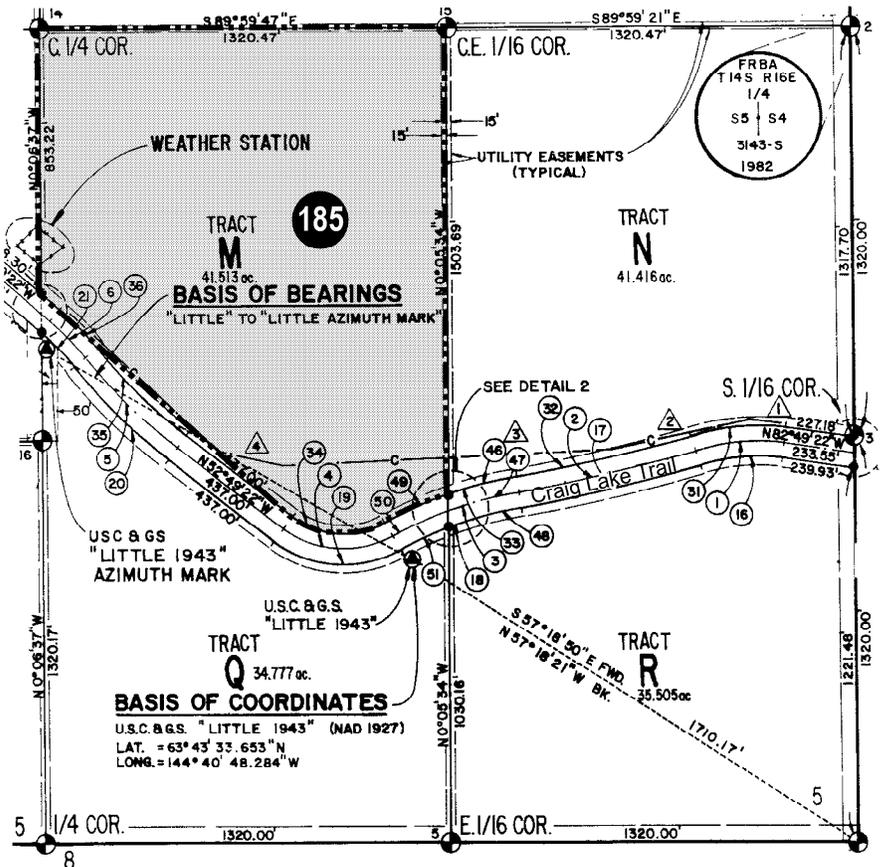
ASCS

Delta Junction  
38 miles



## VICINITY MAP

USGS QUAD Mt. Hayes  
T. 14 S., R. 16 E. FM, Sec. 5



## Map 17

NORTHERN REGION

## DEADMAN LAKE

<b>LOCATION</b>	Approximately 65 air miles west of Fairbanks.
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<b>TOPO MAP</b>	USGS Quad Fairbanks D-6
<b>ACCESS</b>	By air; or by boat to the confluence of the Tanana and Tolovana Rivers, and from there by land westward approximately 4 miles on an old trail to the lake.
<b>TOPOGRAPHY/TERRAIN</b>	Lake surrounded by hills. Elevation is about 500 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Mixed forest.
<b>WATER FRONT</b>	All lots have lake shore frontage.
<b>VIEW</b>	Lake and surrounding hills.
<b>CLIMATE</b>	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Collection of lake surface water, holding rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	Yes. See Conditions of Purchase section in this brochure.
<b>OTHER</b>	30' walkway separates Lot 11 and Lot 12, Block 7. 100' section line easement (50' on each side of section line) bisecting lots 11, 12, 17, 18, 19, 20, Block 7 and lot 3, Block 6, was vacated by Section Line Easement Vacation Plat EV 2-185.

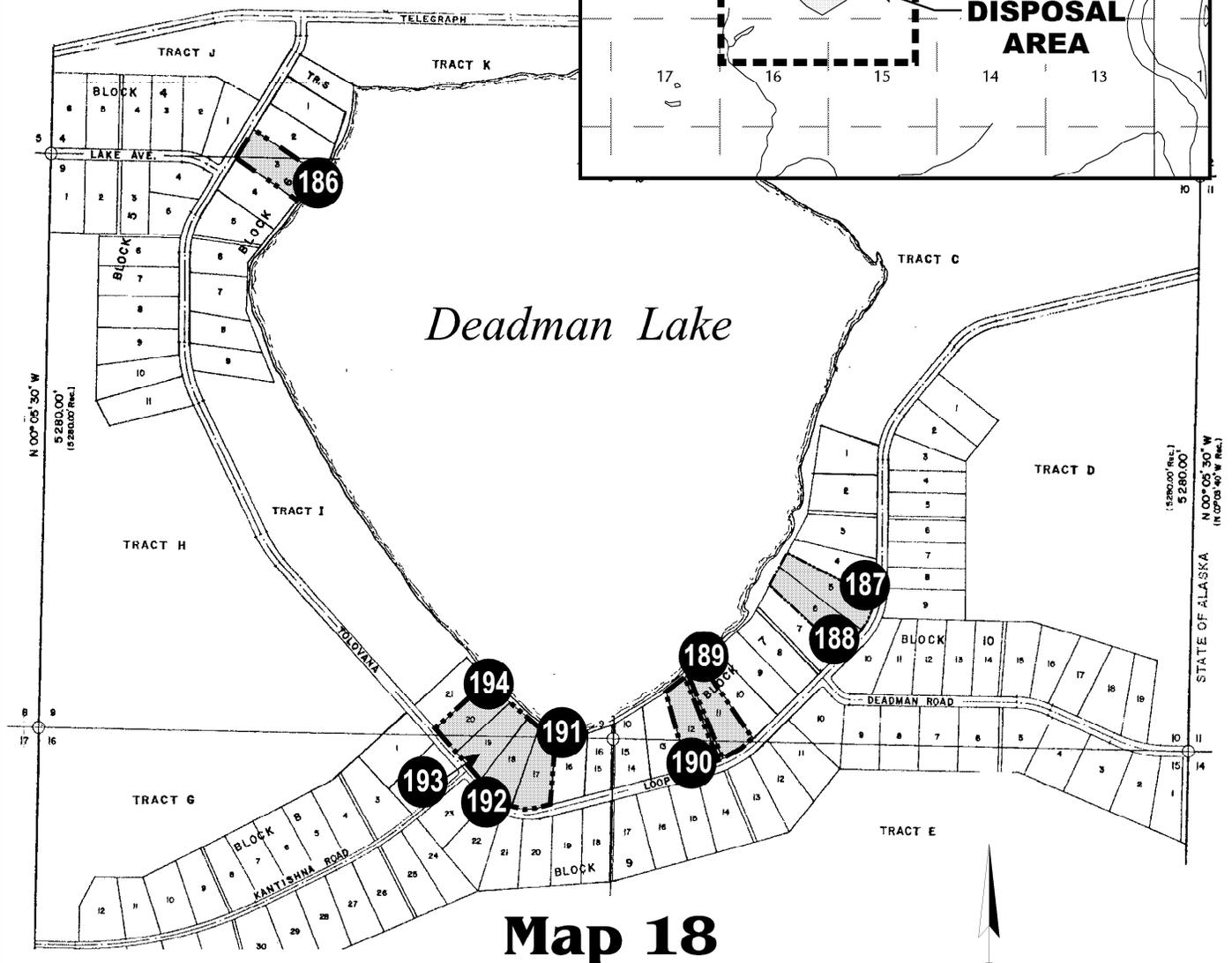
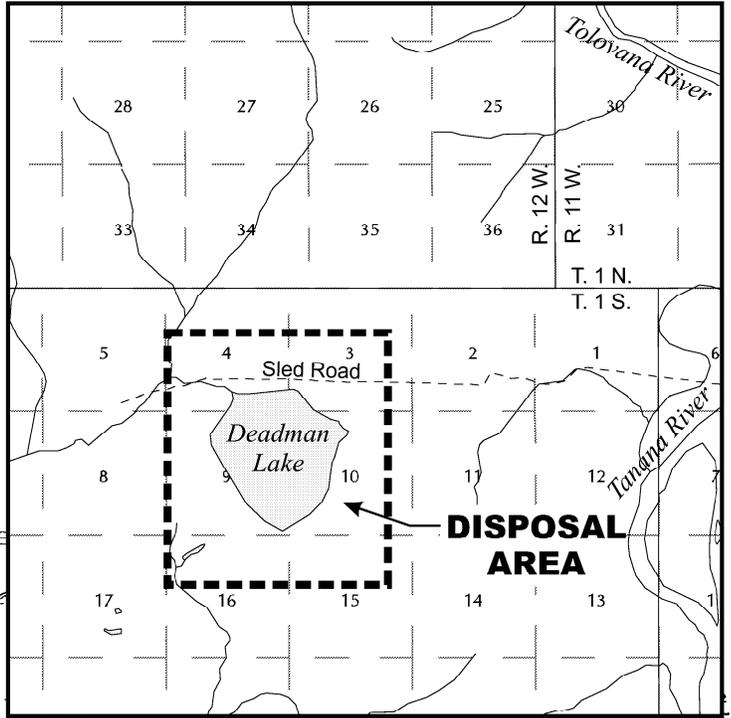
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
186	407608	F001S0012W4,9	3	6	ASLS 81-40	4.924	E, X, Z, GG, WW	\$14,800.00	
187	407525	F001S0012W10	5	7	ASLS 81-40	4.792	E, X, Z, GG, WW	\$14,400.00	
188	407526	F001S0012W10	6	7	ASLS 81-40	4.97	E, X, Z, GG, WW	\$14,900.00	
189	407531	F001S0012W10, 15	11	7	ASLS 81-40	4.973	E, X, Z, GG, WW	\$14,900.00	
190	407532	F001S0012W10, 15	12	7	ASLS 81-40	4.692	E, X, Z, GG, WW	\$14,100.00	
191	407615	F001S0012W9, 16	17	7	ASLS 81-40	4.469	E, X, Z, GG, WW	\$13,400.00	
192	407616	F001S0012W9, 16	18	7	ASLS 81-40	4.374	E, X, Z, GG, WW	\$13,100.00	
193	407617	F001S0012W9, 16	19	7	ASLS 81-40	4.557	E, X, Z, GG, WW	\$13,700.00	
194	407618	F001S0012W9, 16	20	7	ASLS 81-40	4.464	E, X, Z, GG, WW	\$13,400.00	

**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Deadman Lake

ASLS 81-40

**VICINITY MAP**  
USGS QUAD Fairbanks D-6  
T. 1 S., R. 12 W. FM, Sec. 9,10,15,16



## Map 18

NORTHERN REGION

## DELTA AG HOMESITES

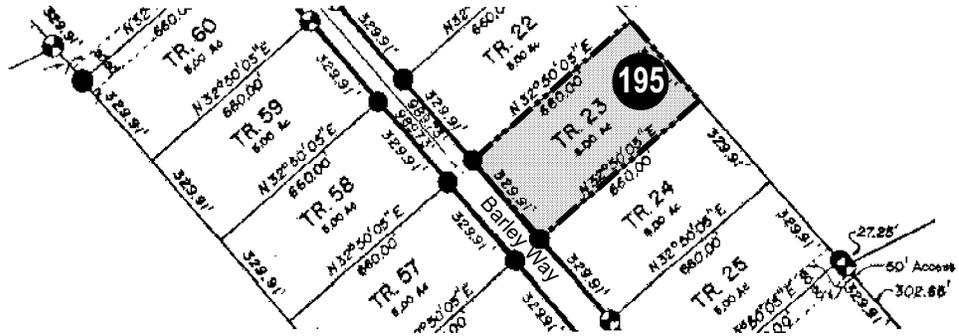
<b>LOCATION</b>	Parcels 195 through 201 are located approximately 12 to 22 miles Southeast of Delta Junction and north of the Alaska Highway.
<b>TOPO MAP</b>	USGS Quad Mt. Hayes D-3
<b>ACCESS</b>	All parcels are accessible from the Alaska Highway and connecting roads that include Barley Way/Poplar Way, Rapeseed Way, Spruce Road, and Sawmill Creek Road. Sawmill Creek Road is located at milepost 1404 and Spruce Road is located at milepost 1410.
<b>TOPOGRAPHY/TERRAIN</b>	The area is nearly level with elevation levels between 1100' to 1200' above mean sea level.
<b>SOILS</b>	Soil is predominately well-drained sandy silt-loam with underlying gravel.
<b>VEGETATION</b>	Vegetation includes aspen, birch, and spruce regeneration.
<b>WATER FRONT</b>	No
<b>VIEW</b>	All parcels have a southern view of the Alaska Range except for parcel #201.
<b>CLIMATE</b>	Windy area with temperatures from averages of 35° to 72° F in the summer, -31° to 24° F in the winter, and recorded extremes of -72° to 93° F. Annual precipitation averages 15 inches, including 56 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Roadside utilities are available.
<b>RESTRICTIONS</b>	None
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	This subdivision is entirely surrounded by large-scale agricultural development. Parcel 196 has a developed driveway with a 50' easement and was used as a material site. Parcel 197 has a building pad, driveway, and some on-site trash. Parcel 198 has a driveway. Parcels 195 – 197 are in an old burn.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
195	403782	F012S013E1 & 14E6	Tract 23	1	ASLS 78-93	5	---	\$7,000.00	
196	416455	F012S014E6, 7	Tract 43	1	ASLS 78-93	4.2	LL	\$5,300.00	
197	406432	F011S013E36	Tract 74	1	ASLS 78-93	4.74	---	\$7,100.00	
198	406440	F011S013E12, 13	Tract 17	2	ASLS 78-93	4.72	---	\$6,300.00	
199	401277	F011S013E13	Tract 31	2	ASLS 78-93	5	---	\$7,000.00	
200	401933	F011S014E18	Tract 39	2	ASLS 78-93	5	---	\$7,000.00	
201	401950	F011S012E11	Tracts 7 & 8	4	ASLS 78-93	9.98	---	\$12,000.00	

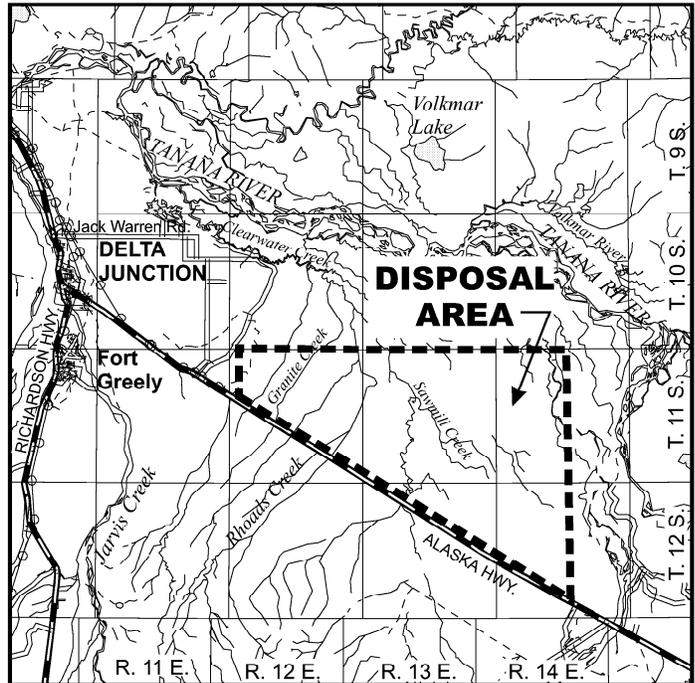
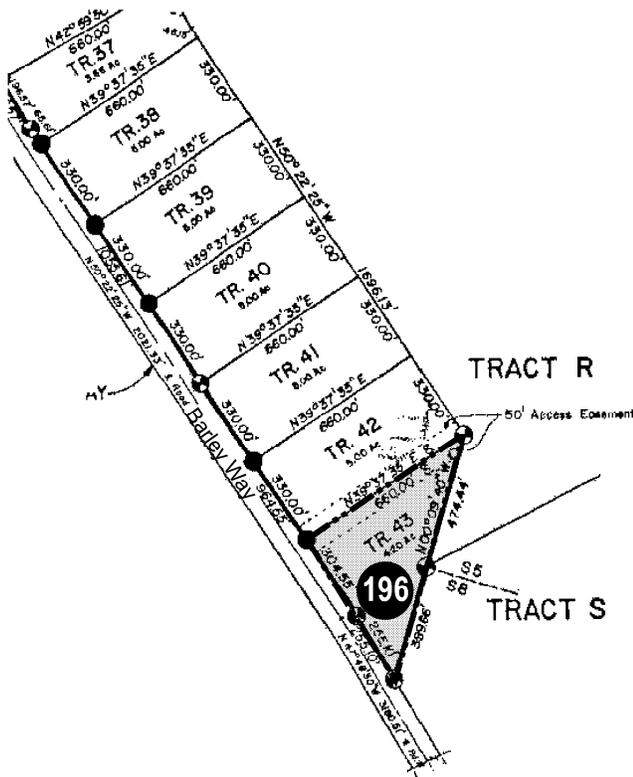
**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# Delta Ag Homesites

ASLS 78-93



**BLOCK 1**



**VICINITY MAP**

USGS QUAD Mt. Hayes  
 T. 12 S., R. 13 E. FM, Sec. 1, 12, 13, 36  
 T. 12 S., R. 14 E. FM, Sec. 6, 7, 18  
 T. 11 S., R. 12 E. FM, Sec. 11

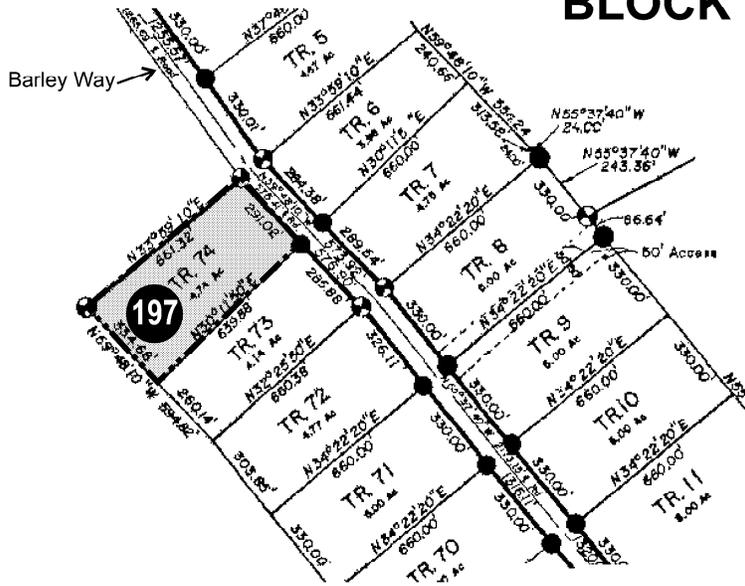
## Map 19 (1 of 3)

**NORTHERN REGION**

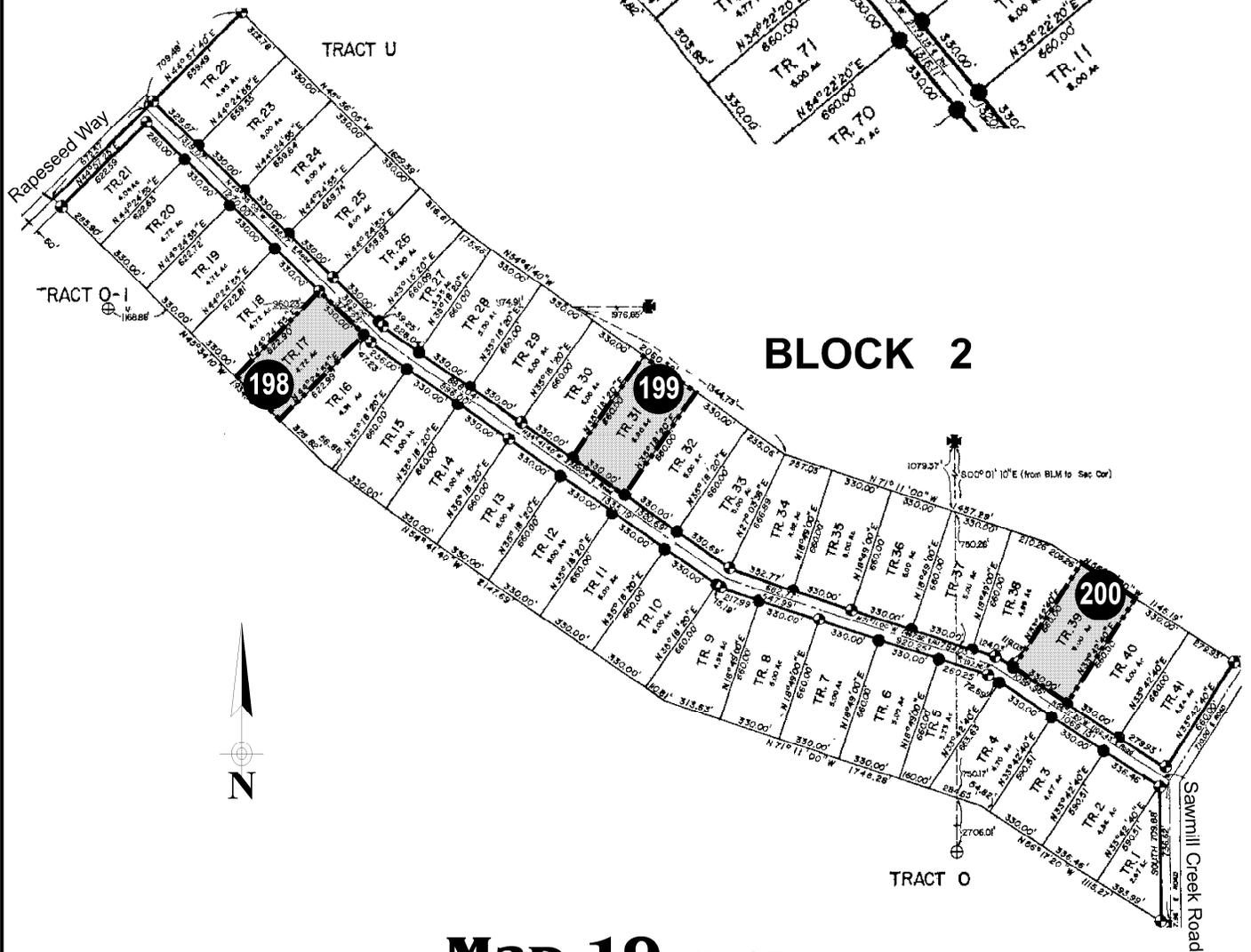
# Delta Ag Homesites

ASLS 78-93

**BLOCK 1**



**BLOCK 2**

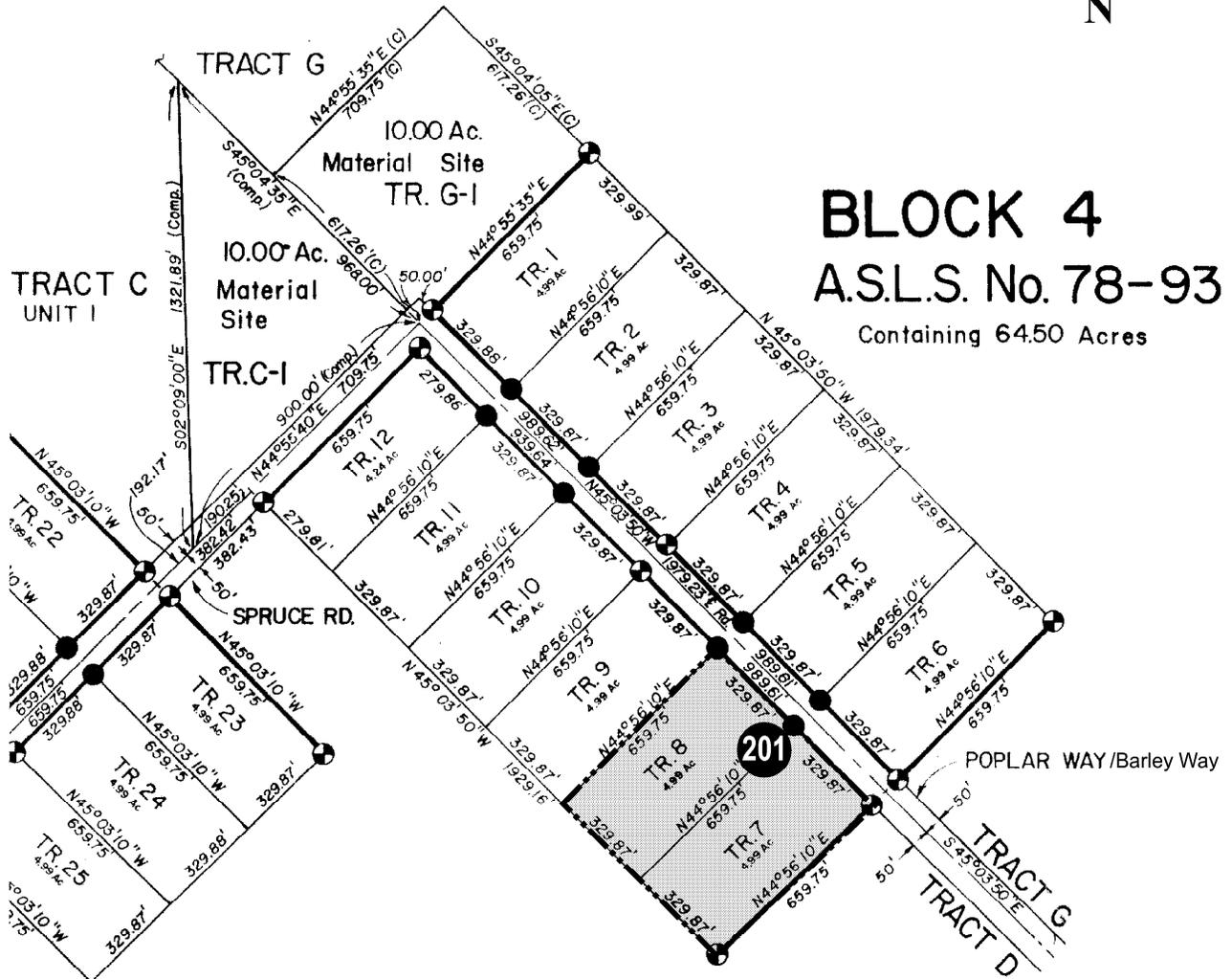


**Map 19** (2 of 3)

**NORTHERN REGION**

# Delta Ag Homesites

ASLS 78-93



**BLOCK 4**  
**A.S.L.S. No. 78-93**  
Containing 64.50 Acres

**Map 19** (3 of 3)  
**NORTHERN REGION**

## DELTA HOMESITES

<b>LOCATION</b>	Parcels 202 through 204 are located approximately 7 miles southeast of Delta Junction and north of the Alaska Highway.
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<b>TOPO MAP</b>	USGS Quad Big Delta A-3, A-4
<b>ACCESS</b>	Access to the parcels is from the Alaska Highway. Clearwater Road runs along the west edge of section 36 where parcel #202 is located. Parcels 203 and 204 are located on the south side of Hansen Road, approximately 1½ miles east from where it intersects with Clearwater Road.
<b>TOPOGRAPHY/TERRAIN</b>	Parcels are level with elevation from 1150' to 1200' above mean sea level.
<b>SOILS</b>	Silt loam soils that are shallow to deep over gravel and/or sand.
<b>VEGETATION</b>	Vegetation includes black and white spruce and aspen.
<b>WATER FRONT</b>	No
<b>VIEW</b>	None
<b>CLIMATE</b>	Windy area with temperatures ranging from averages of 35° to 72° F in the summer and -31° to 24° F in the winter, with recorded extremes of -72° to 93° F. Annual precipitation averages 15 inches, including 56 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Roadside utilities are available.
<b>RESTRICTIONS</b>	No more than one single-family residence per lot will be permitted, AAC 91.130.
<b>MUNICIPAL AUTHORITY</b>	Unknown
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 77-163. Homesite entry district. No debris or improvements were observed on parcels.

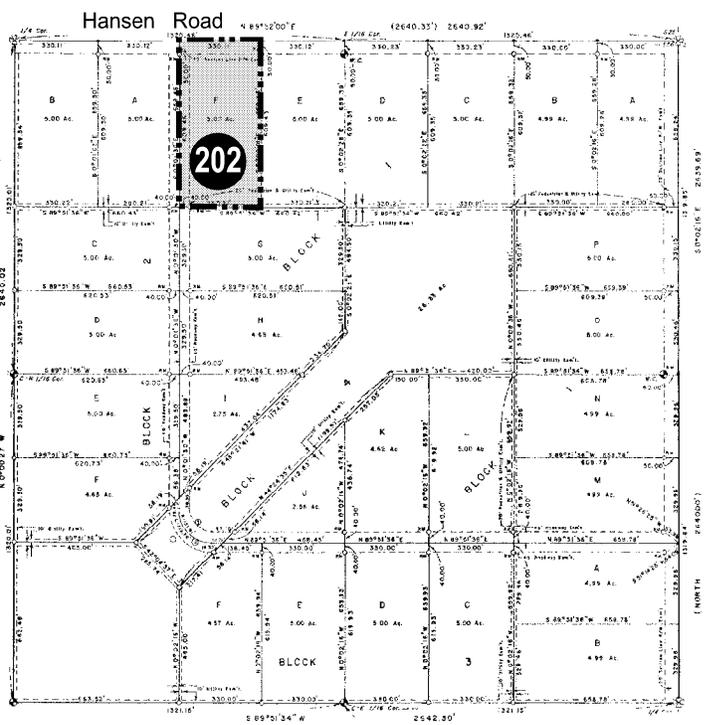
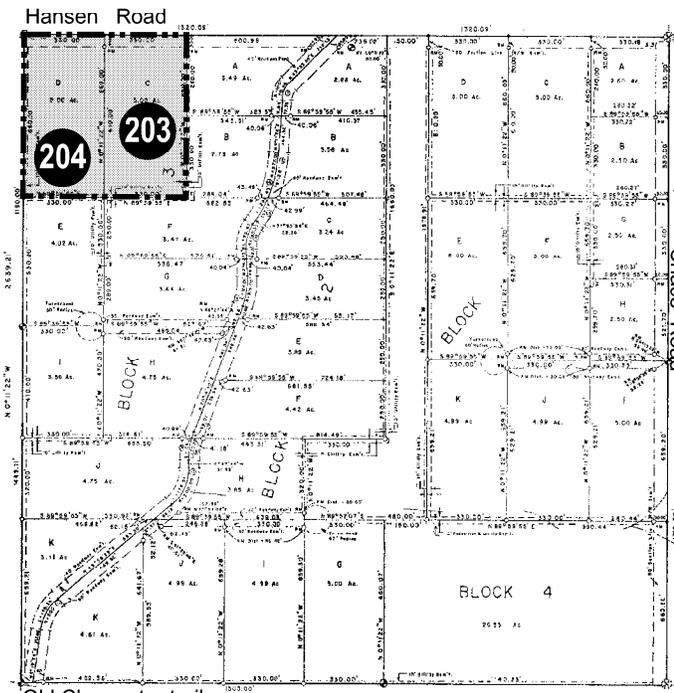
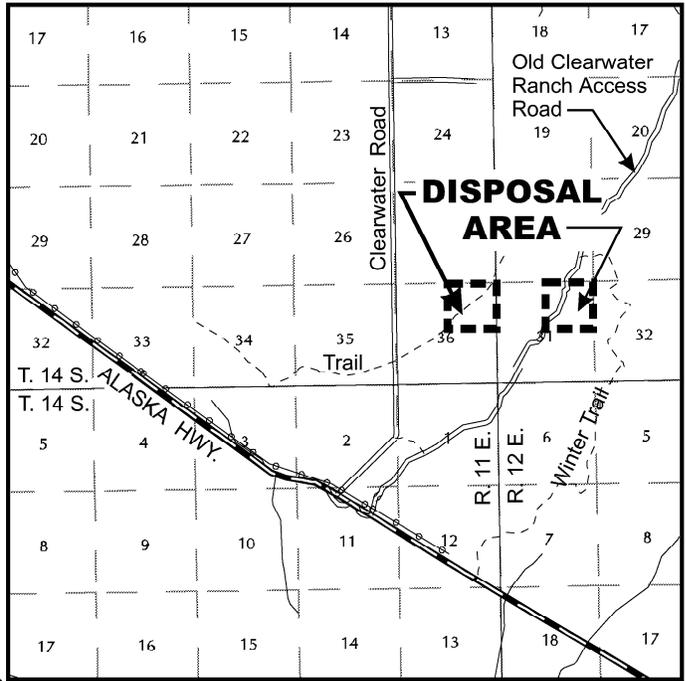
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
202	400243	F010S011E36	Tract F	1	ASLS 77-163	5	I, K, W, EE, FF	\$8,000.00	
203	400988	F010S012E31	Tract C	3	ASLS 77-162	5	I, FF	\$8,000.00	
204	400230	F010S012E31	Tract D	3	ASLS 77-162	5	I, FF	\$8,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Delta Homesites

ASLS 77-162 & ASLS 77-163

**VICINITY MAP**  
 USGS QUAD Big Delta A-3, A-4  
 Mt. Hayes D-3, D-4  
 T. 10 S., R. 11 E. FM, Sec. 36  
 T. 10 S., R. 12 E. FM, Sec. 31



## Map 20

NORTHERN REGION

## DONNELLY SUBDIVISION

<b>LOCATION</b>	Parcels 205 and 206 are located approximately 28 miles south of Delta Junction and ½ mile east of the Richardson Highway.
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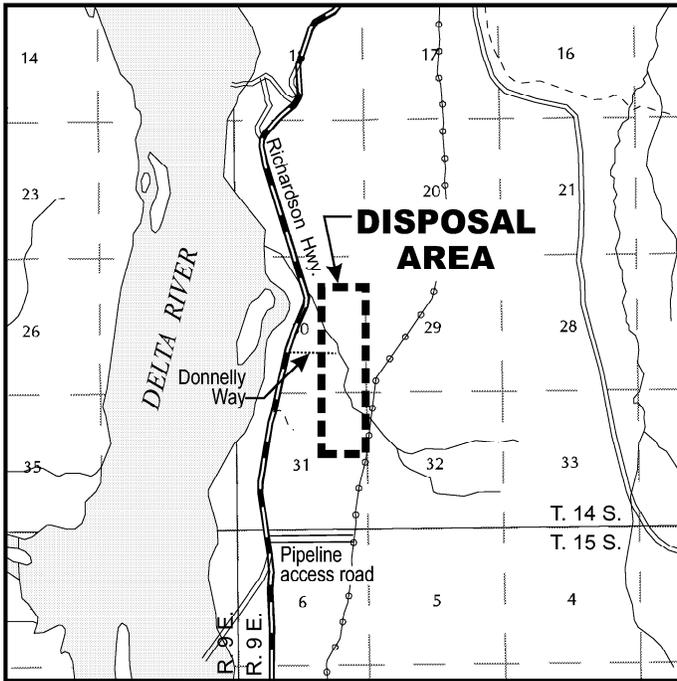
<b>TOPO MAP</b>	USGS Quad Mt. Hayes C-4
<b>ACCESS</b>	Access to the parcels can be obtained by ATV or snow machine from pipeline access road near MP 237 or from trail off Richardson Highway near MP 237.5 which crosses Donnelly Creek.
<b>TOPOGRAPHY/TERRAIN</b>	Moderately sloping with elevation between 1850' to 1900' above mean sea level.
<b>SOILS</b>	Silt loam soil over rock, gravelly sand or fine sand.
<b>VEGETATION</b>	Vegetation includes spruce, aspen, birch, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	View of the Alaska Range.
<b>CLIMATE</b>	Windy area that experiences seasonal extremes. The average low temperature in January is -11° F; the average high in July is 69° F. Temperature extremes have been recorded from -63 to 92° F. The annual precipitation is 12 inches, including 37 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Unknown
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 80-0095. Delta River and Donnelly Creek Campground is west across the Richardson Highway from the subdivision. Parcel 206 was a prior homesite. No indication of improvements on lot. Roads are not well developed.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
205	406543	F014S010E30	Lot 5	2	ASLS 80-95	4.531	E, W, FF	\$5,450.00	
206	406976	F014S010E30	Lot 11	2	ASLS 80-95	4.618	E, W, FF, GGG	\$6,100.00	

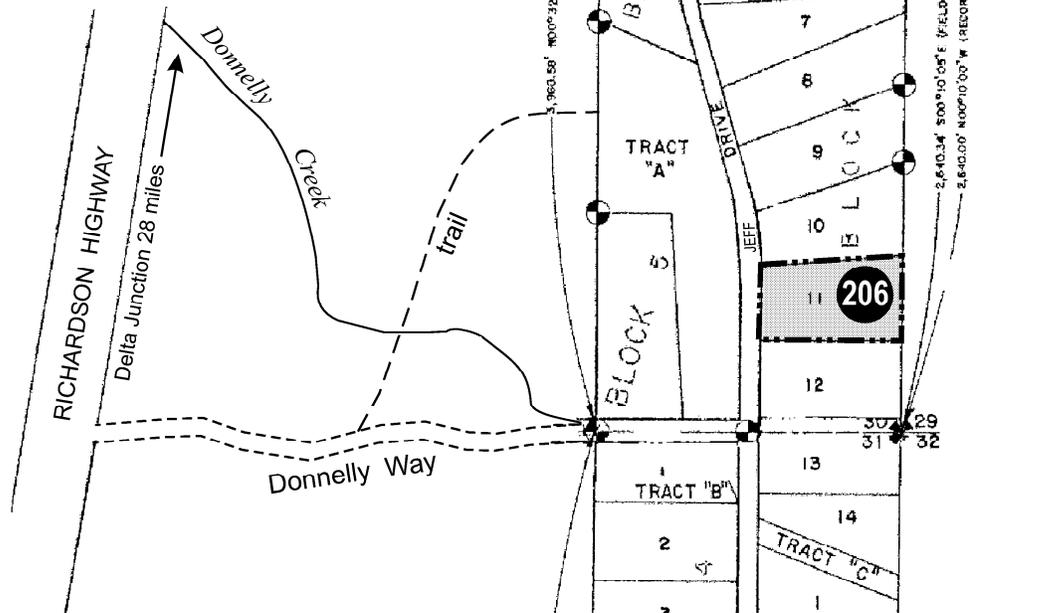
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Donnelly

ASLS 80-95



**VICINITY MAP**  
USGS QUAD Mt. Hayes C-4  
T. 14 S., R. 10 E. FM, Sec. 30



## Map 21

NORTHERN REGION

## DUNE LAKE

<b>LOCATION</b>	Approximately 75 air miles southwest of Fairbanks and 25 air miles north west of Anderson.
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<b>TOPO MAP</b>	USGS Quad Fairbanks B-6
<b>ACCESS</b>	By air.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is gently sloping to moderately steep. Elevation is about 450 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	The lake is surrounded by mixed forest of birch, aspen and spruce.
<b>WATER FRONT</b>	2 lots have lake shore frontage, the remainder are 2 <sup>nd</sup> and 3 <sup>rd</sup> tier lots.
<b>VIEW</b>	Lake view.
<b>CLIMATE</b>	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Collection of lake surface water, holding rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	Yes. See Conditions of Purchase section in this brochure.
<b>OTHER</b>	Reports indicate that the water level of Dune Lake has risen approximately 7 feet since 1983, and continues to fluctuate. In places the shoreline is edged with bare trees in standing water.

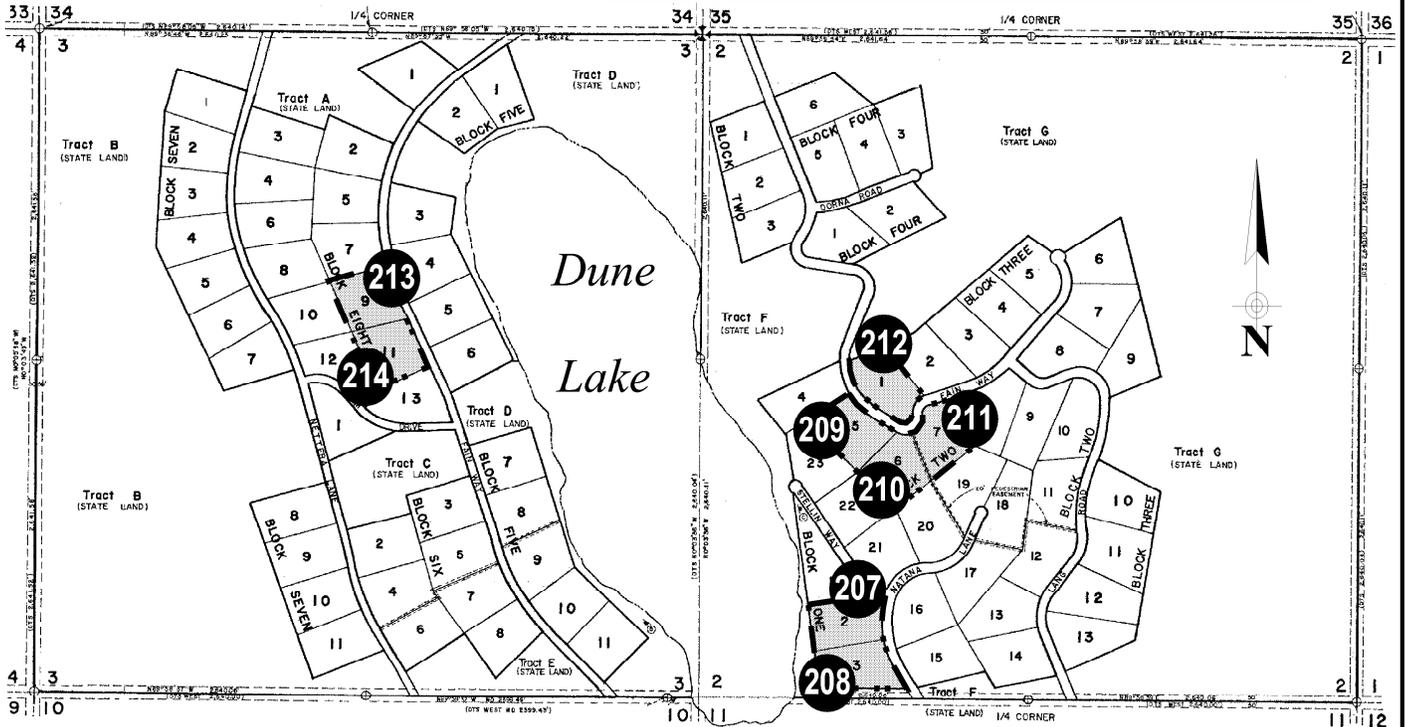
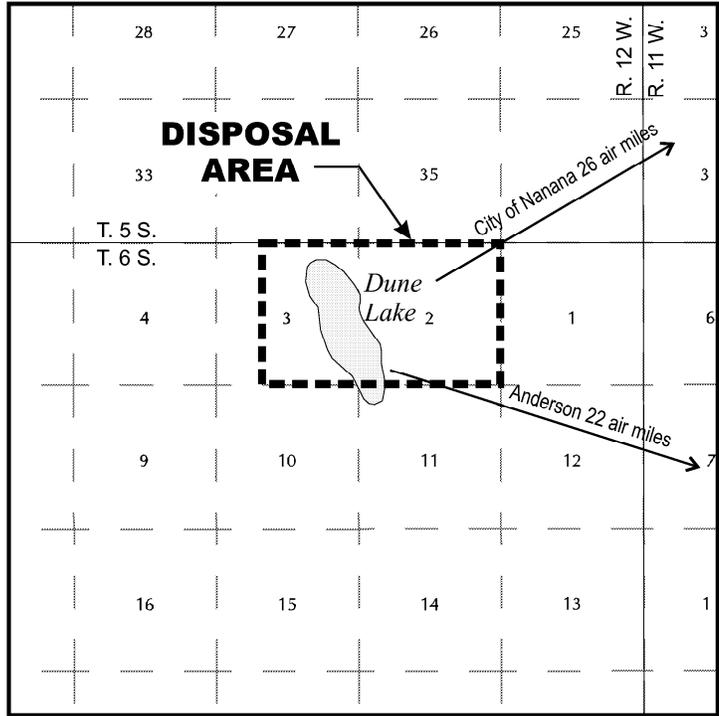
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
207	409144	F006S012W2	2	1	ASLS 81-56	4.963	E, X, Y, Z, GG	\$12,400.00	
208	409145	F006S012W2	3	1	ASLS 81-56	4.575	E, X, Y, Z, FF, GG	\$11,400.00	
209	409077	F006S012W2	5	2	ASLS 81-56	4.978	E, X, Y, Z	\$5,500.00	
210	409078	F006S012W2	6	2	ASLS 81-56	4.677	C, E, X, Y, Z	\$5,100.00	
211	409079	F006S012W2	7	2	ASLS 81-56	4.812	C, E, X, Y, Z	\$5,300.00	
212	409090	F006S012W2	1	3	ASLS 81-56	4.747	E, X, Y, Z	\$5,200.00	
213	409139	F006S012W3	9	8	ASLS 81-56	4.905	E, X, Y, Z	\$5,400.00	
214	409141	F006S012W3	11	8	ASLS 81-56	4.943	E, X, Y, Z	\$5,400.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Dune Lake

ASLS 81-56

**VICINITY MAP**  
 USGS QUAD Fairbanks B-6  
 T. 6 S., R. 12 W. FM, Sec. 2



## Map 22

NORTHERN REGION

## FAIRBANKS ODD LOTS

<b>LOCATION</b>	Parcels 216 and 217 are located approximately 10 miles northeast of Fairbanks via Chena Hot Springs Road and Nordale Road.
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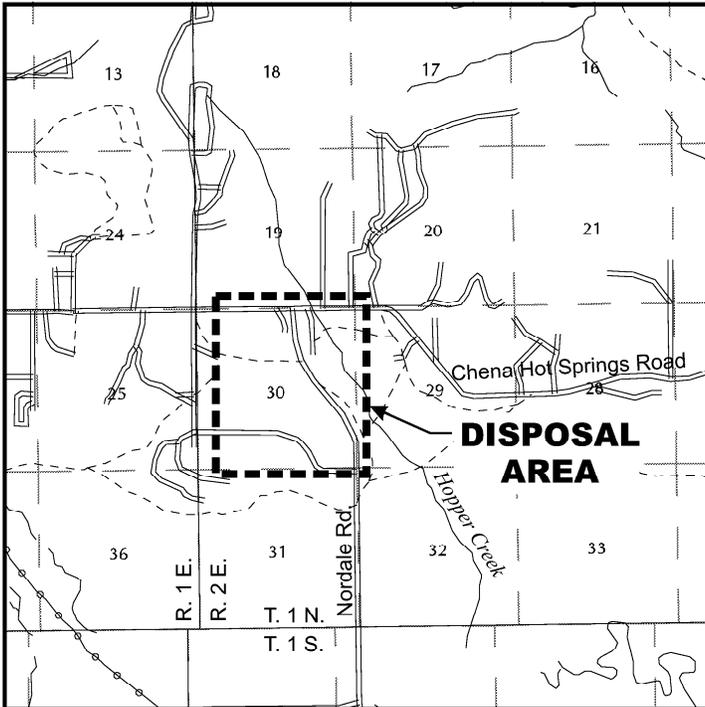
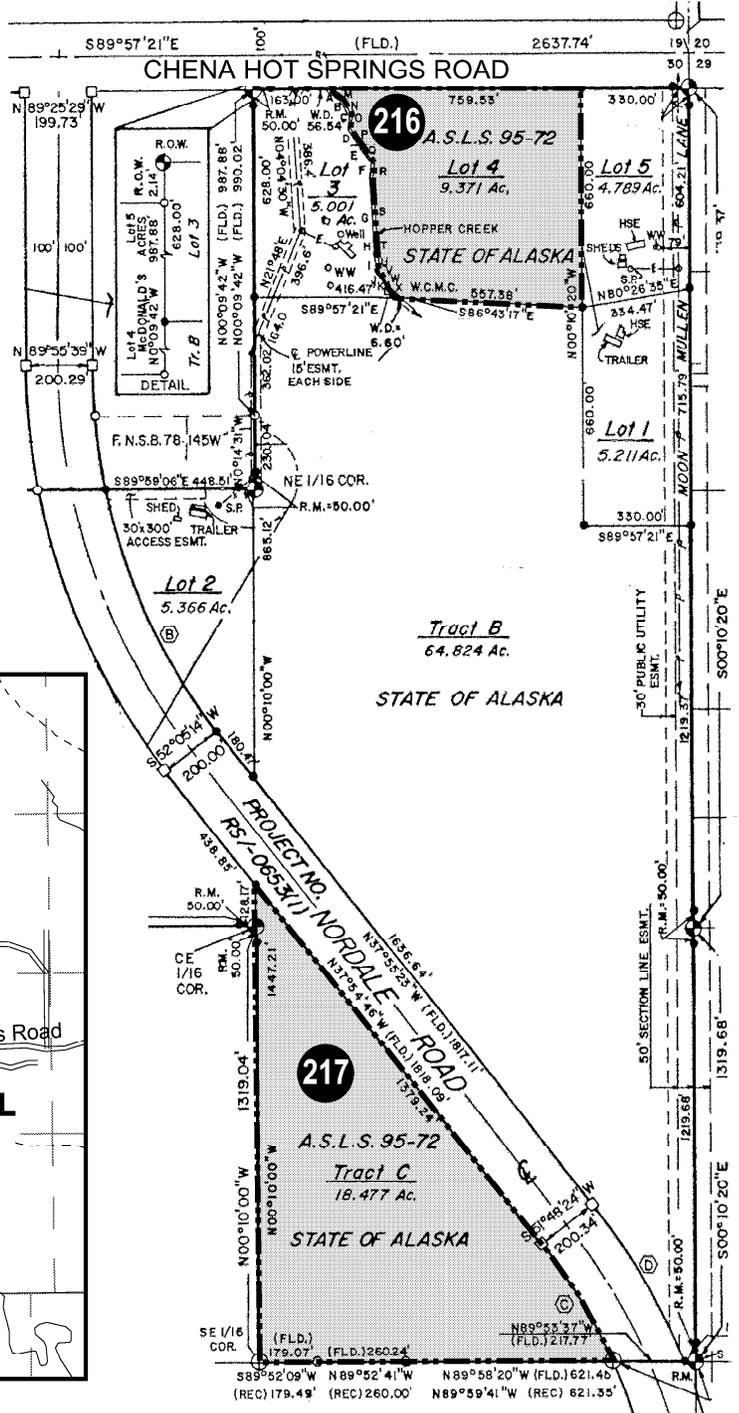
<b>TOPO MAP</b>	USGS Quad Fairbanks D-1
<b>ACCESS</b>	The northwest corner of parcel 216 is located on the south side of Chena Hot Springs Road, approximately 500' east of the Nordale Road intersection, on the east side of Hopper Creek. The north corner of parcel 217 is located approximately 1 mile south on Nordale Road (on the right-hand/west side) from Chena Hot Springs Road.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is level with elevation approximately 600' to 700' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation is spruce, aspen, and birch.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Winter temperature averages -12° F; summer temperature averages 61° F. Temperatures have been recorded as low as -78° F in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Parcels are in the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Parcel survey, ASLS 95-72.

PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
216	416420	F001N002E30	Lot 4	ASLS 95-72	9.371	JJJ	\$23,400.00	
217	416421	F001N002E30	Tract C	ASLS 95-72	18.477	---	\$42,500.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Fairbanks Odd Lot

ASLS 95-72



**VICINITY MAP**  
 USGS QUAD Fairbanks D-1  
 T. 1 N., R. 2 E. FM, Sec. 30

## Map 24

NORTHERN REGION

## GESKAKMINA LAKE

<b>LOCATION</b>	Approximately 75 air miles southwest of Fairbanks.
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<b>TOPO MAP</b>	USGS Quad Kantishna River C-1
<b>ACCESS</b>	By air.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is level to gently sloping. Elevation is about 600 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Mixed forest.
<b>WATER FRONT</b>	All lots have lake shore frontage.
<b>VIEW</b>	Lake view.
<b>CLIMATE</b>	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Collection of lake surface water; holding rainwater catchment
<b>WATER/SEWAGE DISPOSAL</b>	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	Yes. See Conditions of Purchase section in this brochure.
<b>OTHER</b>	

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
218	407386	F003S014W14	3	2	ASLS 81-55	4.809	E, X, Y, Z, GG	\$12,000.00	
219	407348	F003S014W14	4	2	ASLS 81-55	4.806	E, C, X, Y, Z, GG	\$12,000.00	
220	407352	F003S014W14	8	2	ASLS 81-55	4.901	E, C, X, Y, Z, GG	\$12,300.00	
221	407353	F003S014W14	9	2	ASLS 81-55	4.851	E, C, X, Y, Z, GG	\$12,100.00	
222	407354	F003S014W14	10	2	ASLS 81-55	4.898	E, X, Y, Z, GG	\$12,200.00	
223	407387	F003S014W23	2	4	ASLS 81-55	4.995	E, X, Y, Z, GG	\$12,500.00	
224	407388	F003S014W23	3	4	ASLS 81-55	4.98	E, X, Y, Z, GG	\$12,500.00	
225	407390	F003S014W23	2	5	ASLS 81-55	4.959	E, X, Y, Z, GG	\$12,400.00	
226	407391	F003S014W23	3	5	ASLS 81-55	4.962	E, C, X, Y, Z, GG	\$12,400.00	
227	407392	F003S014W23	4	5	ASLS 81-55	4.962	E, C, X, Y, Z, GG	\$12,400.00	
228	407369	F003S014W23	6	5	ASLS 81-55	4.998	E, X, Y, Z, GG	\$12,500.00	

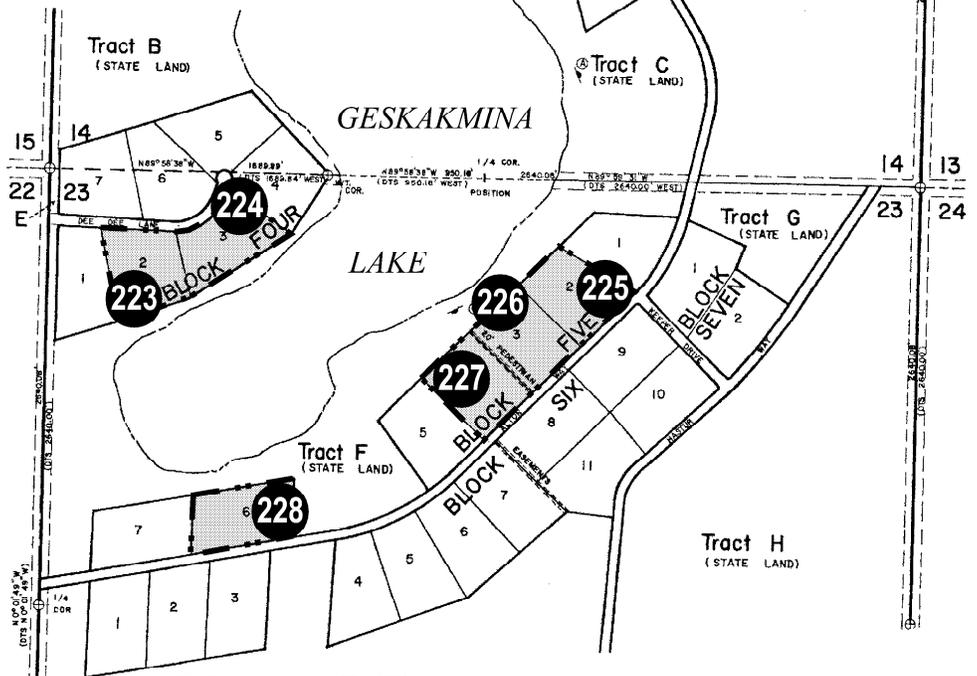
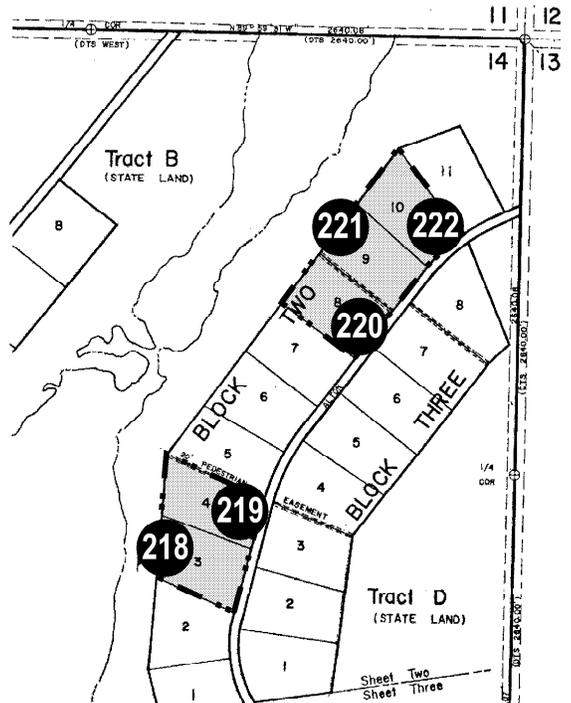
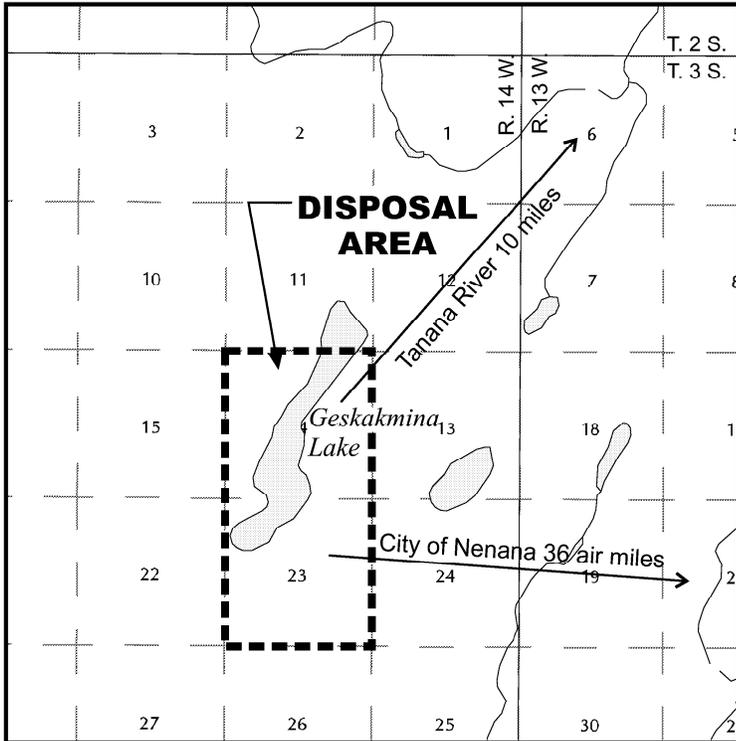
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Geskakmina Lake

ASLS 81-55

## VICINITY MAP

USGS QUAD Kantishna River C-1  
T. 3 S., R. 14 W. FM, Sec. 14, 23



## Map 25

NORTHERN REGION

## HARDING LAKE SUBDIVISION

<b>LOCATION</b>	Harding Lake parcels 229 and 230 are located approximately 43 miles south of Fairbanks on the Richardson Highway and east on Harding Drive.
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<b>TOPO MAP</b>	USGS Quad Big Delta B-6
<b>ACCESS</b>	Access to the parcels is from Harding Lake State Recreation Site access road.
<b>TOPOGRAPHY/TERRAIN</b>	The area is nearly level and the elevation is approximately 725' above mean sea level.
<b>SOILS</b>	Silt loam soils with underlying continuous permafrost.
<b>VEGETATION</b>	Vegetation includes spruce, birch, aspen, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	None
<b>CLIMATE</b>	Average temperature range from -32 to 72° F.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	The lease of these lots does not include the mineral rights.
<b>MUNICIPAL AUTHORITY</b>	All lots fall within the Fairbanks North Star Borough and these lands shall be utilized in accordance with the Platting and Zoning Regulations of the borough. Failure to do so shall constitute a violation of the lease agreement.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	EPF 54-3. All state-owned lands bordering section lines have a reservation for rights-of-way fifty (50) feet in width. Total width of rights-of-way will be one hundred (100) feet where the state owns land on both sides of the section line. Parcel 229 is on the section line.

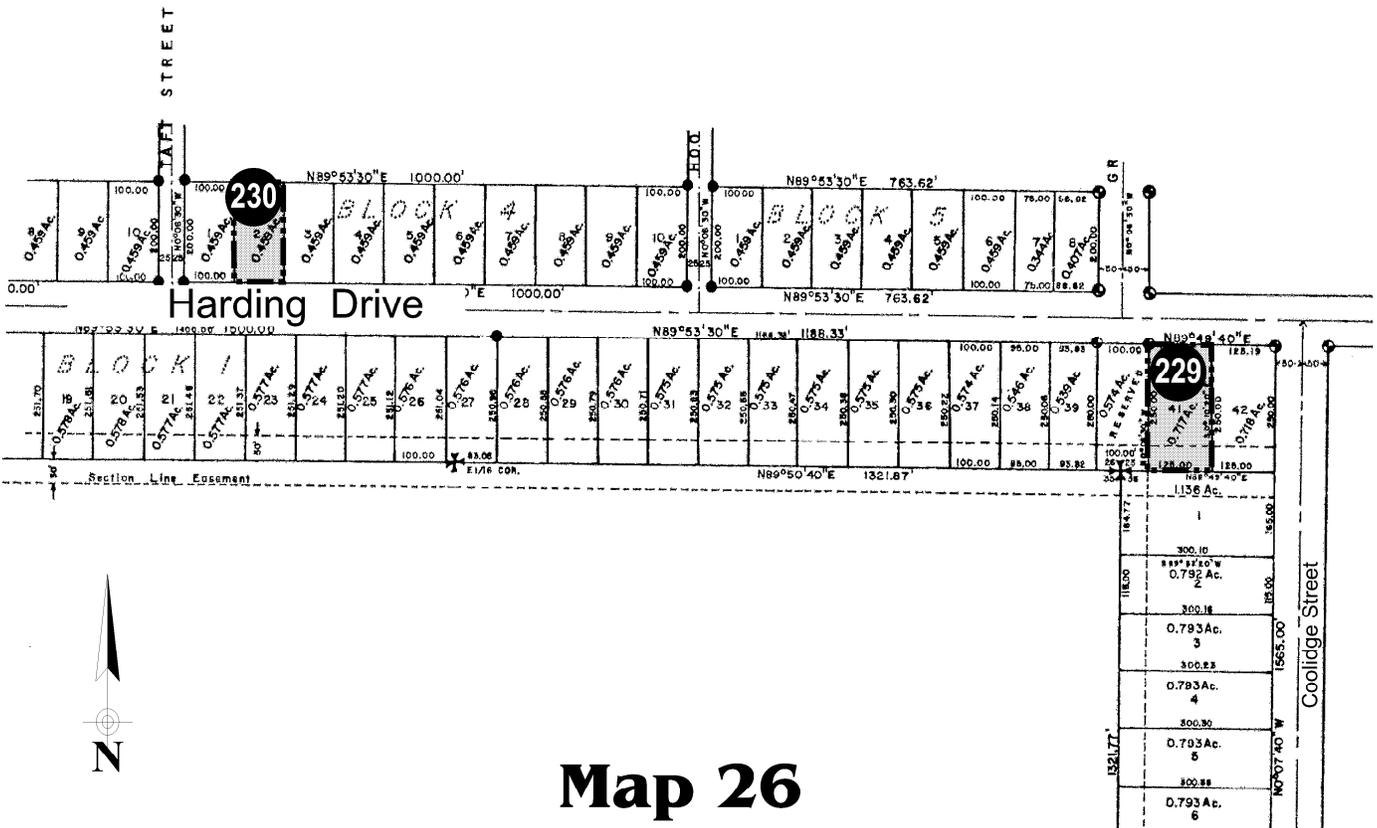
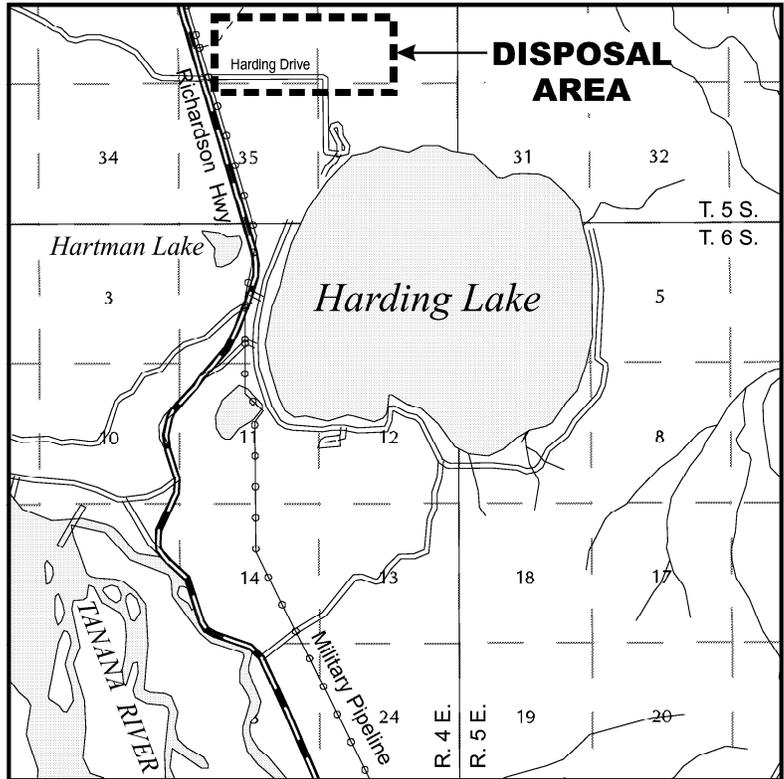
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
229	63280	F005S004E25	41	1	EPF54-3	0.717	W, FF	\$4,600.00	
230	62980	F005S004E26	2	4	EPF54-3	0.459	---	\$3,900.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Harding Lake

EPF 54-3

**VICINITY MAP**  
 USGS QUAD Big Delta B-6  
 T. 5 S., R. 4 E. FM, Sec. 25, 26



## Map 26

NORTHERN REGION

## HAYES CREEK SUBDIVISION

<b>LOCATION</b>	Parcels 231 through 234 are located north of Fairbanks approximately 13.8 miles along the Elliott Highway and approximately 7 miles west on Himilaya Road and associated trails.
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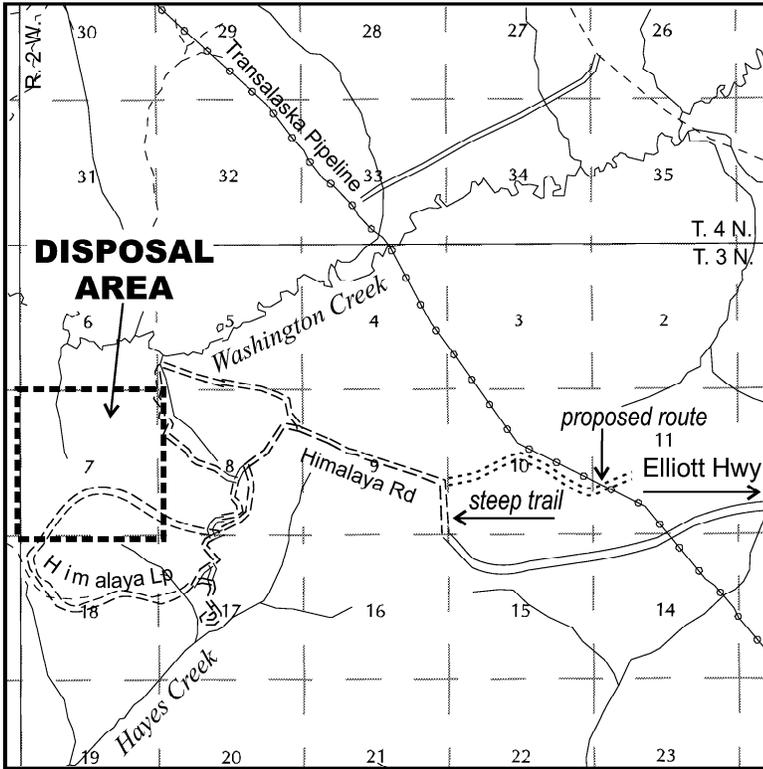
<b>TOPO MAP</b>	USGS Quad Livengood A-3
<b>ACCESS</b>	At 4.1 mile Himilaya Road, turn north along the pipeline ROW approximately ½ mile, turn left/west on trail/road that runs along the ridgeline. Proceed approximately 3½ miles to Hayes Creek Subdivision. Parcels 231 and 232 are on the north side of Himilaya Loop and parcels 233 and 234 are located on the south side of the road. Access by ATV or snow machine from the pipeline corridor and west.
<b>TOPOGRAPHY/TERRAIN</b>	Gentle southeastern slope with elevation at approximately 1500' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, birch, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Average January temperature ranges from -22° to -2° F; July temperatures range from 50° to 72° F. Temperatures have been recorded as low as -78 in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	None
<b>MUNICIPAL AUTHORITY</b>	All parcels fall within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 81-20. No road signs exist after the Elliott Highway.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
231	409278	F003N002W7	29	1	ASLS 81-20	5	E, W	\$6,500.00	
232	409279	F003N002W7	30	1	ASLS 81-20	5	C, E, W	\$6,500.00	
233	409311	F003N002W7	18	3	ASLS 81-20	3.5	E, W, OO	\$4,900.00	
234	409313	F003N002W7	20	3	ASLS 81-20	5	C, E, W, OO	\$6,500.00	

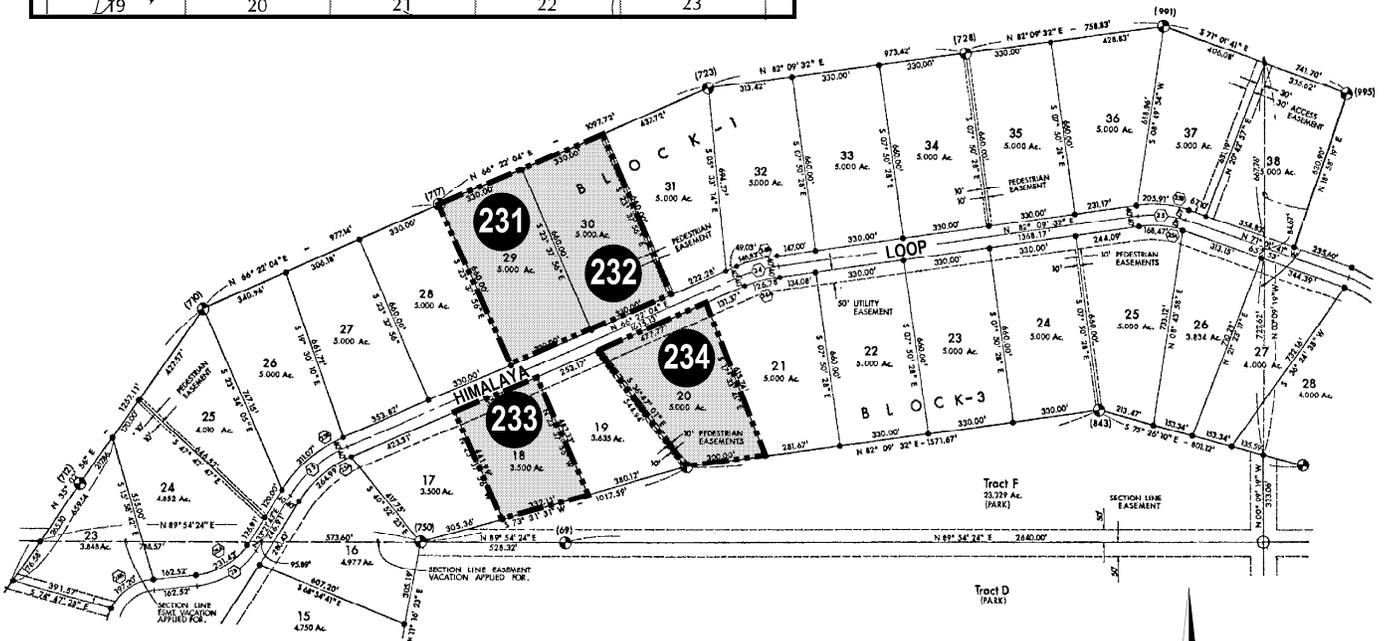
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Hayes Creek

ASLS 81-20



**VICINITY MAP**  
 USGS QUAD Livengood A-2, A-3  
 T. 3 N., R. 2 W. FM, Sec. 7



## Map 27

NORTHERN REGION

## HAYSTACK SUBDIVISION

<b>LOCATION</b>	Parcels 235 and 236 are located approximately 24 miles north of Fairbanks via the Steese and Elliott Highways.
<b>TOPO MAP</b>	USGS Quad Livengood A-2
<b>ACCESS</b>	Access to the subdivision can be obtained by traveling the Steese Highway north to the Elliott Highway. Approximately 11 miles up the Elliott turn right on Haystack Drive and travel for about 6 miles until the road intersects with Leuthold Drive. Parcel 235 is on the south side of the road approximately 600' from the intersection. Parcel 236 is located on the north side of Leuthold Drive approximately ½ mile from the beginning of the intersection with Haystack Drive.
<b>TOPOGRAPHY/TERRAIN</b>	Moderate to gentle sloping terrain with a southern aspect. Elevation levels range between 1400' – 1900' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of spruce, birch, aspen, and willow.
<b>WATER FRONT</b>	None
<b>VIEW</b>	Parcel 235 has moderate view potential.
<b>CLIMATE</b>	Average January temperature ranges from -22° to -2° F; July temperatures range from 50° to 72° F. Temperatures have been recorded as low as -78° F in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	All parcels fall within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 80-117

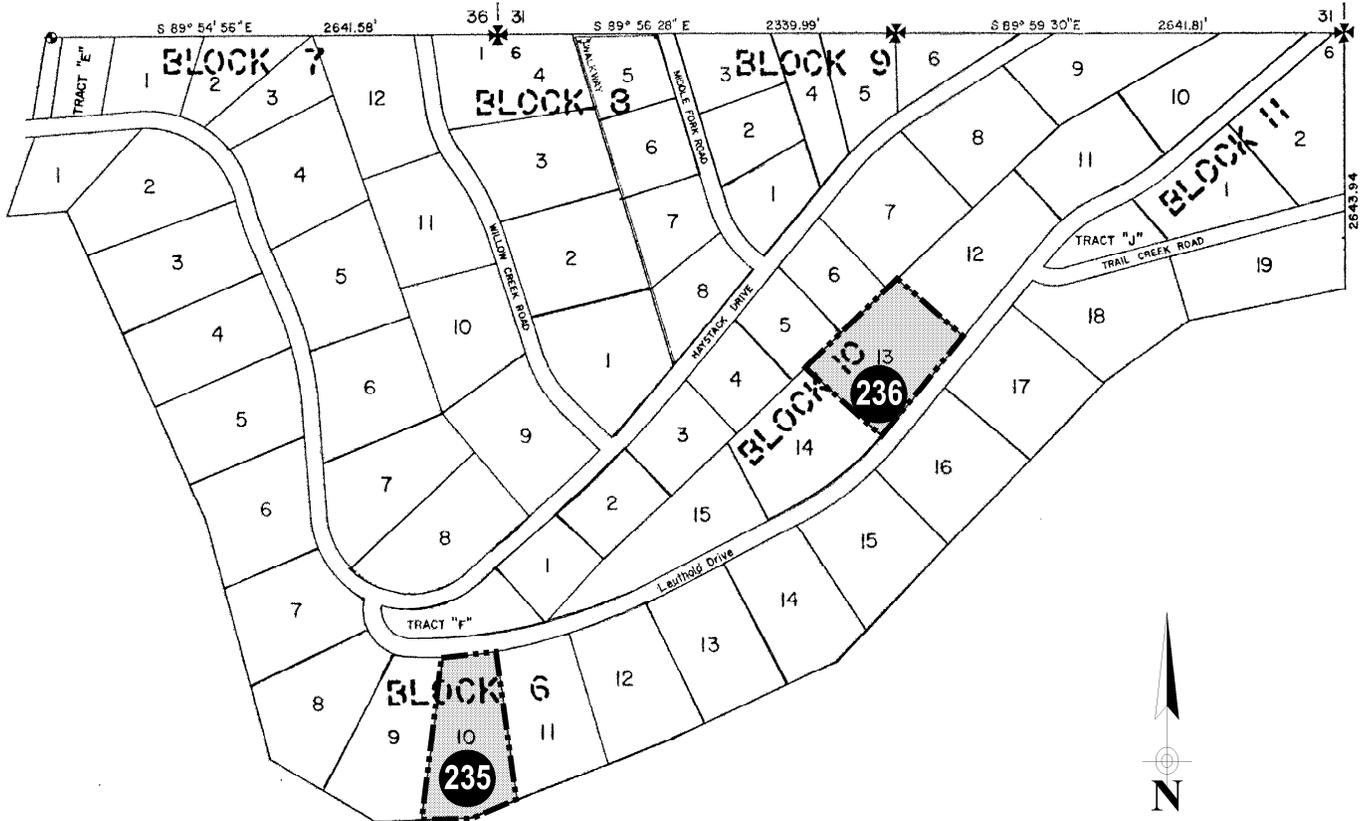
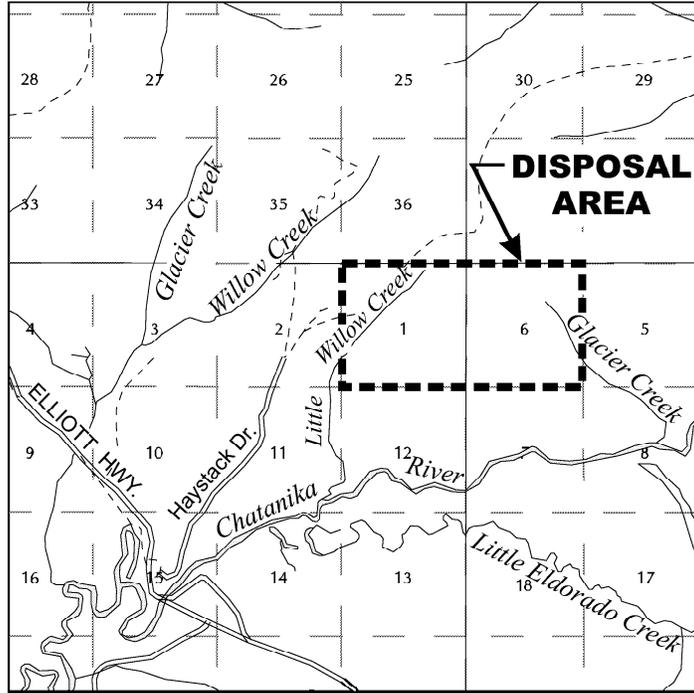
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
235	408292	F003N001W1&1E6	10	6	ASLS 80-117	9.7	E, W	\$19,400.00	
236	408340	F003N001E6	13	10	ASLS 80-117	9.967	E	\$19,900.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Haystack

ASLS 80-117

**VICINITY MAP**  
USGS QUAD Livengood A-2  
T. 3 N., R. 1 W. FM, Sec. 1  
T. 3 N., R. 1 E. FM, Sec. 6



## Map 28

NORTHERN REGION

## HAYSTACK EXTENSION SUBDIVISION

<b>LOCATION</b>	Parcel 237 is located approximately 24 miles north of Fairbanks via the Steese and Elliott Highways.
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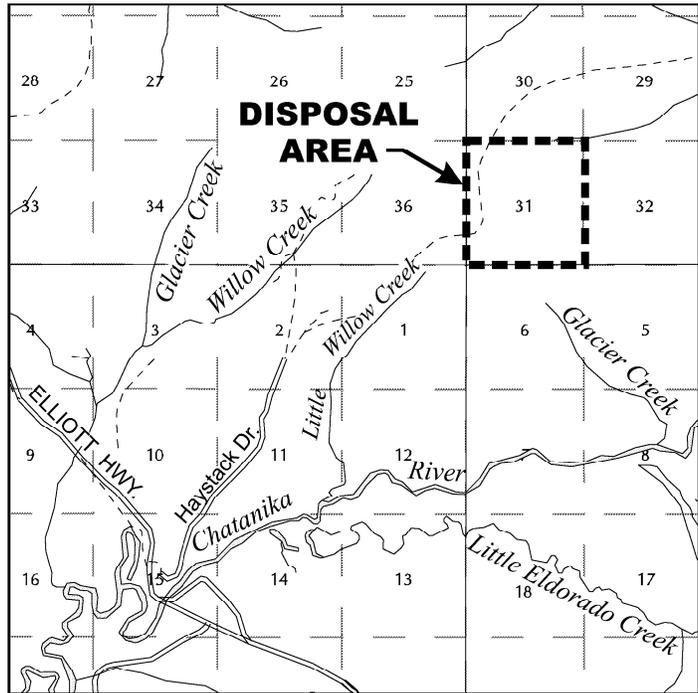
<b>TOPO MAP</b>	USGS Quad Livengood A-2
<b>ACCESS</b>	Access to the subdivision can be obtained by traveling the Steese Highway north to the Elliott Highway. Approximately 11 miles up the Elliott turn right on Haystack Drive and travel up until the first intersection of Middle Fork Road. Parcel 237 is located at the end of Middle Fork Road on the east side (right).
<b>TOPOGRAPHY/TERRAIN</b>	Moderately sloping with Northwest aspect. Elevation levels range from 2200' to 2300' above mean sea level. Just downhill from the summit of Haystack Mountain.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of black spruce, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Northwesterly view.
<b>CLIMATE</b>	Average January temperature ranges from -22° to -2° F; July temperatures range from 50° to 72° F. Temperatures have been recorded as low as -78° F in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Parcel falls within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 80-163. There is a partial frame cabin on the property that is elevated on posts and does not have a roof. Also, there is a driveway, debris, and a partial outhouse.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
237	408474	F004N001E31	5	3	ASLS 80-163	4.614	E, W	\$11,500.00	

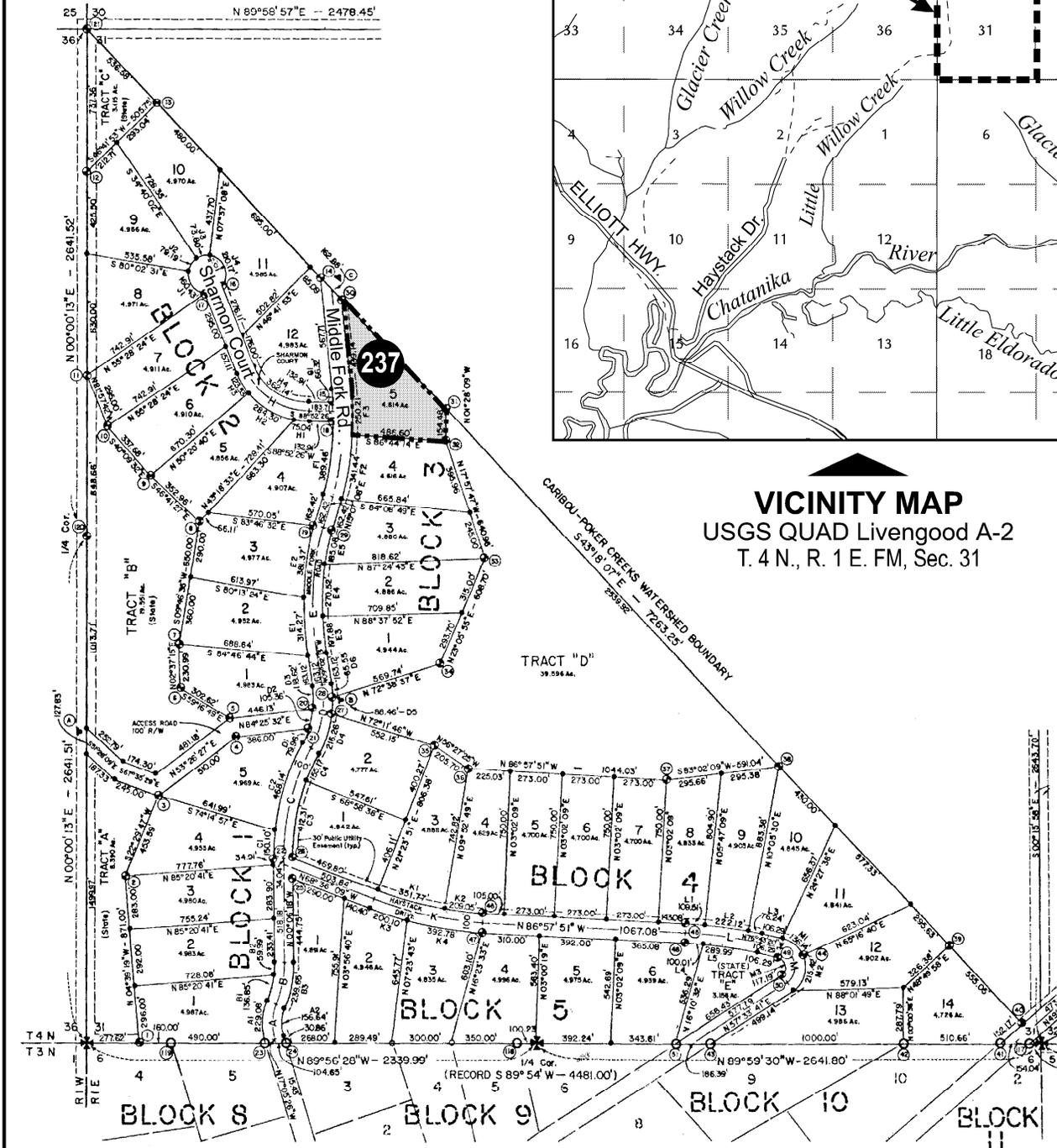
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Haystack Extension

ASLS 80-163



**VICINITY MAP**  
USGS QUAD Livengood A-2  
T. 4 N., R. 1 E. FM, Sec. 31



## Map 29

NORTHERN REGION

## JACK SUBDIVISION

<b>LOCATION</b>	Parcels 238 and 239 are located 2½ miles north of Delta Junction, approximately 2 miles east of the Richardson Highway.
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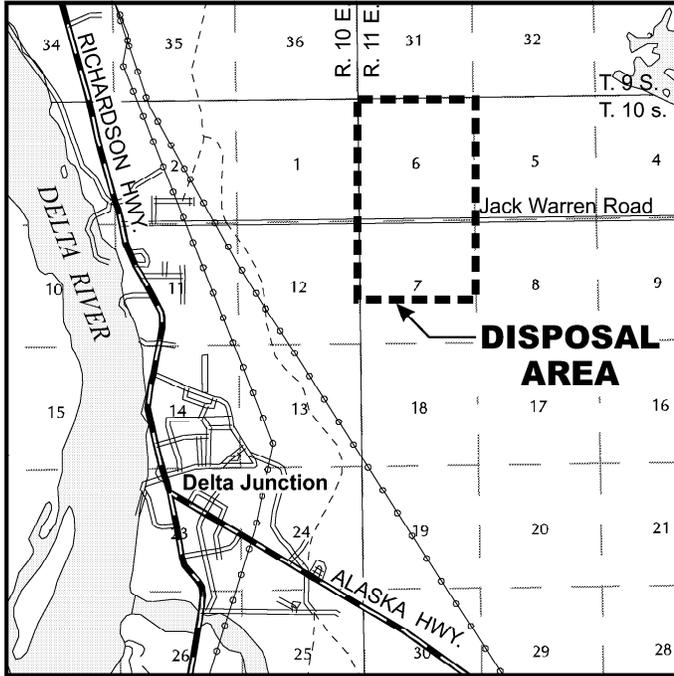
<b>TOPO MAP</b>	USGS Quad Big Delta A-4
<b>ACCESS</b>	Access to the parcels can be achieved by traveling 2½ miles north of the Alaska Highway via the Richardson Hwy and approximately 2 miles east on Jack Warren Road. Parcel 238 is located left/north on Mill-Tan Road then left/west on North Eielson Ave. about 0.2 miles on the left/south side of the road. Parcel 239 is located right/south from Jack Warren Rd. on Sheldon Street (before Mill-Tan) on the northwest corner of Rogers Avenue.
<b>TOPOGRAPHY/TERRAIN</b>	Nearly level with elevation between 1125' to 1200' above mean sea level.
<b>SOILS</b>	Moderately well drained to well drained silt loam soils that are underlain by gravelly coarse sand or deep fine sand.
<b>VEGETATION</b>	Vegetation consists of spruce, aspen, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown – Alaska Range is to the south.
<b>CLIMATE</b>	Average low temperature in January is -11° F; the average high during July is 69° F. Temperature extremes have been recorded from -63° to 92° F. Annual precipitation is 12 inches, including 37 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	City of Delta Junction.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 79-165. Parcel 238 contains a log structure (in poor condition), vehicles, trash piles, and old trailers. Parcel 239 has several tree stumps on site.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
238	405105	F010S011E6	3	4	ASLS 79-165	4.674	E	\$7,950.00	
239	406356	F010S011E7	14	5	ASLS 79-165	4.255	E, W	\$8,175.00	

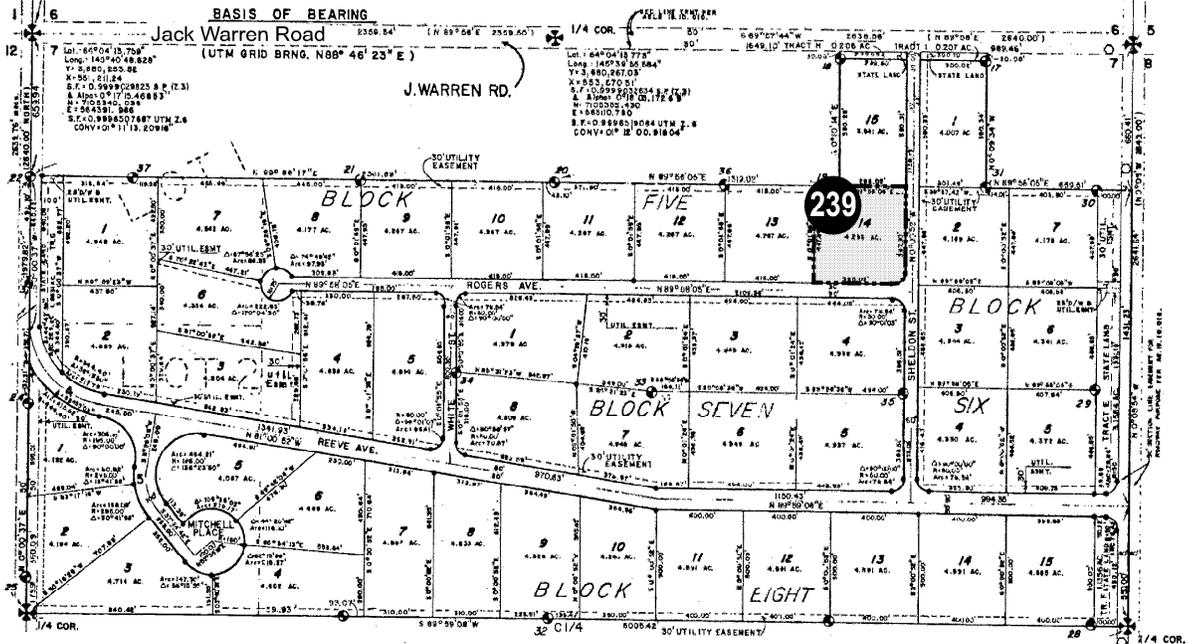
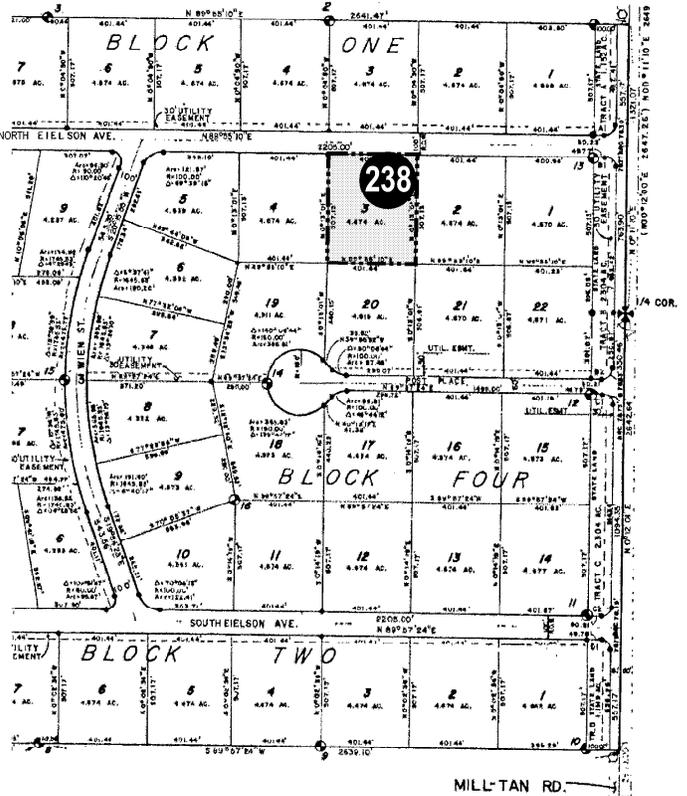
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Jack

ASLS 79-165



**VICINITY MAP**  
 USGS QUAD Big Delta A-4  
 T. 10 S., R. 11 E. FM, Sec. 6, 7



## Map 30

NORTHERN REGION

## JACK II SUBDIVISION

<b>LOCATION</b>	Parcel 240 is located 2½ miles north of Delta Junction off Jack Warren Road east of the Richardson Highway.
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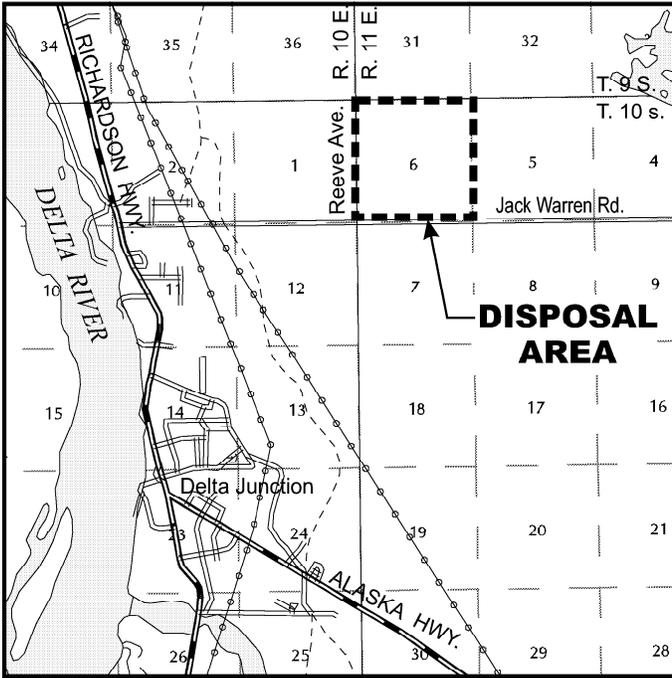
<b>TOPO MAP</b>	USGS Quad Big Delta A-4
<b>ACCESS</b>	The parcel can be accessed from Jack Warren Road, 2½ miles north of Delta Junction, east of the Richardson Highway. Turn north on Reeve Ave., parcel 240 is approximately 0.2 miles on the right/east side of the road. The northwest corner of the parcel is located at the intersection of Smith Lane and Reeve Avenue.
<b>TOPOGRAPHY/TERRAIN</b>	Nearly level with elevation approximately 1125' above mean sea level.
<b>SOILS</b>	Well drained silt loam soil that is underlain by very gravelly sand or deep fine sand.
<b>VEGETATION</b>	Vegetation consists mainly of white spruce, aspen, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown – Alaska Range is to the south.
<b>CLIMATE</b>	Average low temperature in January is -11° F; the average high during July is 69° F. Temperature extremes have been recorded from -63° to 92° F. Annual precipitation is 12 inches, including 37 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	City of Delta Junction.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 82-140. Portions of parcel have been cleared.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
240	409668	F010S011E6	6	2	ASLS 82-140	5.839	W	\$8,450.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

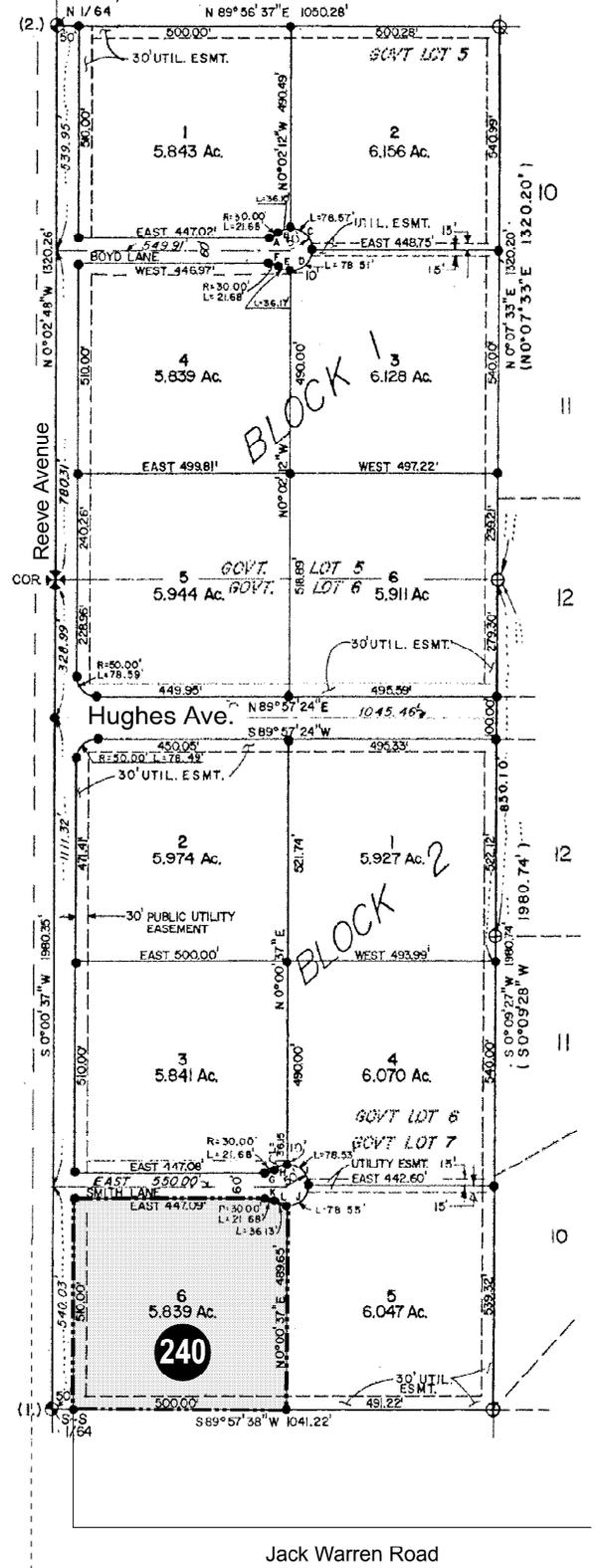
# Jack II

ASLS 82-140



## VICINITY MAP

USGS QUAD Big Delta A-4  
T. 10 S., R. 11 E. FM, Sec. 6



## Map 31

NORTHERN REGION

## JUNE CREEK

<b>LOCATION</b>	In the northern foothills of the Alaska Range approximately 26 road miles north of Healy on the west side of the Parks Highway.
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<b>TOPO MAP</b>	USGS Quad Fairbanks A-5
<b>ACCESS</b>	8 parcels are accessible by car to mile 269.9 on the Parks Highway, and from there by snow machine or four wheeler on a trail, which begins north of Bear Creek. Follow Jackson Road and Filmore Road trails, or Bear Creek, west. 4 parcels are accessible by trail from approximately highway mile 266.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is level to moderately sloping to steep. Elevation is about 1000 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	The vegetation is spruce with some birch and cottonwood.
<b>WATER FRONT</b>	8 parcels have Bear Creek frontage. Bear Creek is a small, intermittent stream.
<b>VIEW</b>	Bear Creek, forest, and/or mountain views.
<b>CLIMATE</b>	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Holding rainwater catchment. Bear Creek is not a reasonable source of water.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	Denali Borough
<b>HOMEOWNER'S ASSOC.</b>	Yes. See Conditions of Purchase section in this brochure.
<b>OTHER</b>	

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
241	405170	F009S009W22	1	3	ASLS 79-166	4.084	W, DD, FF, GG	\$7,100.00	
242	405171	F009S009W22	2	3	ASLS 79-166	4.448	W, GG	\$7,800.00	
243	405174	F009S009W22	5	3	ASLS 79-166	4.591	W, GG	\$8,000.00	
244	405175	F009S009W22	6	3	ASLS 79-166	4.591	W, GG	\$8,000.00	
245	405176	F009S009W22	7	3	ASLS 79-166	5.097	W, GG	\$8,900.00	
246	405186	F009S009W14	10	4	ASLS 79-166	5.51	W, GG	\$9,600.00	
247	405187	F009S009W14	11	4	ASLS 79-166	5.467	W, GG	\$9,600.00	
248	407638	F009S009W14	12	4	ASLS 79-166	5.953	W, GG	\$10,400.00	
249	405301	F009S009W26	6	18	ASLS 79-166	4.841	V, W, FF	\$8,500.00	
250	405308	F009S009W28	13	18	ASLS 79-166	5.733	W	\$10,000.00	
251	405309	F009S009W28	14	18	ASLS 79-166	5.052	W	\$8,800.00	
252	405365	F009S009W35	1	23	ASLS 79-166	5.208	V, W	\$9,100.00	

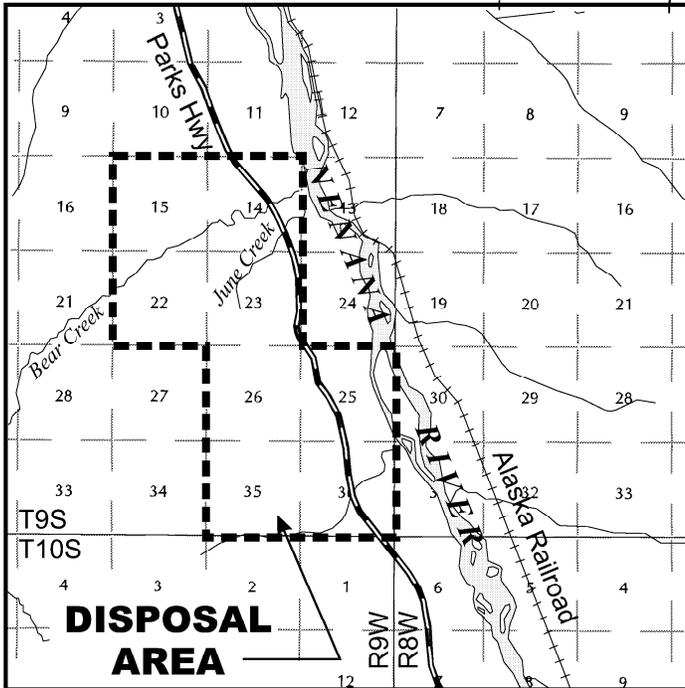
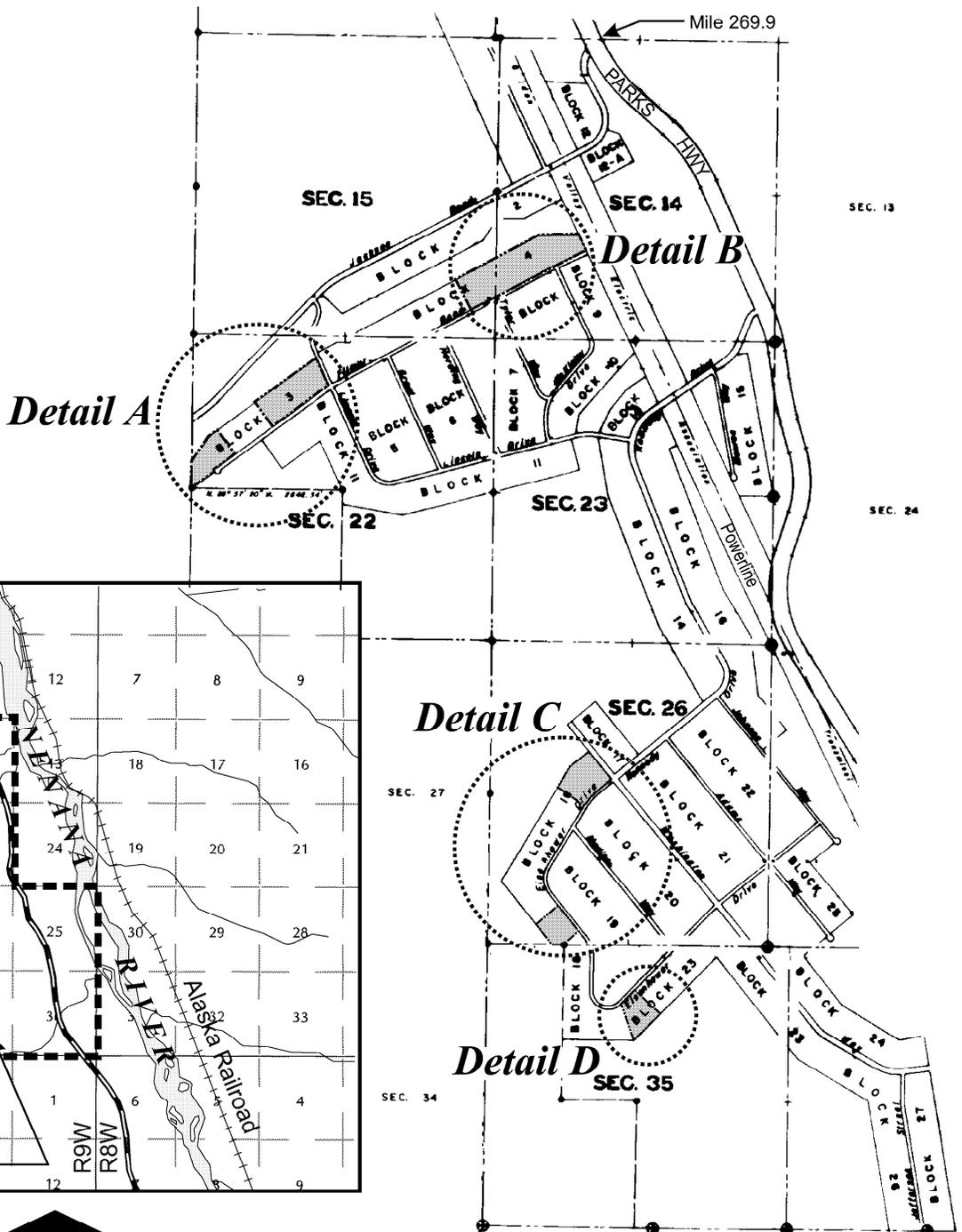
**NOTE: Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.**

# June Creek

ASLS 79-166



Mile 269.9



## VICINITY MAP

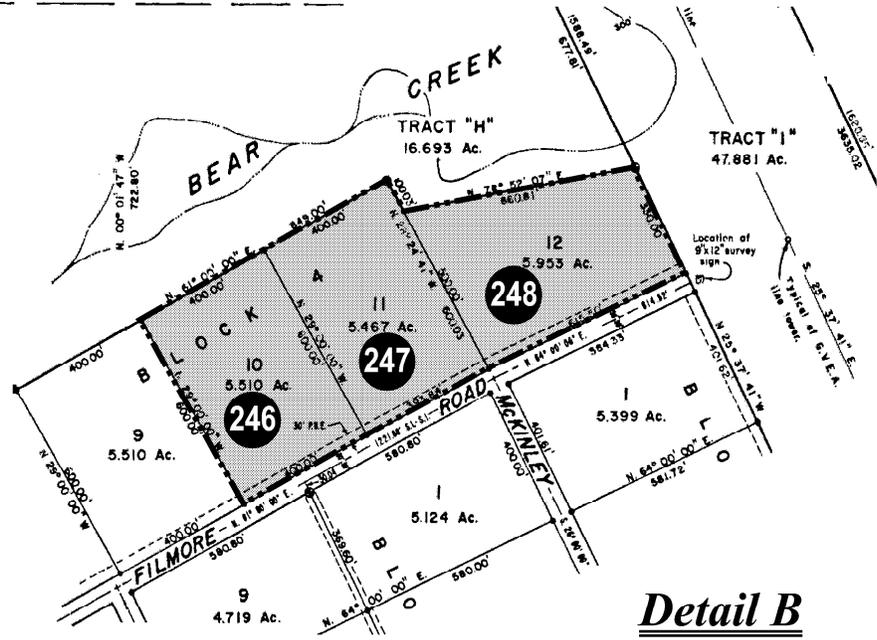
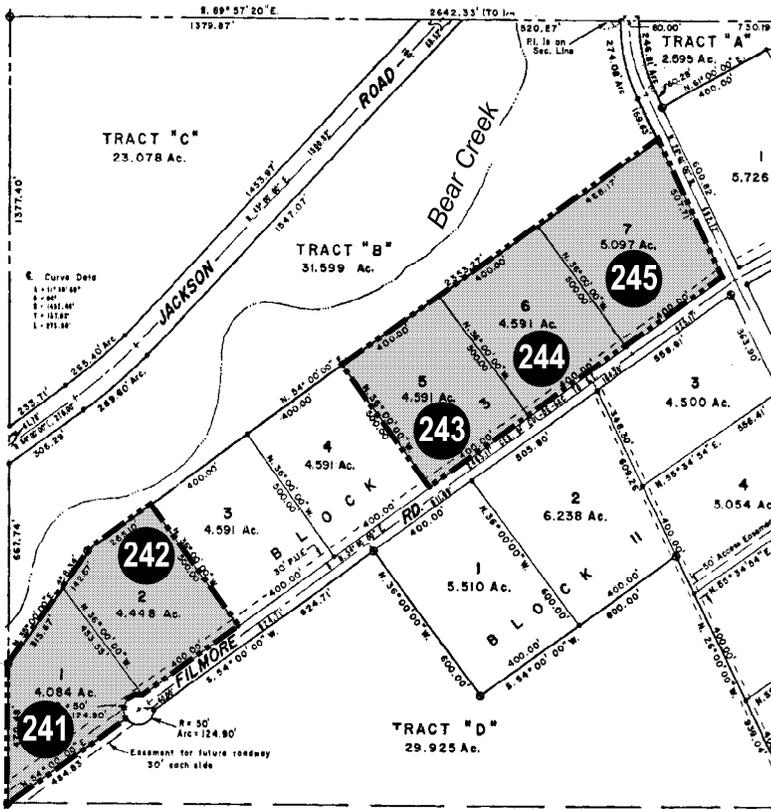
USGS QUAD Fairbanks A-5  
T. 9 S., R. 9 W. FM, Sec. 14,22,26,28,35

## Map 32 (1 OF 3)

NORTHERN REGION

# June Creek

ASLS 79-166

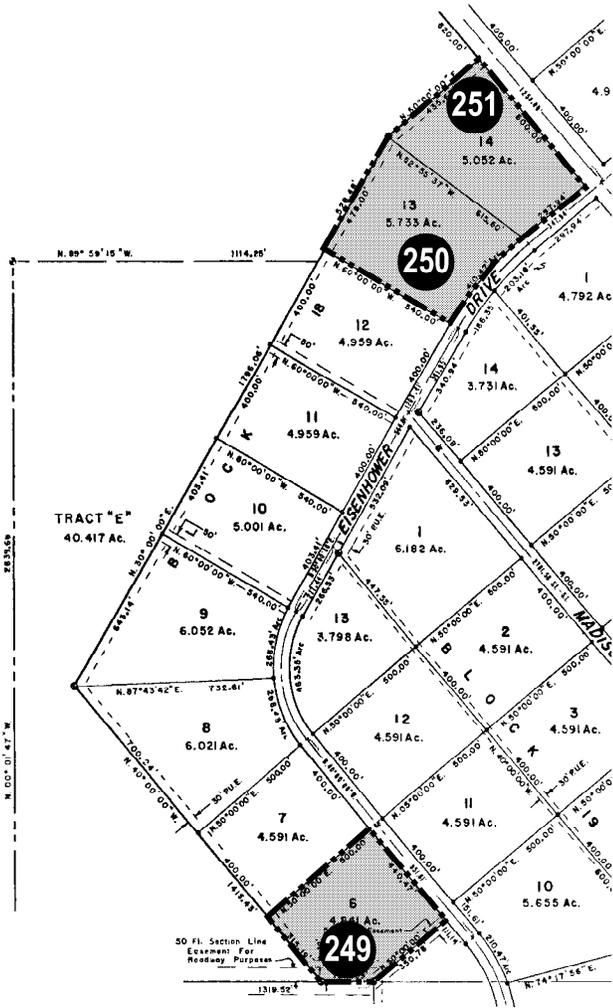


## Map 32 (2 OF 3)

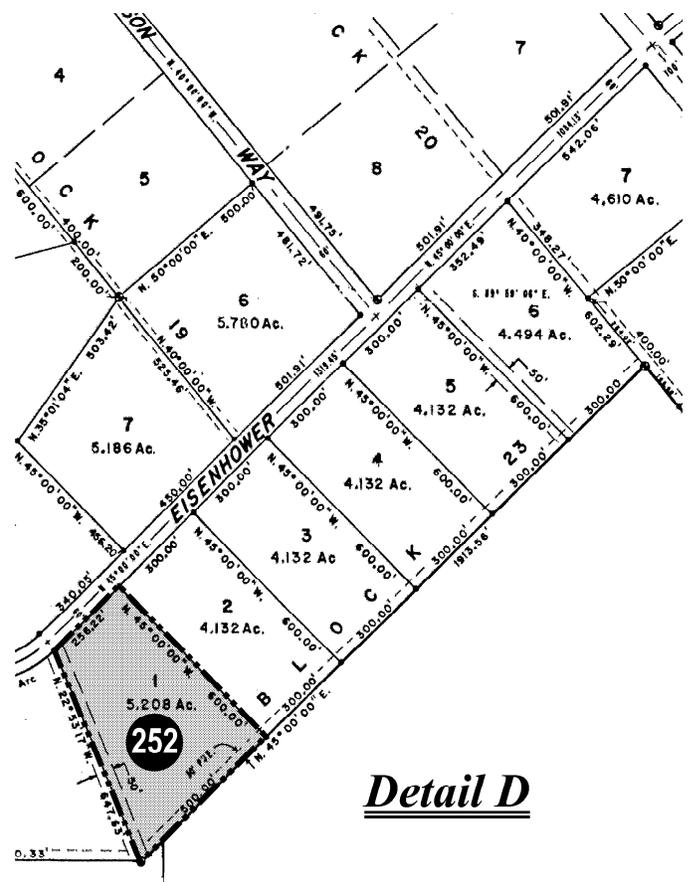
NORTHERN REGION

# June Creek

ASLS 79-166



Detail C



Detail D

## Map 32 (3 of 3)

NORTHERN REGION

## KENTUCKY CREEK

<b>LOCATION</b>	Approximately 145 road miles north of Fairbanks on the Elliott Highway.
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<b>TOPO MAP</b>	USGS Quad Tanana A-1
<b>ACCESS</b>	All parcels are accessible by car on the Elliott Highway south of the Eureka Road intersection: Tract B , with west side highway frontage is about 2 ½ miles south of the intersection. Tract E-1, with west highway frontage is about 4 miles south of the intersection. Tract A-1, with east highway frontage, is about 3¼ miles south of the intersection.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is generally flat. Elevation is about 500 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Forest of mixed spruce, birch and aspen.
<b>WATER FRONT</b>	None
<b>VIEW</b>	Forest
<b>CLIMATE</b>	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Holding rainwater catchment; well.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	None
<b>OTHER</b>	

PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
253	410386	F003N013W5	Tract A-1	ASLS 98-3	52.455	V, FF, HH, PP	\$35,500.00	
254	410377	F004N013W32	Tract B	ASCS 4N, 13W, F.M.	39.347	V, FF, PP	\$27,400.00	
255	410388	F003N013W5	Tract E-1	ASLS 98-3	47.997	V, PP	\$33,500.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.



## LEFT FORK II

<b>LOCATION</b>	Parcel 256 is located approximately 12.5 mile Cache Creek Road, west off of Murphy Dome Road.
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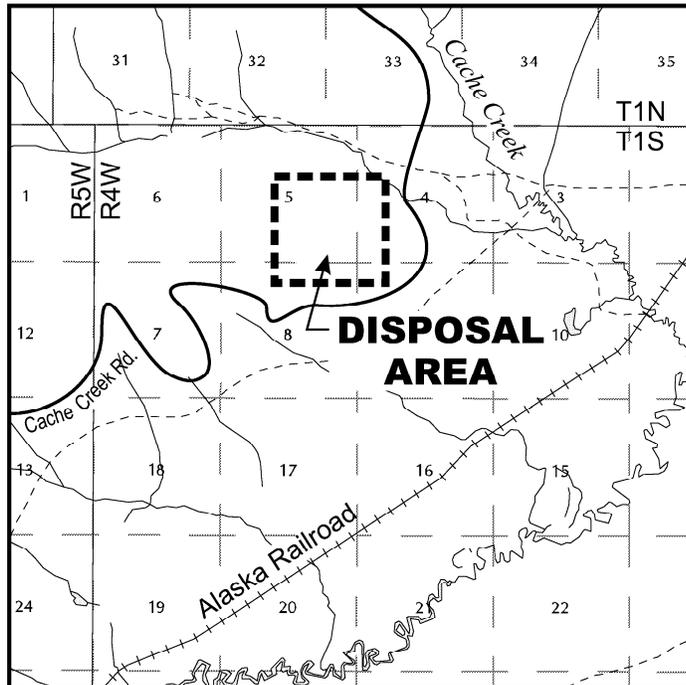
<b>TOPO MAP</b>	USGS Quad Fairbanks D-3
<b>ACCESS</b>	Turn left/west on Cache Creek Road from approximately 9.75 mile Murphy Dome Road. Subdivision is on the right/north side of Cache Creek Road at approximately 12.5 miles.
<b>TOPOGRAPHY/TERRAIN</b>	Moderately sloping with elevation approximately 800' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of white spruce, birch, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Winter temperatures average -12° F; summer temperatures average 61° F. Temperatures have been recorded as low as -78° in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Parcel is in the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 86-183.

PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
256	410516	F001S004W5	Tract A	ASLS 86-183	26.14	Q, FF	\$20,900.00	

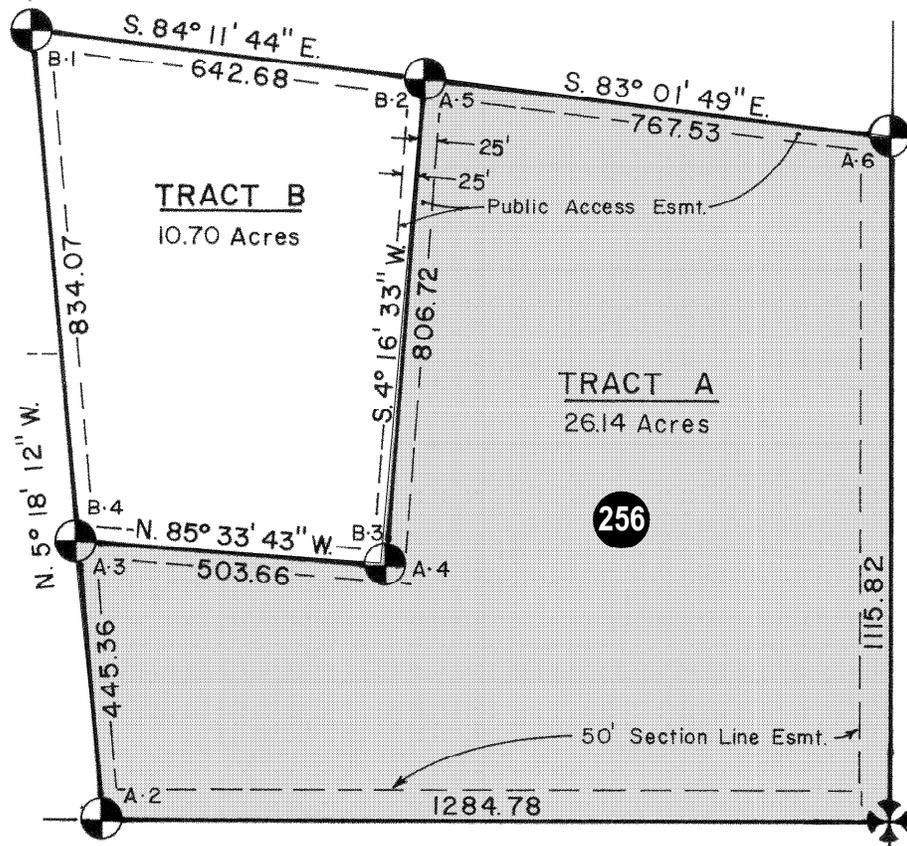
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Left Fork II

ASLS 86-183



**VICINITY MAP**  
 USGS QUAD Fairbanks D-3  
 T. 1 S., R. 4 W. FM, Sec. 5



## Map 34

NORTHERN REGION

## LINCOLN CREEK SUBDIVISION

<b>LOCATION</b>	Parcels 257 through 259 are located southwest of New Murphy Dome Road, northwest of Fairbanks.
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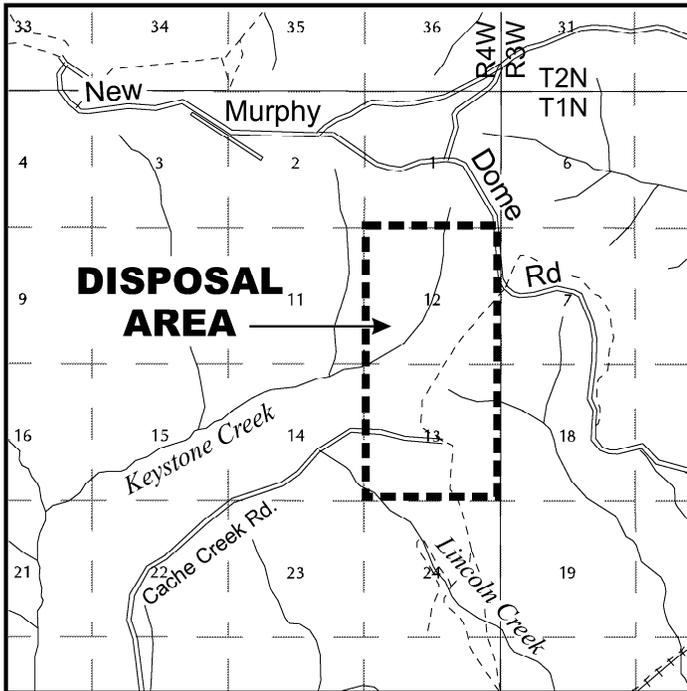
<b>TOPO MAP</b>	USGS Quad Fairbanks D-3
<b>ACCESS</b>	Access to parcel 259 is north, approximately 12.5 miles along New Murphy Dome Road to Abraham Road on the left. Parcel 259 is located on the south side of the Abraham Road where it takes a sharp right (west) turn. Parcels 257 & 258 can be located by turning west off of New Murphy Dome Road on to Cache Creek Road. Parcel 257 is located on the left side of Reconstruction Road approximately 300 feet from where it turns uphill from Cache Creek Road. Parcel 258 is located on the right, approximately ½ mile west from the intersection of New Murphy Dome Road.
<b>TOPOGRAPHY/TERRAIN</b>	Parcels 257 and 258 are located on a south-facing slope. Elevation levels range from 1050' to 1150' above mean sea level. Parcel 259 is on a south-southwest facing slope with elevation levels between 1500' to 1600' above mean sea level. All parcels are moderately sloping.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation on parcel 259 consists mainly of black spruce. Parcels 257 and 258 are dominated with white spruce, birch, aspen, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Southwesterly view.
<b>CLIMATE</b>	Winter temperature averages -12° F; summer temperature averages 61° F. Temperatures have been recorded as low as -78° F in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	All parcels fall within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 82-158. Parcel 257 has a long driveway and cut/fill in the middle of the parcel that is overgrown with saplings. Parcel 259 has a driveway and cleared area with scattered trash and a small burned trailer.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
257	409889	F001N004W13	10	6	ASLS 82-158	8.506	W, FF	\$14,500.00	
258	409895	F001N004W13	6	7	ASLS 82-158	4.121	E	\$10,300.00	
259	409908	F001N004W12	4	12	ASLS 82-158	7.501	P, W	\$12,800.00	

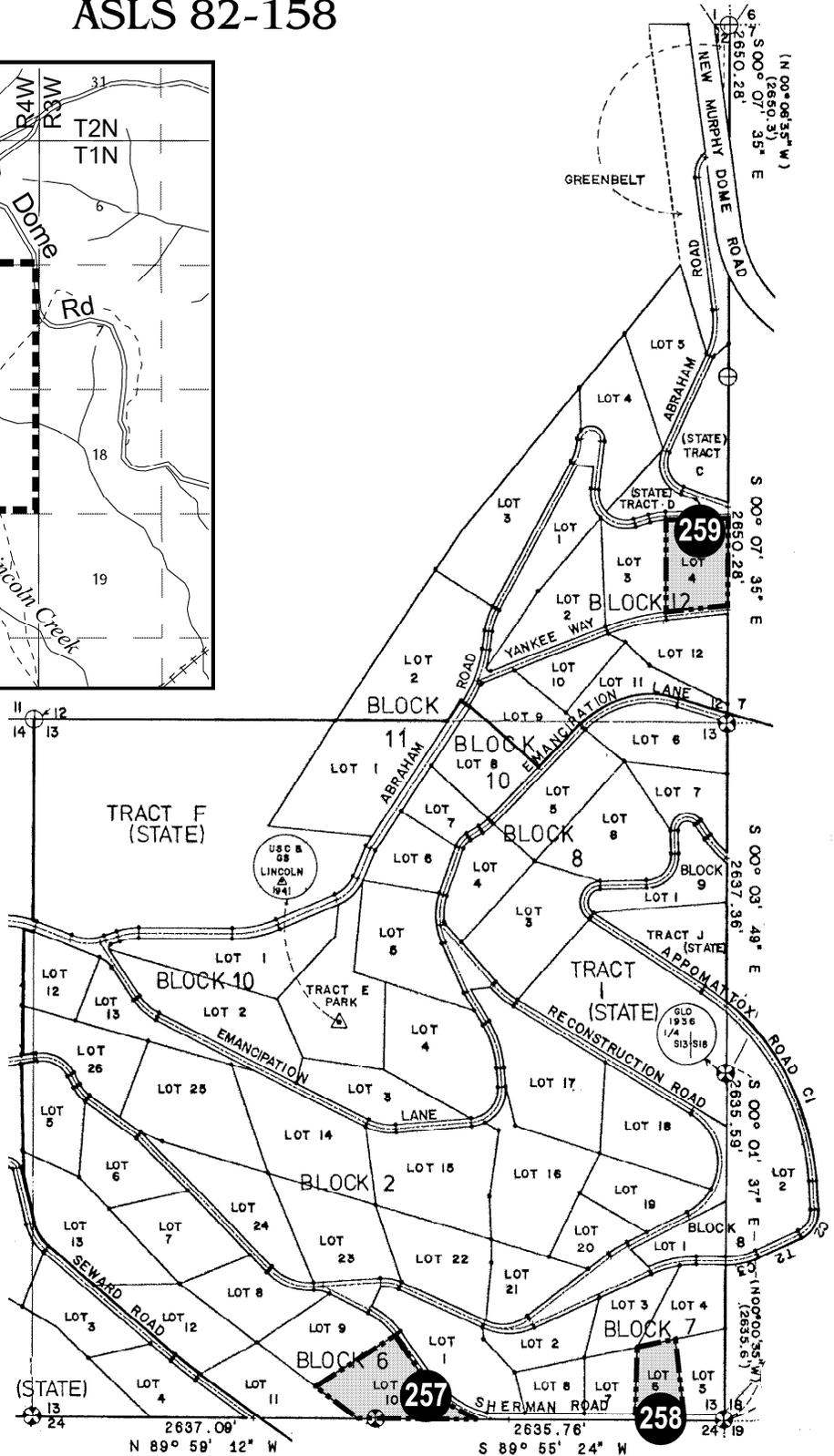
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Lincoln Creek

ASLS 82-158



**VICINITY MAP**  
USGS QUAD Fairbanks D-3  
T. 1 N., R. 4 W. FM, Sec. 12,13



## Map 35

NORTHERN REGION

## MCCLOUD SUBDIVISION

<b>LOCATION</b>	Parcels 260 and 261 are located approximately 4 miles east on Old Murphy Dome Road from the terminus of Spinach Creek Road.
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<b>TOPO MAP</b>	USGS Quad Fairbanks D-3
<b>ACCESS</b>	The parcels can be accessed by heading north along Sheep Creek Road, turning west on New Murphy Dome Road approximately 3 miles, and north on Spinach Creek Road to the end. Travel east on Old Murphy Dome Road approximately 4 miles, and north on McCall Street approx. 1 mile, then turn west on Errol Avenue. Parcel 260 is directly north of the intersection of McCall Street and Errol Avenue and parcel 261 is located on McCloud Drive. The northeast corner of 261 is located approximately 330' west of the intersection of Errol Avenue.
<b>TOPOGRAPHY/TERRAIN</b>	Parcels are along ridge tops with a southerly exposure. Elevation levels are between 1500' to 1650' above mean sea level.
<b>SOILS</b>	Silt soil with some sand, rock, or gravel.
<b>VEGETATION</b>	Vegetation consists mainly of black spruce, willow, and some scattered birch. The ground is covered with a thick layer of mosses and lichens.
<b>WATER FRONT</b>	No
<b>VIEW</b>	View of the Alaska Range.
<b>CLIMATE</b>	Winter temperatures average -12° F; summer temperatures average 61° F. Temperatures have been recorded as low as -78° in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	All parcels fall within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 82-157. Parcel 260 has a large clearing, hole in the ground, dog poles, and driveway access is from the east side of the parcel.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
260	409915	F002N002W19, 20	7	1	ASLS 82-157	4.87	E, J, W	\$10,200.00	
261	409917	F002N002W19	1	2	ASLS 82-157	4.538	E, W, FF	\$8,200.00	

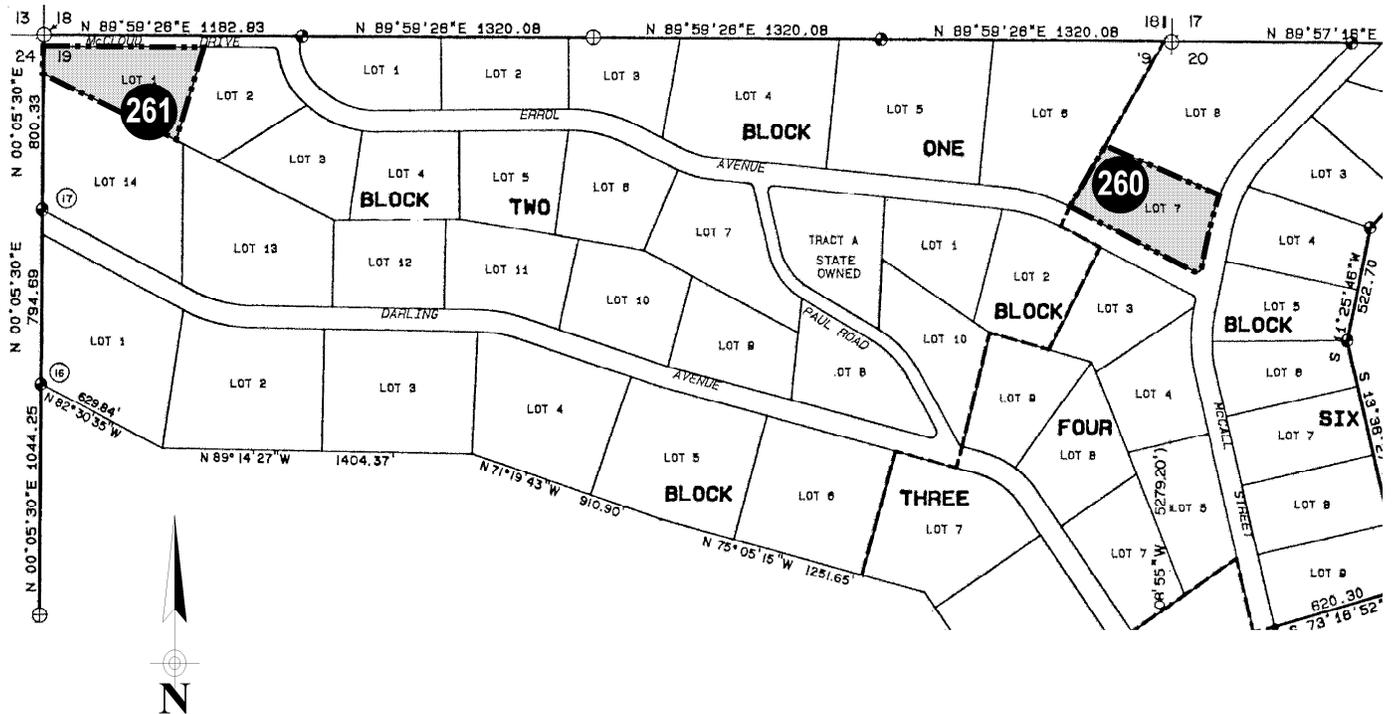
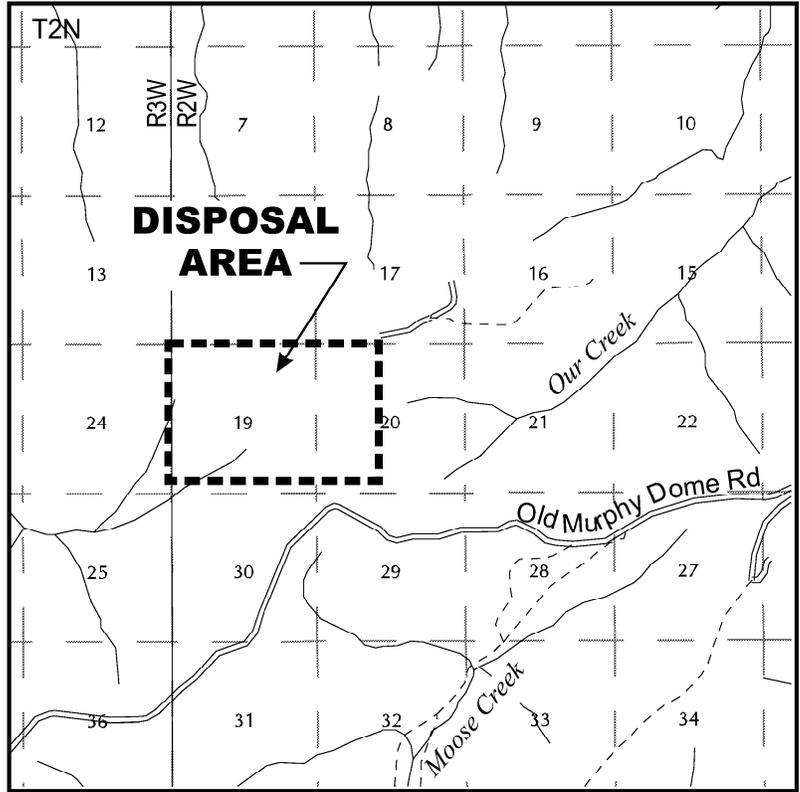
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# McCloud

ASLS 82-157

## VICINITY MAP

USGS QUAD Fairbanks D-2, D-3  
T. 2 N., R. 2 W. FM, Sec. 19,20



## Map 36

NORTHERN REGION

## MCPHERSON

<b>LOCATION</b>	Approximately 1½ road miles south of Healy on Hilltop Road.
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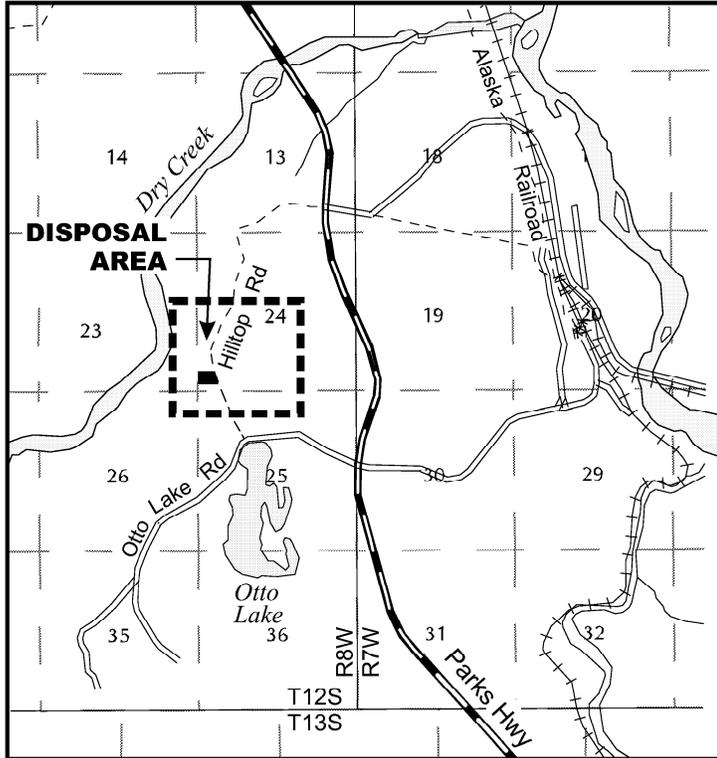
<b>TOPO MAP</b>	USGS Quad Healy D-5
<b>ACCESS</b>	Via the Parks Highway to approximately highway mile 247, then west almost 1 mile on Otto Road, then north on Hilltop Road approximately 1/3 mile to the parcel which fronts the west side of Hilltop Road.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is moderate to gently sloping. Elevation is about 1800 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Fairly open taiga with small-scattered trees.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Easterly and southerly view of Alaska Range.
<b>CLIMATE</b>	Often windy with temperatures ranging from 80 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Holding rainwater catchment; well.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owner must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	Power and telephone available.
<b>RESTRICTIONS</b>	Parcel may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
<b>MUNICIPAL AUTHORITY</b>	Denali Borough
<b>HOMEOWNER'S ASSOC.</b>	No
<b>OTHER</b>	The survey plat for this area is in the process of being finalized and recorded. Recorded copies of the survey are expected to be available mid-August.

PARCEL	ADL	MTRS	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
262	416486	F012S008W24	ASLS 99-26	5.09	V	\$19,100.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

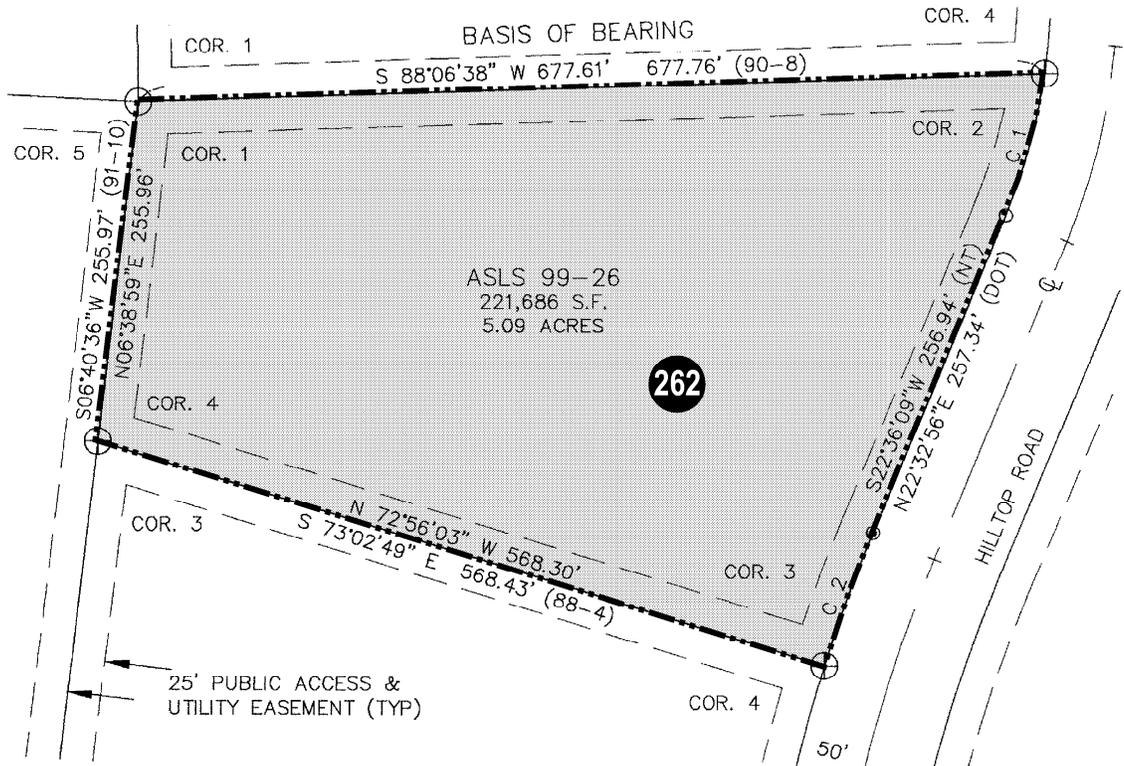
# McPherson

ASLS 96-26



## VICINITY MAP

USGS QUAD Healy D-5  
T. 12 S., R. 8 W. FM, Sec. 24



## Map 37

NORTHERN REGION

## O'CONNOR CREEK SUBDIVISION

<b>LOCATION</b>	Parcels 263 and 264 are located north of Fairbanks approximately 8 miles, and south of Old Murphy Dome Road, 6 miles west from the Elliott Highway.
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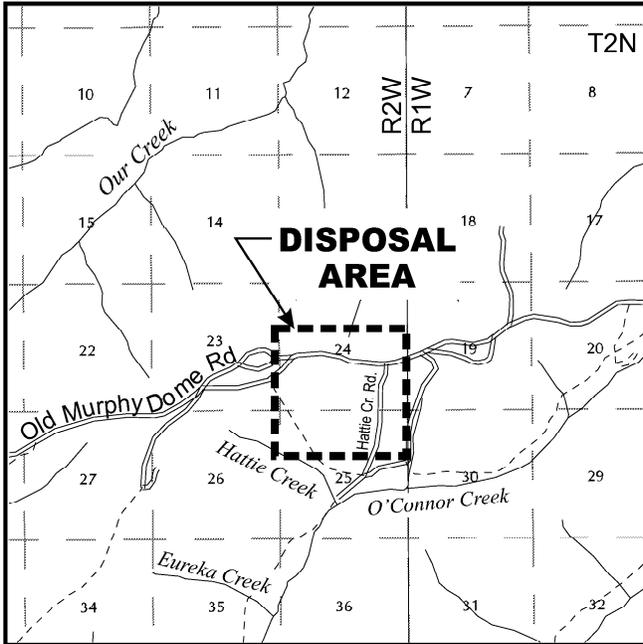
<b>TOPO MAP</b>	USGS Quad Fairbanks D-2
<b>ACCESS</b>	The subdivision can be accessed by traveling approximately 6 miles west along Old Murphy Dome Road from the Elliott Highway and by turning south on Hattie Creek Road. Both parcels are located near the intersection of Hattie Creek Road and Determination Drive.
<b>TOPOGRAPHY/TERRAIN</b>	Moderately steep slopes with southeast aspect. Elevation levels are between 1250' to 1350' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, aspen, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	View of the Alaska Range.
<b>CLIMATE</b>	Winter temperatures average -12° F; summer temperatures average 61° F. Temperatures have been recorded as low as -78° in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	All parcels are located within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 83-23. Parcels are less than ½ mile west of O'Connor Creek trail.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
263	412222	F002N002W25	10	4	ASLS 83-23	4.085	FF	\$5,700.00	
264	412235	F002N002W25	9	5	ASLS 83-23	5.919	H, W	\$8,300.00	

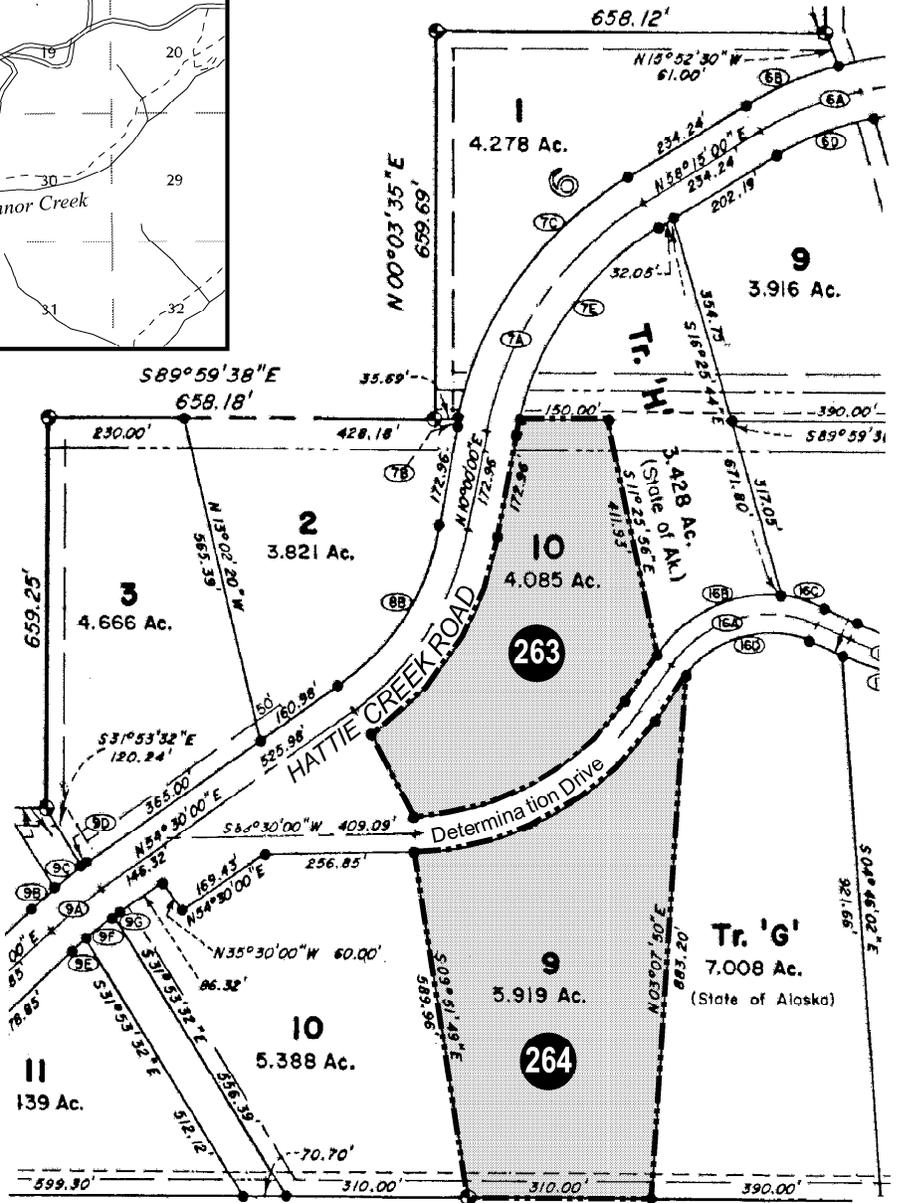
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# O'Connor Creek

ASLS 83-23



**VICINITY MAP**  
 USGS QUAD Fairbanks D-2,  
 Livengood A-2  
 T. 2 N., R. 2 W. FM, Sec. 25



## Map 38

NORTHERN REGION

## OLNES WEST SUBDIVISION

<b>LOCATION</b>	Parcel #267 is located approximately 20 miles north of Fairbanks via the Steese and Elliott Highways.
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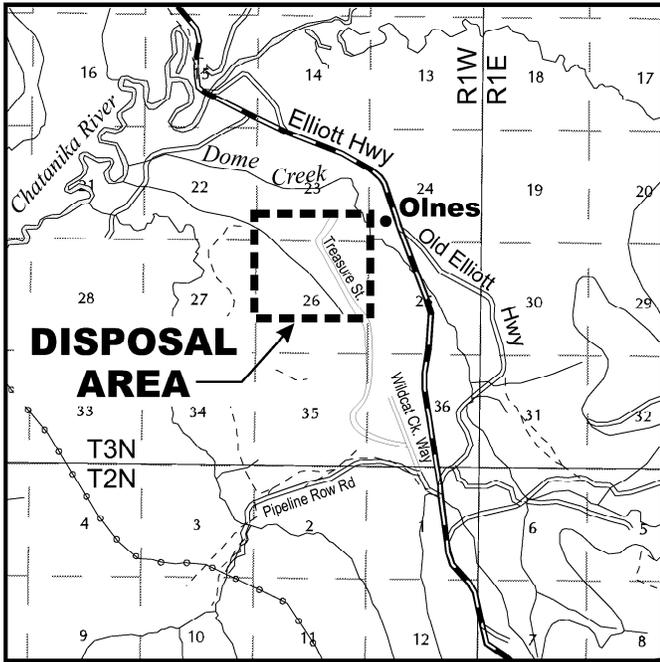
<b>TOPO MAP</b>	USGS Quad Livengood A-2
<b>ACCESS</b>	Take Steese Highway north to Elliott Highway. Travel for approximately 5.8 miles to a Pipeline Right-of-Way Road and turn left/west. Approximately 1/3 mile west on Pipeline ROW Road, (a.k.a Vault Road), turn right on Wildcat (Creek) Way. Travel this road for approximately 1/3 mile until it forks with a road to the left (Treasure Street). Turn left onto the road and follow it approximately 1/2 mile to the beginning of a trail going northeast out of Vault Subdivision. The trail goes approximately 1/4 mile then extends along the section line north, approximately 1/2 mile to the extension of Treasure Street going northwest in Olnes West Subdivision. The parcel is located approximately 400 feet on the left/west. Roads do not possess name signs.
<b>TOPOGRAPHY/TERRAIN</b>	Gently sloping with a northwest aspect. Elevation is approximately 1100' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, birch, and aspen.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	Winter temperatures average -12° F; summer temperatures average 61° F. Temperatures have been recorded as low as -78° F in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Parcel is located within Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 81-38. Plywood cabin is located on site (16 x 16 ground floor and 8 x 16 loft) with untreated footings. Also, there is a large outhouse and trash piles.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
267	408246	F003N001W26	2	2	ASLS 81-38	4.985	E, W	\$5,700.00	

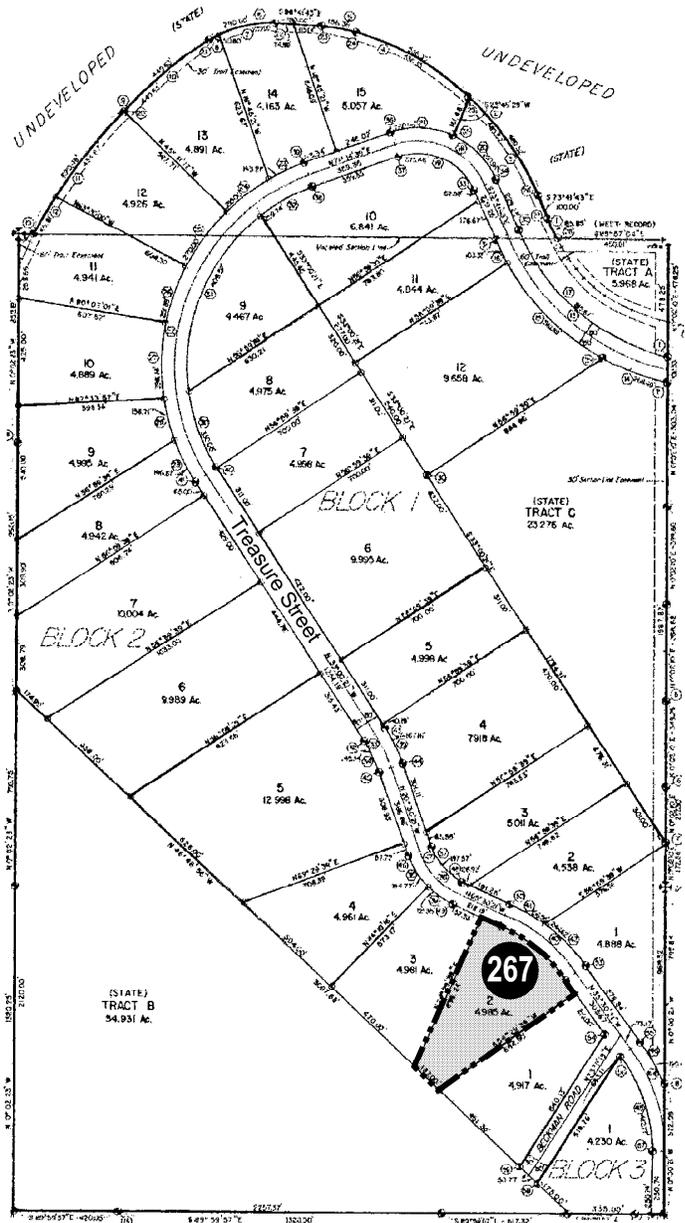
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Olnes West

ASLS 81-38



**VICINITY MAP**  
USGS QUAD Livengood A-2  
T. 3 N., R. 1 W. FM, Sec. 26



**Map 40**  
NORTHERN REGION

## ROBERTSON RIVER

<b>LOCATION</b>	Remote parcel 268 is located approximately 77 miles southeast of Delta Junction west of the Alaska Highway.
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<b>TOPO MAP</b>	USGS Quad Tanacross B-6
<b>ACCESS</b>	Approximately 77 miles southeast along the Alaska Highway, about 2 miles past (south of) the Robertson River Bridge, turn right/west onto a dirt road. Then proceed northwest approximately 1½ miles to a fork that turns left/west. The parcel is located approximately ¼ mile west on an unimproved trail which runs through the parcel.
<b>TOPOGRAPHY/TERRAIN</b>	Nearly level with elevation between 1800' to 1900' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of spruce, aspen, birch, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	The parcel lies in the continental climate zone, with cold winters and warm summers. In the winter, ice fog and smoke conditions are common. The average low temperature during January is -32° F; the average high during July is 72° F. Annual precipitation is 11 inches, including 33 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are not available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	None
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 83-150. The parcel has a 25' public access trail through the northern portion (ADL 415250).

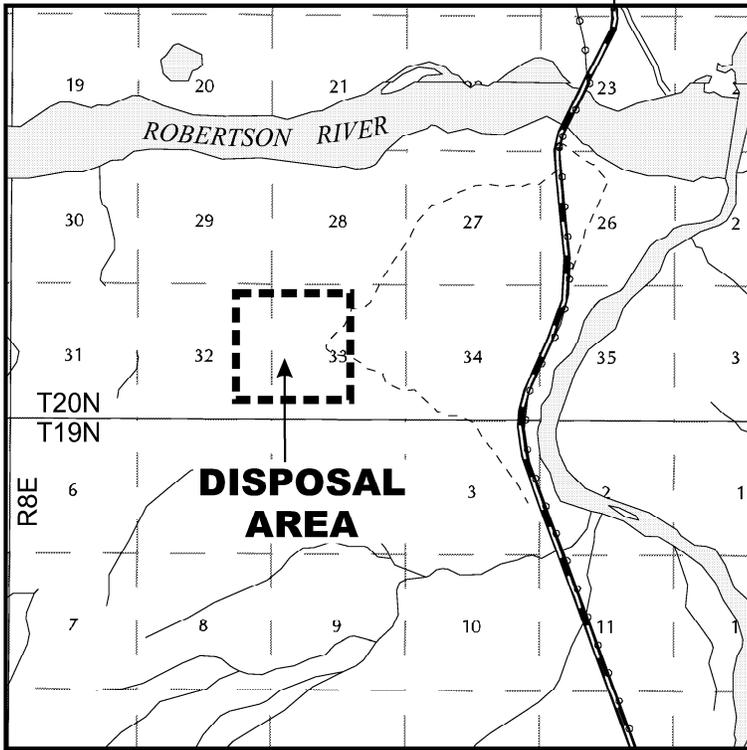
PARCEL	ADL	MTRS	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
268	409589	C020N008E33	ASLS 83-150	31.07	Q, T, RR	\$28,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Robertson River

ASLS 83-150

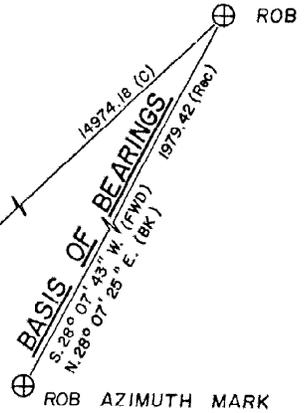
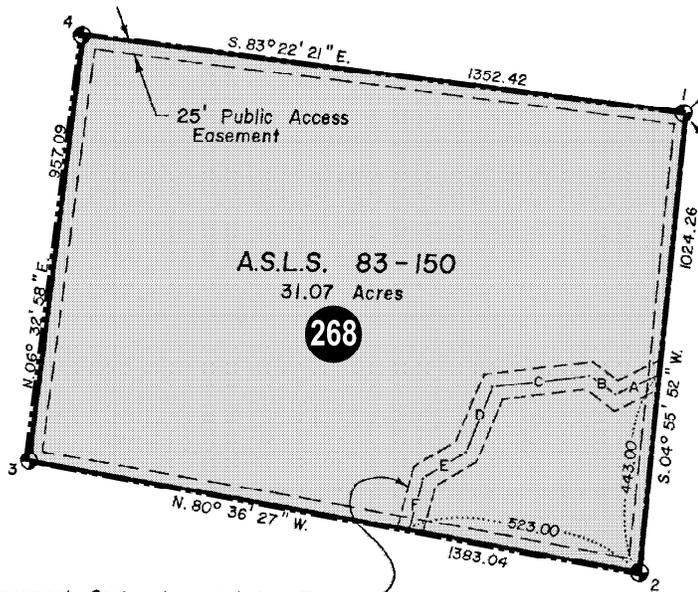
77 miles to  
Delta Junction



## VICINITY MAP

USGS QUAD Tanacross B-6  
T. 20 N., R. 8 E. FM, Sec. 33

**DISPOSAL  
AREA**



60' Trail Easement, Centered on Existing Trail  
See Table above for course within A.S.L.S. 83-150



## Map 41

NORTHERN REGION

## SLATE CREEK

<b>LOCATION</b>	Northern foothills of the Alaska Range approximately 5½ miles north of Healy.
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<b>TOPO MAP</b>	USGS Quad Healy D-5
<b>ACCESS</b>	Via the Parks Highway to mile 253 where the highway crosses Panguingue Creek. Just north of the creek is a small draw which one can follow on foot, westerly, up to the parcel.
<b>TOPOGRAPHY/TERRAIN</b>	Terrain is moderately sloping. Elevation is about 1800 feet.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Forest mixture of spruce, birch and aspen, and a large open area that is the result of a 1987 wild fire.
<b>WATER FRONT</b>	No
<b>VIEW</b>	View of the Alaska Range.
<b>CLIMATE</b>	Temperatures could range from 80 degrees F in summer to -60 degrees F in winter.
<b>WATER SOURCE</b>	Holding rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Lot owner must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
<b>UTILITIES</b>	None available.
<b>RESTRICTIONS</b>	
<b>MUNICIPAL AUTHORITY</b>	Denali Borough.
<b>HOMEOWNER'S ASSOC.</b>	No
<b>OTHER</b>	Small structure on parcel.

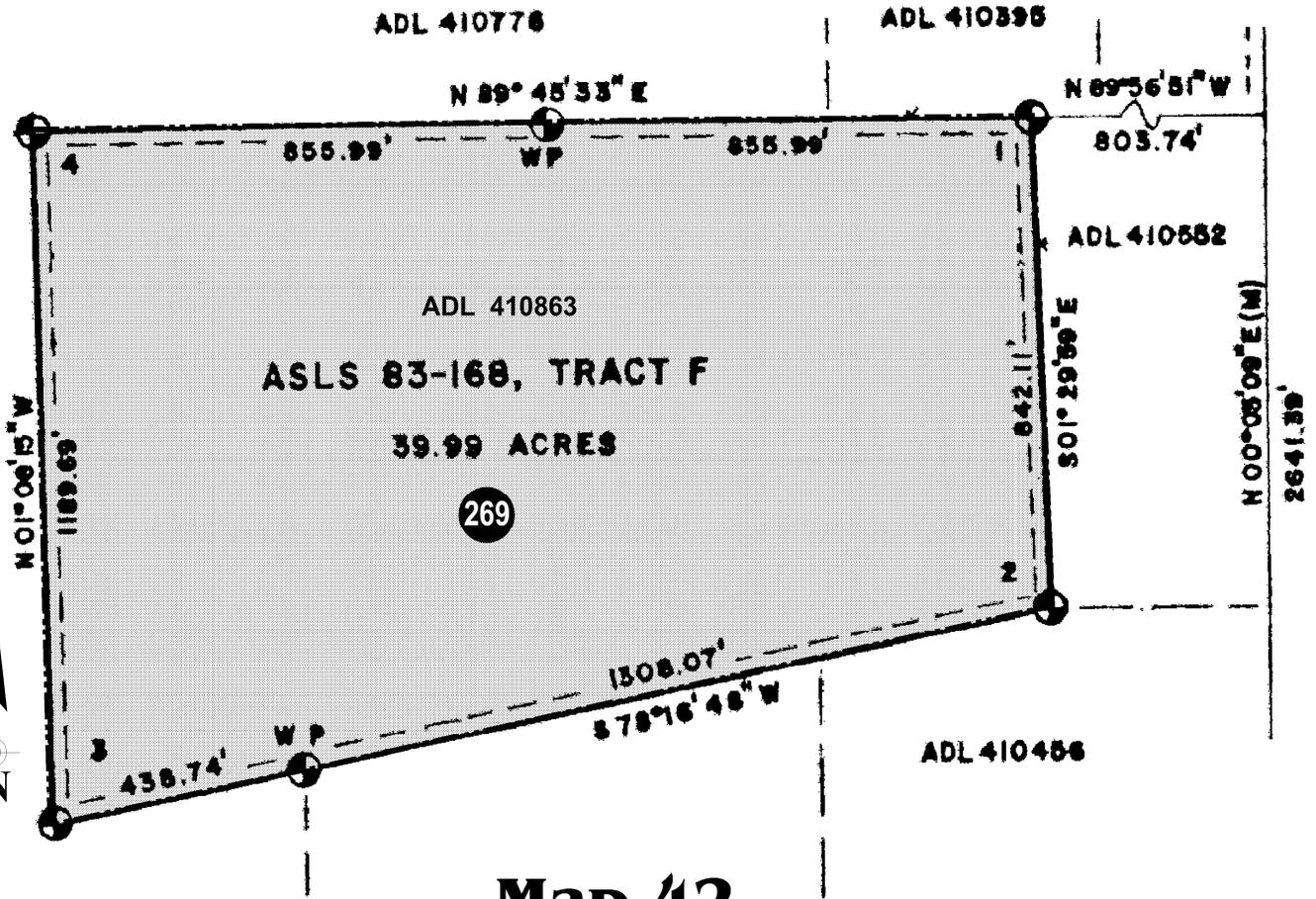
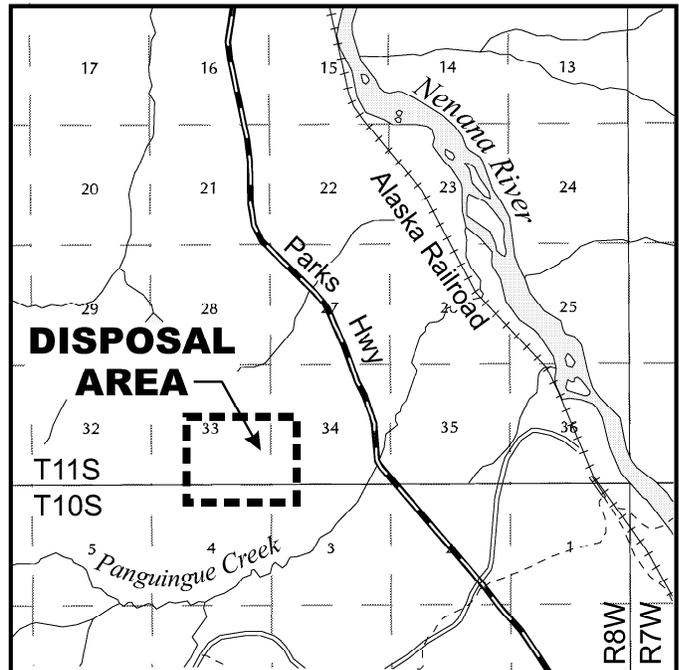
PARCEL	ADL	MTRS	LOT/ TRACT	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
269	410863	F011S008W33	Tract F	ASLS 83-168	39.99	Q	\$28,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Slate Creek

ASLS 83-168

**VICINITY MAP**  
USGS QUAD Healy D-5  
T. 11 S., R. 8 W. FM, Sec. 33



## Map 42

NORTHERN REGION

## TENDERFOOT SUBDIVISION

<b>LOCATION</b>	Parcels 270 through 272 are located south of milepost 294 on the Richardson Highway. The subdivision is approximately 75 miles southeast of Fairbanks.
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<b>TOPO MAP</b>	USGS Quad Big Delta B-5
<b>ACCESS</b>	At milepost 294 Richardson Highway turn south at top of Tenderfoot Hill. Parcel 270 is at the intersection of Noorvik Rd. and Hughes Way. Parcel 271 is located on the south side of Hughes Way approximately ½ mile east of Parcel 270. Parcel 272 is further east, on Nikolai Avenue. The northeast corner of the parcel is on the south side of Nikolai Ave. and approximately 350' from where the road intersects with Hughes Ave.
<b>TOPOGRAPHY/TERRAIN</b>	Gentle to moderately sloping with elevation levels between 1250' and 1500' above mean sea level. Parcels 271 and 272 have a southern aspect. Parcel 270 slopes to the west.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation mainly consists of white spruce, paper birch, and quaking aspen.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Parcel 272 has southern view potential of the Tanana River. Parcel 270 has view potential of the west.
<b>CLIMATE</b>	Average annual precipitation is 13 inches, including 54 inches of snow.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 81-213

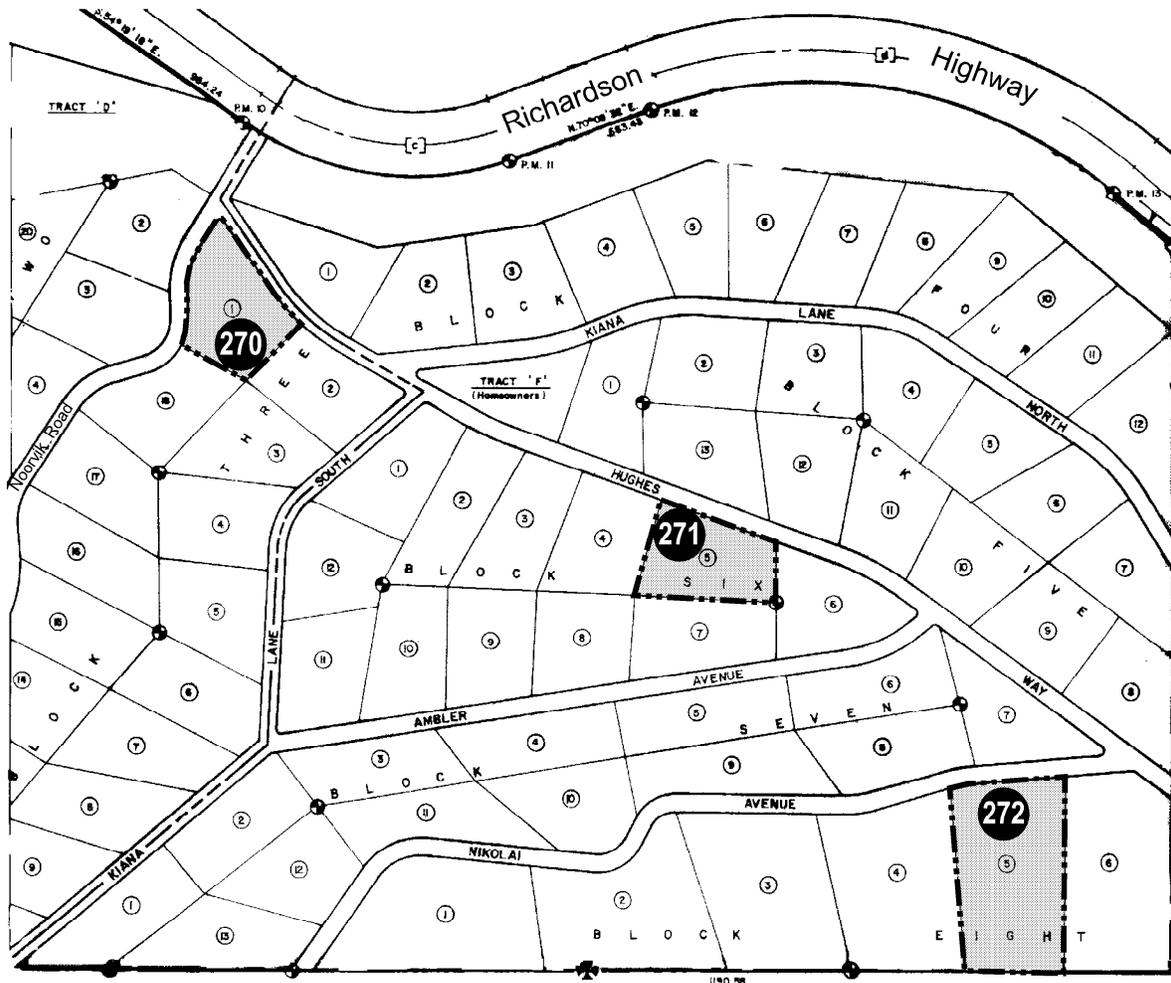
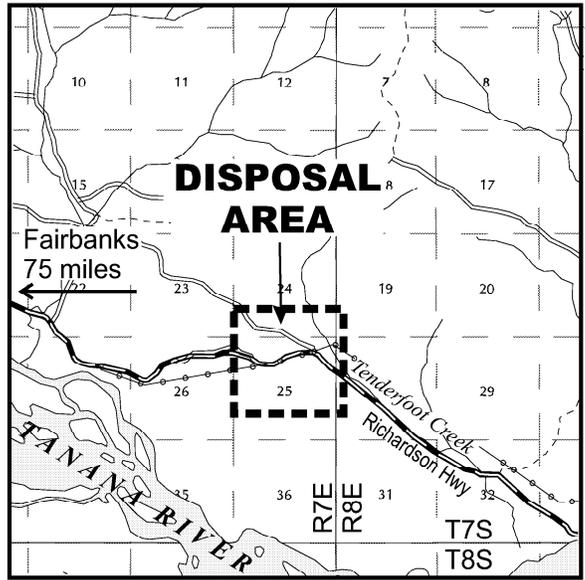
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
270	409761	F007S007E25	1	3	ASLS 81-213	4.812	E, W	\$11,600.00	
271	409772	F007S007E25	5	6	ASLS 81-213	4.652	C, E, W	\$9,800.00	
272	409754	F007S007E25	5	8	ASLS 81-213	9.67	E, W, FF	\$17,250.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Tenderfoot

ASLS 81-213

**VICINITY MAP**  
USGS QUAD Big Delta B-5  
T. 7 S., R. 7 E. FM, Sec. 25



## Map 43

NORTHERN REGION

## THREE MILE SUBDIVISION

<b>LOCATION</b>	Parcel 273 is located south of Tok, west of the Glenn Highway.
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<b>TOPO MAP</b>	USGS Quad Tanacross B-5.
<b>ACCESS</b>	Approximately 2 miles south on the Glenn Highway turn right/west onto Sled Dog Way. The parcel is located on the left/south side of the road approximately 300' from the intersection.
<b>TOPOGRAPHY/TERRAIN</b>	Topography is level with elevation of 1650' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, aspen, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	None
<b>CLIMATE</b>	The subdivision is located in the continental climate zone, with cold winters and warm summers. Average low temperature during January is -32° F; the average high during July is 72° F. Annual precipitation is 11 inches, including 33 inches of snow.
<b>WATER SOURCE</b>	Water for domestic use may be obtained via a well, holding-tank, or rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 82-10. There is an improved driveway and building pad located on parcel.

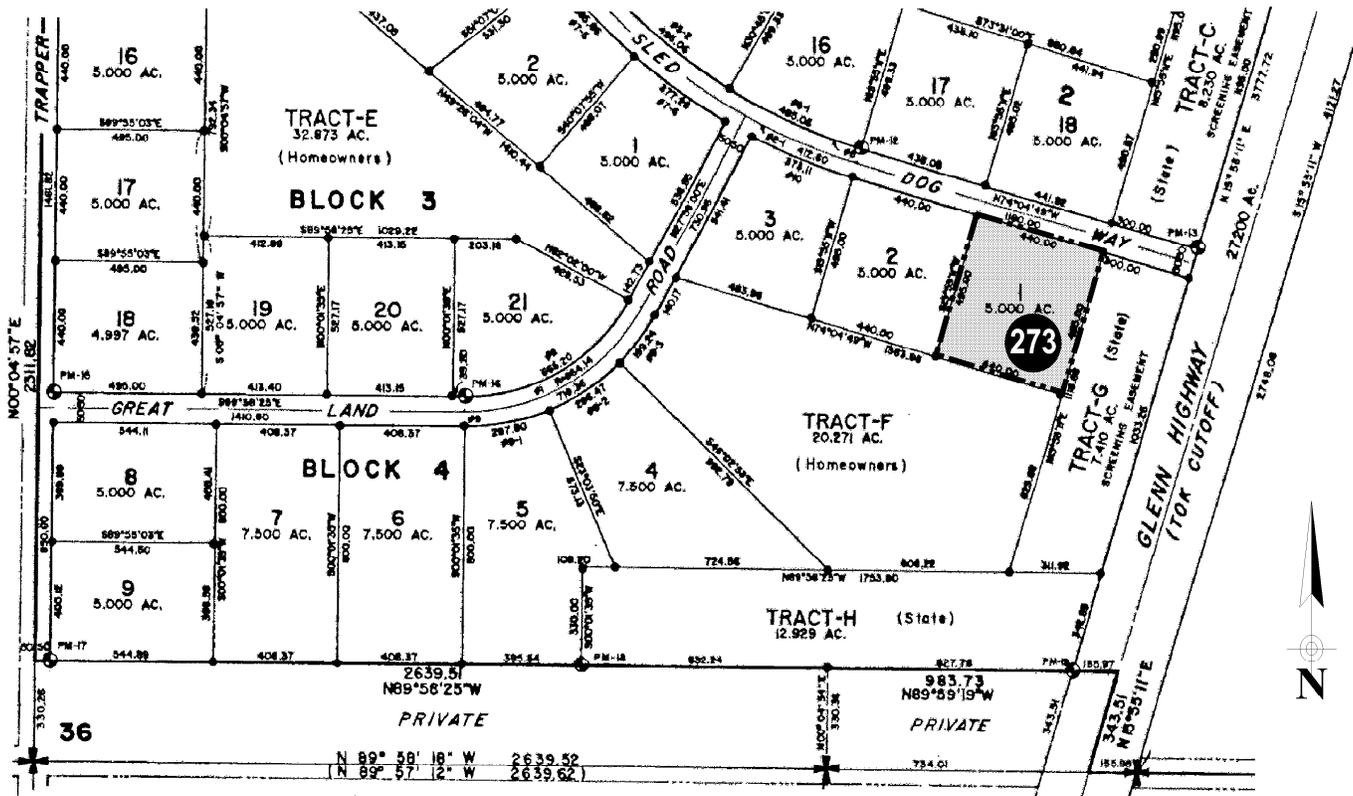
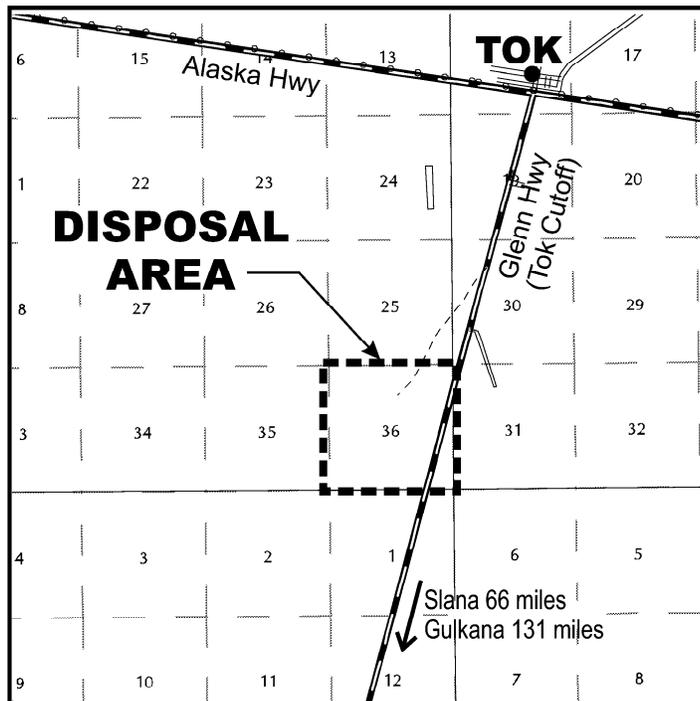
PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
273	409650	C018N012E36	1	4	ASLS 82-10	5	A, I	\$11,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Three Mile

ASLS 82-10

**VICINITY MAP**  
 USGS QUAD Tanacross B-4, B-5  
 T. 18 N., R. 12 E. CM, Sec. 36



## Map 44

NORTHERN REGION

## TOK ODD LOT

<b>LOCATION</b>	Parcel 274 is located approximately 3 miles west of Tok via the Alaska Highway, milepost 1618.
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<b>TOPO MAP</b>	USGS Quad Tanacross B-5.
<b>ACCESS</b>	The parcel is located north of the Alaska Highway approximately 3 miles west of Tok. The southeast corner of the parcel can be located opposite of George Jr. Drive and between Sun Dog Trail and MacKenzie Trail.
<b>TOPOGRAPHY/TERRAIN</b>	Level terrain with elevation around 1600' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of spruce, aspen, alder, and willow.
<b>WATER FRONT</b>	No
<b>VIEW</b>	None
<b>CLIMATE</b>	Parcel is located in continental climate zone, with cold winters and warm summers. Average low temperature during January is -32° F; the average high during July is 72° F. Annual precipitation is 11 inches, including 33 inches of snow.
<b>WATER SOURCE</b>	Water for domestic use may be obtained via a well, holding tank, or rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	ASLS 79-200.

PARCEL	ADL	MTRS	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
274	402604	C018N012E15	ASLS 79-200	46.14	NN, SS	\$39,000.00	

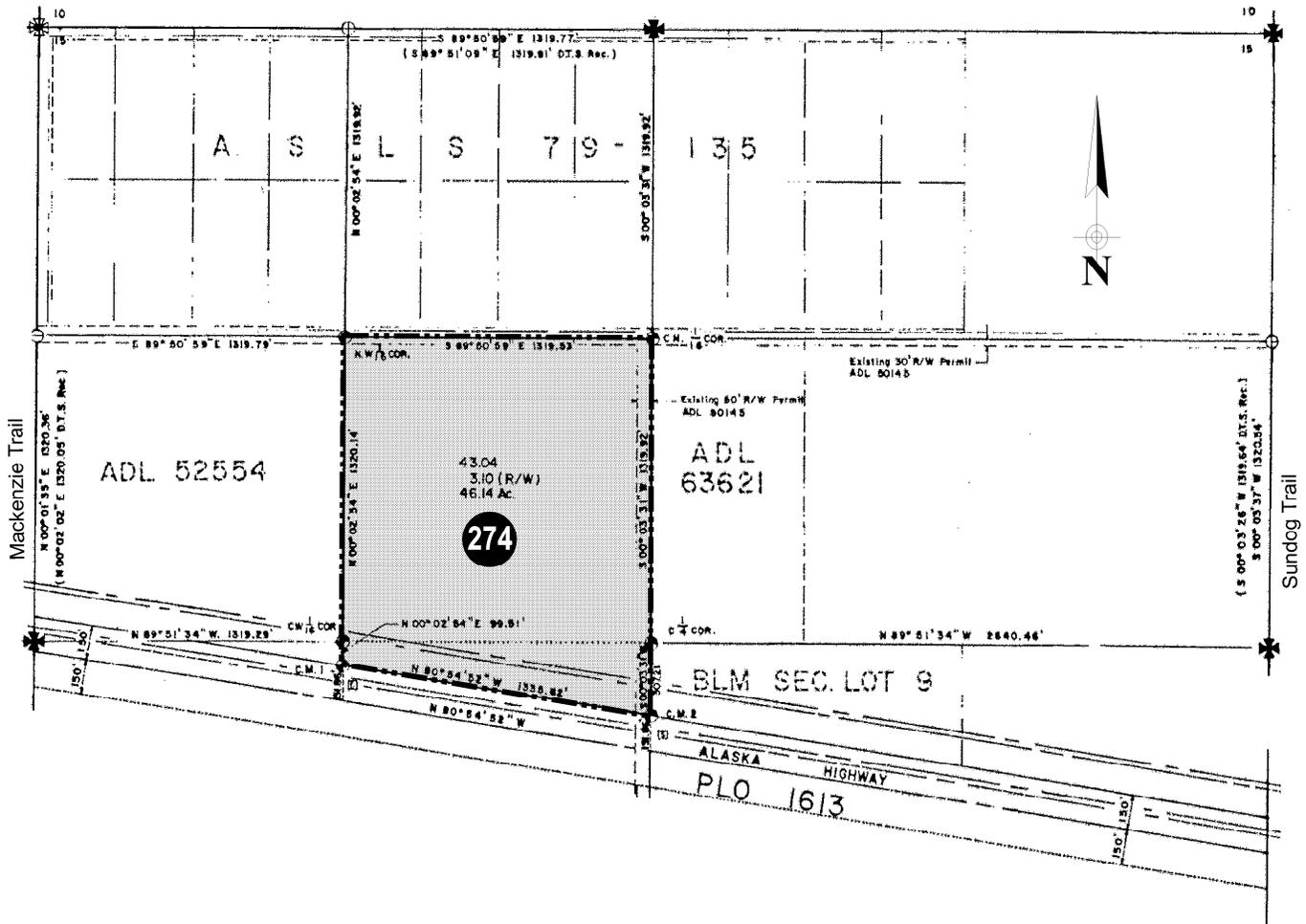
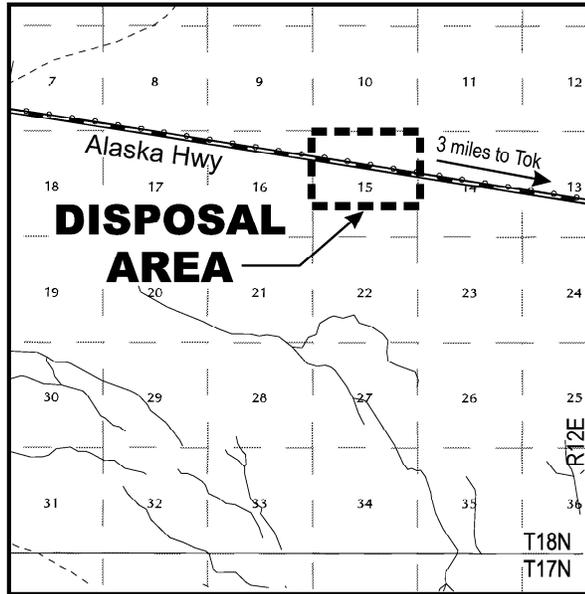
**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Tok Odd Lot

ASLS 70-200

## VICINITY MAP

USGS QUAD Talkeetna Mts. A-6, B-6  
T. 18 N., R. 12 E. CM, Sec. 15



## Map 45

NORTHERN REGION

## TOK SUBDIVISIONS

<b>LOCATION</b>	Parcels 277–280 are approximately 4 miles west of Tok via the Alaska Highway, near milepost 1318. Parcel 281 is located approximately ½ mile west via the Alaska Highway and West C Street. Parcels 275 and 276 are approximately 2 miles west of Tok via the Alaska Highway, and north near milepost 1316.
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<b>TOPO MAP</b>	USGS Quad Tanacross B-4, B-5
<b>ACCESS</b>	Parcels 277, 278, and 279 can be accessed from the Alaska Highway, approximately 4 miles west of Tok, on the south side of the highway. Parcel 280 is approximately ½ mile south of the Alaska Highway on the west side of MacKenzie Trail. The northeast corner of the parcel is located at the intersection of the Old Tetlin Trail. Lots 275 and 276 are on the north side of the Alaska Highway, approximately 2 miles west of Tok. Both parcels are about ½ mile north on Midnight Sun Drive and left on Sourdough Lane, about .125 miles. Parcel 281 is located near the Alaska Highway about ½ mile west of the Glenn Highway intersection. The parcel is south ¼ mile, on West C Street and left on Spruce Avenue for approximately 250'.
<b>TOPOGRAPHY/TERRAIN</b>	Level terrain with elevation between 1625' to 1650' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists mainly of spruce, aspen, willow, and alder.
<b>WATER FRONT</b>	No
<b>VIEW</b>	None
<b>CLIMATE</b>	Parcels are located in the continental climate zone, with cold winters and warm summers. Average low temperature during January is -32° F; the average high during July is 72° F. Annual precipitation is 11 inches, including 33 inches of snow.
<b>WATER SOURCE</b>	Water for domestic use may be obtained via a well, holding tank, or rainwater catchment.
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Utilities are available.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Not applicable.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Parcel surveys, ASLS 79-198, 80-48, 79-134, and 79-136. Parcel 280 has a log cabin with poured concrete foundation and metal roof, trash piles, and abandoned vehicles.

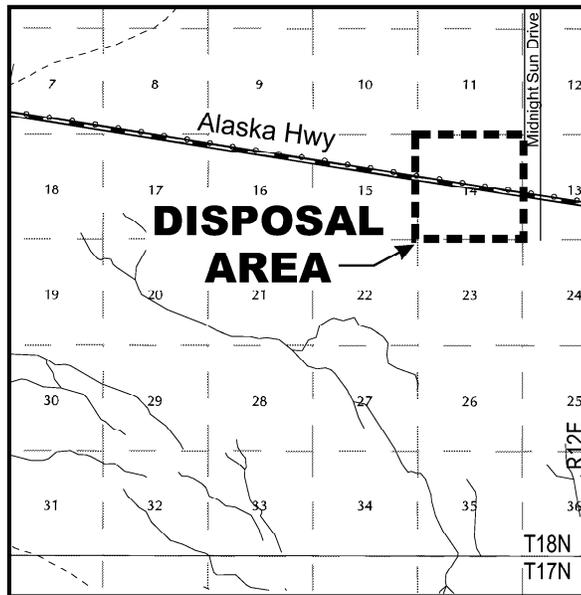
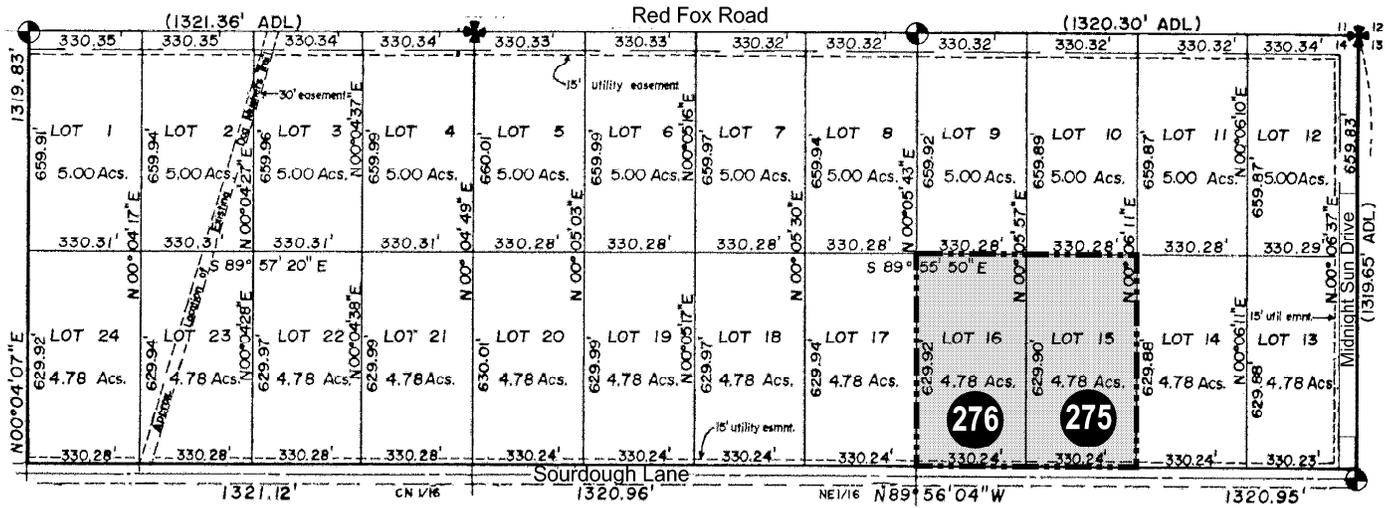
**.090 NOTE:** The appraised value for parcel 280 represents \$16,000.00 for the land plus \$10,300.00 for the previously constructed improvements for a total value of \$26,300.00. If you are the successful bidder, the value of the improvements (\$10,300.00) must be paid in full within 30 days of the date you are notified.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
275	405910	C018N012E14	15		ASLS 79-136	4.78	E	\$10,500.00	
276	405911	C018N012E14	16		ASLS 79-136	4.78	E	\$10,500.00	
277	405831	C018N012E16	1 & 2	1	ASLS 79-134	10	E, TT	\$14,000.00	
278	405833	C018N012E16	3 & 4	1	ASLS 79-134	10	E, TT	\$15,700.00	
279	405835	C018N012E16	5 & 6	1	ASLS 79-134	10	E, TT	\$15,700.00	
280	402825	C018N012E21	5A	2	ASLS 80-48	19.79	E, BB	\$26,300.00	See .090 Note
281	406526	C018N013E19	2	3	ASLS 79-198	1.15	---	\$6,000.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Tok Subdivisions

ASLS 179-136



## VICINITY MAP

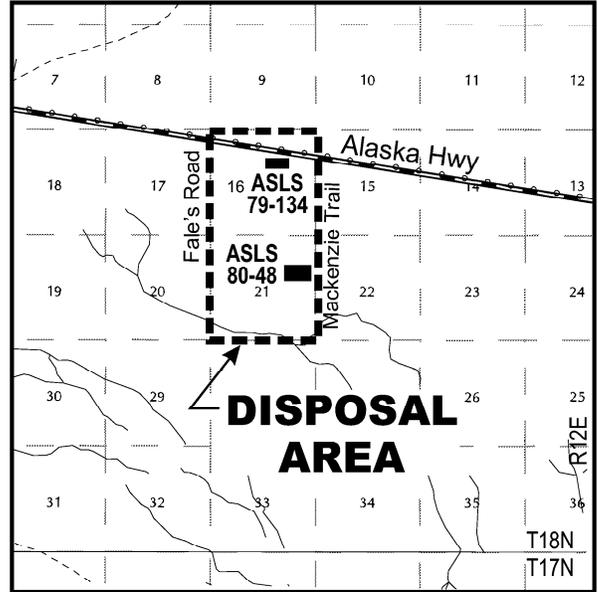
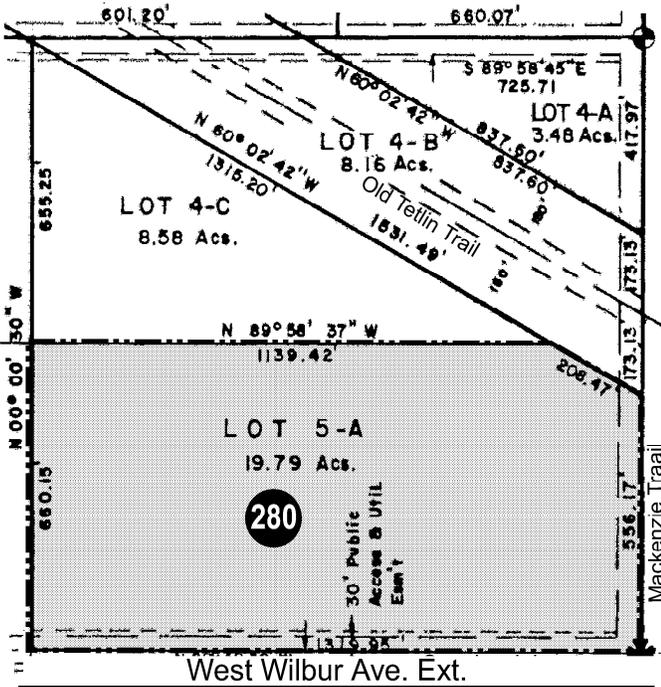
USGS QUAD Tanacross B-4, B-5  
T. 18 N., R. 12 E. CM, Sec. 14

# Map 46 (1 of 3)

NORTHERN REGION

# Tok Subdivisions

ASLS 79-134 & ASLS 80-48

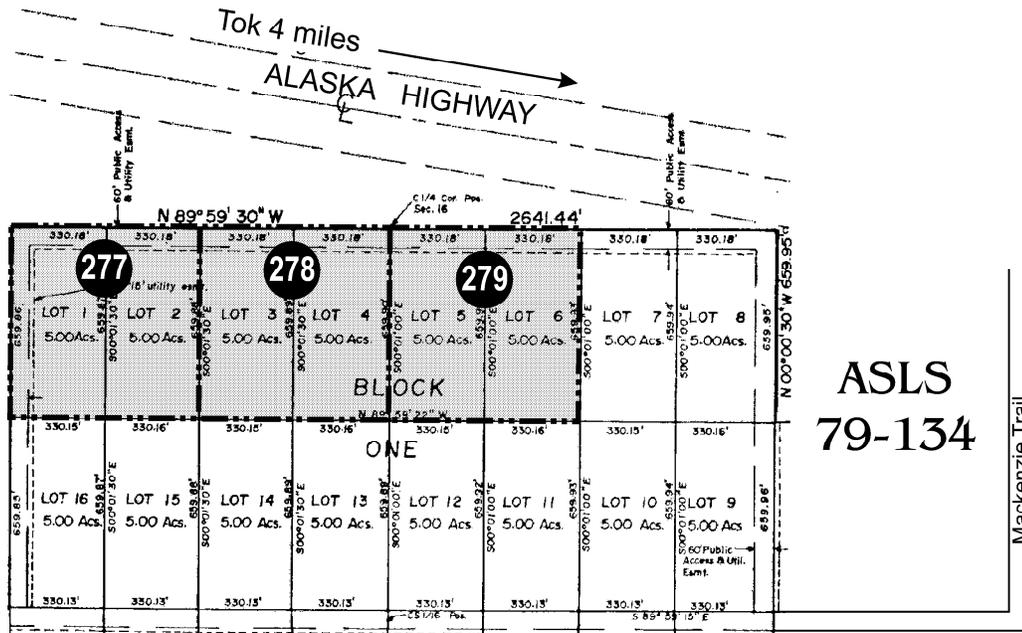


## VICINITY MAP

USGS QUAD Tanacross B-4, B-5  
T. 18 N., R. 12 E. CM, Sec. 16,21

## ASLS 80-48 \*

\* Survey is in the process of being replated as 2000-11  
it does not affect parcel acreage or location.



## ASLS 79-134

## Map 46 (2 of 3)

NORTHERN REGION



## TUNGSTEN SUBDIVISION

<b>LOCATION</b>	Tungsten subdivision is located approximately 8 miles north of Fairbanks via the Steese Highway and Chena Hot Springs Road.
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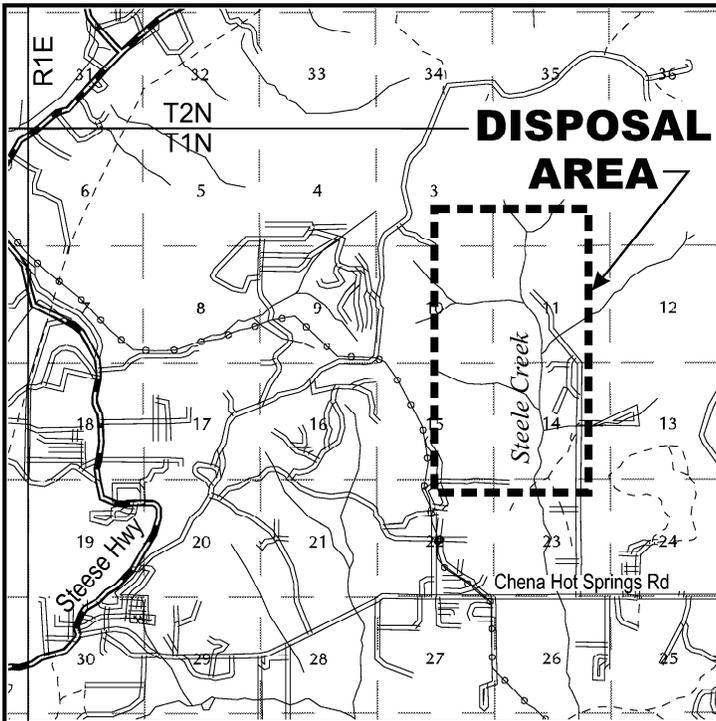
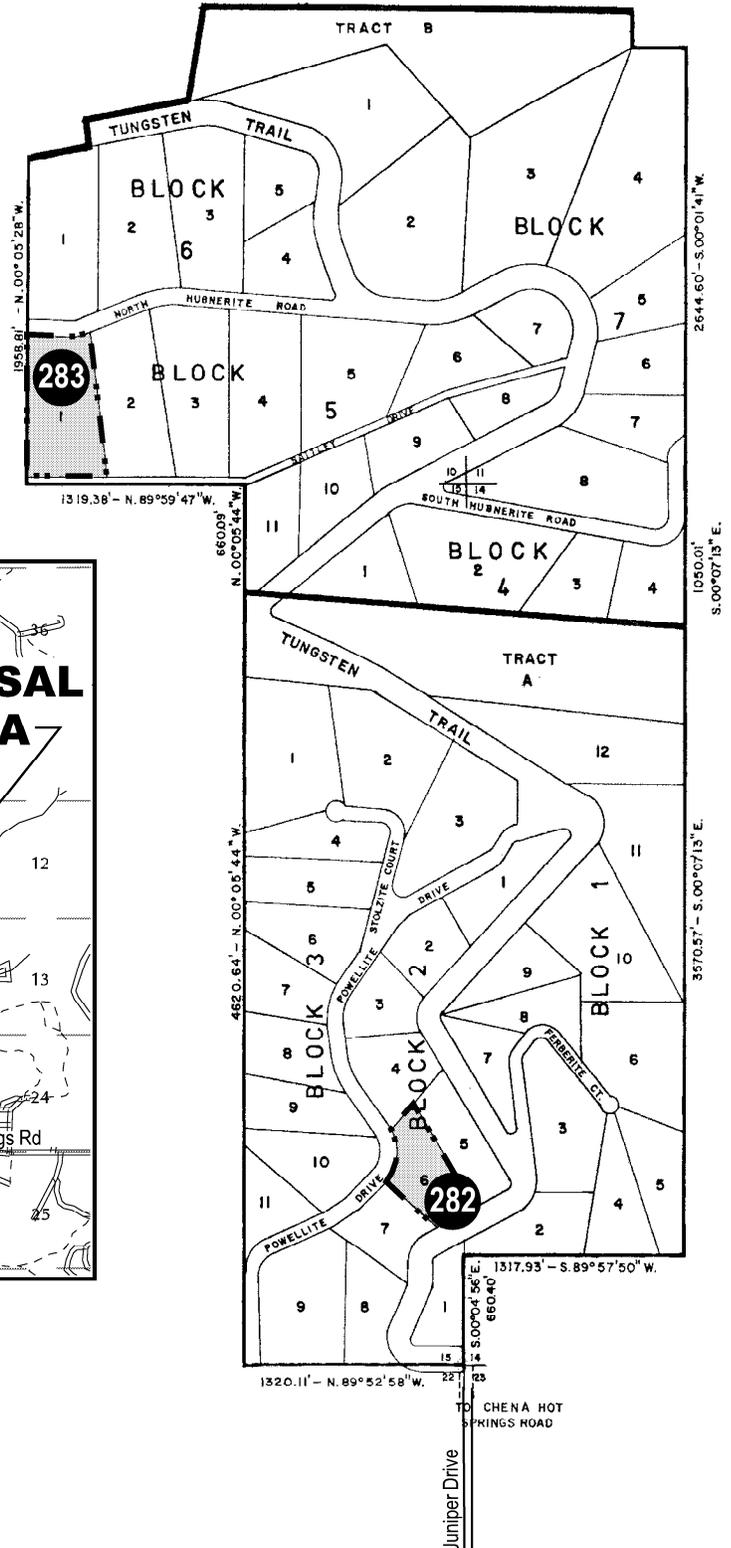
<b>TOPO MAP</b>	USGS Quad Fairbanks D-2
<b>ACCESS</b>	Access to Tungsten Subdivision is via Juniper Drive, which intersects Chena Hot Springs Road at mile 4.3. Juniper Drive runs 1 mile north and intersects Tungsten Trail. Parcel 282 is located another ¼ mile (approx.) north on Tungsten Trail. For parcel 283, continue north another 2 miles (approx.) on Tungsten Trail and then another ¼ mile on North Hubernite Road. The last ½ mile of road to Parcel 283 is unimproved and not maintained by the Tungsten Service Area.
<b>TOPOGRAPHY/TERRAIN</b>	Parcel 282 gently slopes to the southeast with elevation of 750'. Parcel 283 is at the top of the ridge and has a south/southeast facing aspect with elevation of 1530' above mean sea level.
<b>SOILS</b>	Unknown
<b>VEGETATION</b>	Vegetation consists of white spruce, paper birch, and aspen.
<b>WATER FRONT</b>	No
<b>VIEW</b>	Both parcels have good view potential.
<b>CLIMATE</b>	Winter temperature averages -12° F; summer temperature averages 61° F. Temperatures have been recorded as low as -78 in mid-winter and as high as 93° F in summer. Average annual precipitation is 11.3 inches.
<b>WATER SOURCE</b>	Unknown
<b>WATER/SEWAGE DISPOSAL</b>	Unknown
<b>UTILITIES</b>	Electric utility is adjacent to Parcel 282 and 1,000' east of Parcel 283.
<b>RESTRICTIONS</b>	Unknown
<b>MUNICIPAL AUTHORITY</b>	Lots are within the Fairbanks North Star Borough.
<b>HOMEOWNER'S ASSOC.</b>	Unknown
<b>OTHER</b>	Subdivision survey, ASLS 80-99. A driveway has been cleared into Parcel 282 but it is eroded. There are trash piles on Parcel 282, and a cleared building pad with no fill material.

PARCEL	ADL	MTRS	LOT/ TRACT	BLOCK	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENTS
282	407185	F001N001E14,15	6	2	ASLS 80-99	4.591	C, E, W	\$18,400.00	
283	409232	F001N001E10	1	5	ASLS 80-99	8.373	E, W	\$20,900.00	

**NOTE:** Survey or Subdivision plats/maps and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions that could affect individual parcels offered.

# Tungsten

ASLS 80-99



## VICINITY MAP

USGS QUAD Fairbanks D-2  
T. 1 N., R. 1 E. FM, Sec. 10,11,14,15

# Map 47

NORTHERN REGION