

ALASKA STATE LAND OFFERING

FALL 2002 AUCTION #425



NORTHERN REGION PARCELS:

- | | |
|------------------------------|--------------------------|
| Albert Creek Remote Odd Lot | Jack |
| Anderson | June Creek Ak Subd. |
| Bear's Den | Kantishna River Remote |
| Berg | Kentucky Creek Odd Lot |
| Caribou Creek Remote Odd Lot | Kindamina Lake |
| Central Homesites | Lincoln Creek |
| Central Odd Lots | Martin Subd. |
| Chena Hot Springs II | McCloud |
| Chena South Remote Odd Lots | Murphy |
| Circle | Nenana South |
| Crazy Mountain Homestead | O'Connor Creek Subd. |
| Deadman Lake | Panguinge Creek |
| Delta Ag | Riverview |
| Delta Homesites | Southbank Homestead |
| Desperation | Southwind Homestead |
| Donnelly | Teklanika Homestead Area |
| Dune Lake | Tenderfoot |
| Eagle | Tok (Tetlin Trail) |
| Fireweed Remote Odd Lot | Tok Junction Ote |
| Geskakmina Lake | Tok Replat |
| Greely | Tok Tract 5 |
| Harding Lake Alaska Subd. | Totek Lake |
| Hayes Creek | Tower Bluffs |
| Haystack | Vault |
| Haystack Extension | West Twin Lake |
| Healy Homestead Area | |

SOUTHCENTRAL REGION PARCELS:

- | | | |
|------------------------------|-------------------------------------|-----------------------------|
| Alder View | Hewitt-Whiskey Lakes II | Peters Creek |
| Alder View Addn | Hewitt-Whiskey Lakes II | Puppy Haven Odd Lots |
| Amber Lakes North | High Mountain Lakes | Safari Lake |
| Appel Mt. Homestead | High Mountain Lakes Addn. II | Shell Hills |
| Bald Mountain | Hiline Lake Odd Lots | Shell Lake North |
| Bartlett Hills Tract D | Homer Remote Odd Lots | Shell Lake North Odd Lot |
| Bear Lake Remote Odd Lots | Hurricane Remote Odd Lot | Skwentna Flats |
| Beaver Creek AK Subd | Indian River | Skwentna Flats Remote |
| Bench Lake | Johnson Creek Remote Odd Lots | Skwentna Station |
| Big River Remote Odd Lots | Kahiltna Flats | Snake Lake |
| Blying Sound Remote Odd Lots | Kasilof AK Subd | South Caribou Lake |
| Cannery Creek Homestead | Kelly Lake | South Caribou Lake Addn. |
| Canyon Lake | Kenney Lake | Super Cub |
| Cascade Creek Odd Lot | Kenny Creek | Swan Lake |
| Chase II | Kichatna Remote Odd Lots | Talkeetna Bluffs Addn. |
| Chase Remote Odd Lots | Kupreanof Peninsula Homestead | Talkeetna Foothills |
| Cheri Lake AK Subd | Kutna Creek | Talkeetna Odd Lots |
| Cohoe AK Subd | Kutna Remote Odd Lots | Tazlina Hills |
| Copper Center OTE | Lake Creek Homestead | Tazlina Northwest |
| Copper Heights | Lake Creek McDougal Remote Odd Lots | Tazlina Southwest |
| Dillingham "B" OTE | Lake Louise Small Lots | Trail Ridge |
| Dinglishna Hill | Leroux View Remote Odd Lots | Trapper Creek Glen |
| Fire Lake AK Subd | Lockwood Lake | Twin Lakes Remote |
| Gate Creek Remote Odd Lot | Lucy Lake AK Subd | Ugak Bay Remote Odd Lot |
| Glennallen Area I | Mariners Walk | Weary River Homestead |
| Glennallen II | McGrath Tract B | Willow Creek |
| Glennallen OTE | Montana Creek Odd Lot | Willowcrest |
| Goldstreak | Ninemile Creek | Yenlo Hills Remote Odd Lots |
| Greensward | Onestone Lake | Yentna Remote Odd Lots |
| Hewitt Lake Remote | Otter Lakes | |

SOUTHEAST REGION PARCELS:

- Coffman Cove
- Hyder Townsite
- Keene Channel
- Mountain Point
- Mud Bight Alaska
- Petersburg/Kupreanof
- Tenakee Springs
- Upper George Inlet
- Wrangell Narrows

9/22/02

AUCTION SCHEDULE

Fall 2002 Auction #425

October 7, 2002 - November 22, 2002	Bids will be accepted within this period. All bids must be received by DNR at one of the offices listed on page 2, or submitted on-line no later than 5:00 p.m., Friday, November 22, 2002. Bids received after the designated date and time will not be considered.
November 26, 2002	Bids will be opened at 9:00 a.m., Tuesday, November 26, 2002, in the 12th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. Bidders do not need to be present at the bid opening. Apparent high bidders will be posted at http://www.dnr.state.ak.us/mlw/landsale/index.htm after the bid opening.
November 27, 2002	Unsuccessful bidders may pick up their deposits after the bid opening until 4:00 p.m., Wednesday, November 27, 2002 at the Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska. Deposits not picked up will be returned by mail after 4:00 p.m.
December 16, 2002	Award Notification letters will be mailed to successful bidders.
January 31, 2003	Over-the-Counter applications are due for the initial opening.
February 4, 2003	Initial opening for the Over-the-Counter (OTC) Sale begins at 9:00 a.m. All remaining parcels will become available following the completion of the initial OTC opening.

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PLEASE NOTE: This brochure is free of charge, however, to have a copy mailed to you, postage and handling costs of \$4.50 apply. Please submit your request through one of the DNR Public Information Offices.

GENERAL INFORMATION

► Introduction

This brochure describes the lands being offered by the Department of Natural Resources (DNR) in the Fall 2002 Alaska State Land Offering – Auction #425 and explains how to place a bid for a parcel. The Fall 2002 Alaska State Land Offering is a public sealed-bid auction sale of approximately 1,900 parcels of land.

The narrative portion of this brochure is arranged to first present general information about this land offering, followed by conditions for purchase, and the specific requirements and procedures for participating in the Sealed-Bid Auction and the Over-the-Counter Sale. The brochure lists and describes the auction parcels in each of the three DNR regions (Southeast, Southcentral, and Northern). Application forms are provided at the end of this brochure. Additional copies of this brochure and application materials may be obtained at the following DNR Public Information Offices located in Juneau, Anchorage, and Fairbanks. Copies may also be downloaded from our web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.



state, or claimed another state or nation 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 either have 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.

► DNR Contact Offices

Each DNR Public Information Office also has display maps, appraisal reports, land use plans, and other information pertinent to the lands offered in this brochure.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3557

Tel: (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

Tel: (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

Division of Mining, Land & Water
Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801

Tel: (907) 465-3400, fax: (907) 586-2954, TDD: (907) 465-3888
Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

► Locating Topographic Maps

Topographic maps may 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 99757-7320, (907) 474-6960, fax (907) 474-2645; or other commercial sources.

► Bidder Qualifications

As an applicant, it is your responsibility to prove that you are eligible to participate in the program. Regulation changes adopted in February, 2001 have affected bidder/applicant qualifications. These changes are found at [11 AAC 67.005](#) and [11 AAC 67.008](#). Please read this section on bidder qualification thoroughly before you submit a bid.

Corporations, businesses, and non-Alaska residents are **NOT** eligible to bid for parcels at the Sealed-Bid Auction but are eligible to participate in the Over-the-Counter Sale.

In order to bid, you must be a resident of the State of Alaska and must certify your participation eligibility by signing a certification statement that you:

1. Have been a resident of Alaska for the past 12 months as of the date of sale;
2. Are 18 years of age or older at the date of sale;
3. Have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. Are not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. Have not been notified that you are currently in default for nonpayment of municipal taxes or assessments on property currently under either a lease or purchase contract.

► Multiple Bidders on One Form

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. Successful bidders' names will carry forward to the contract or patent if the purchase price is paid in full.

► Residency Requirement

To be eligible to bid in the Sealed-Bid Auction, you must be an Alaska resident for at least one year immediately preceding the date of the auction (AS 38.05.055).

You are not allowed to claim Alaska residency during any period that you claim residency in another state or nation, were registered to vote in another

► Proof of Residency

Successful bidders will be 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, 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.

► False Information

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

► Site Inspection

CHECK IT OUT! DNR strongly urges anyone wishing to purchase a parcel to **first review all information and then personally inspect the land** 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. Failure to inspect prior to submitting a bid constitutes acceptance of the parcel "AS-IS" "WHERE-IS".**

The land disposal described in this brochure is only one of the land uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, can and do occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of state land

Copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet. State status plats and survey plats are also available on the DNR Land Records web site at

<http://www.dnr.state.ak.us/landrecords>.

► Use of Adjacent State Land

Uses of state land, other than those uses "generally allowed", as stated on the DNR Fact Sheet "Generally Allowed Uses on State Land" (available at our Public Information Offices or at

<http://www.dnr.state.ak.us/mlw/factsht/index.htm>),

may require a land use authorization from the Department of Natural Resources.

► Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel a land offering, in whole or in part, at any time prior to or during the offering, even after the apparent high bidder has been notified and including all over-the-counter sales, if necessary to protect the interests of the State of Alaska. Parcels may be withdrawn at any time prior to or during the offering period, including after bids have been opened, prior to DNR signing a final conveyance document. In the event DNR cancels a land offering, bid deposits will be returned.

► Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets. You may obtain a copy of new or existing supplemental information sheets from the DNR Public Information Offices or from the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

It is your responsibility to check with DNR for any changes or corrections prior to submitting a bid.

► No Warranty of Title

Parcels are sold "AS-IS" "WHERE-IS" with all faults, and in the condition as of the date of the bid opening with no guarantees, expressed or implied, as to suitability or fitness for any intended use. You have the responsibility to inspect the parcels and be thoroughly acquainted with the parcel condition.

► 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 (11 AAC 67.005(c)).

► Submitting Sealed Bids

NEW THIS YEAR bids may be submitted on our secure web site using your Visa or MasterCard. The three DNR Public Information Offices listed and the Department of Natural Resources Financial Services Section are the only offices that will accept completed bid packets to participate in the Fall 2002 Alaska State Land Offering. Faxed submittals will not be accepted.

If you are mailing your bid, send it directly to the following address:

Alaska State Land Auction #425
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

Tel: (907) 269-8500

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

► Withdrawing Bids Prohibited

Once you have submitted a bid it cannot be withdrawn. If you feel your bid was submitted with an error, you must submit a new bid to be eligible for the parcel.

► Buying Multiple Parcels

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each department land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from this offering may be purchased during the Over-the-Counter Sale. You may submit multiple sealed bids (each in a separate envelope), however only your first eligible high bid will be awarded.



► 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 within five days after the auction is conducted. Send appeals to:

Commissioner Pat Pourchot
Department of Natural Resources
550 West 7th Avenue, Suite 1400
Anchorage, AK 99501-3561
or by fax to 1-907-269-8918

The Fall 2002 Alaska State Land Offering brochure and auction sale results will be available on the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

CONDITIONS OF PURCHASE

► Tentatively Approved Lands

The state has not received final patent from the federal government for some of the land in this sale. Such lands are designated as "tentatively approved" (T.A.) lands. Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be cancelled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee or any third party for termination of the contract. (11 AAC 67.015)

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be PRACTICAL PROBLEMS including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In the Fall 2002 Alaska State Land Offering, the following disposal areas are all, or in part, on tentatively approved land: Bench Lake, Appel Mountain Homestead, Indian River, Snake Lake, Dillingham "B" OTE, Albert Creek Remote, Central Homesites, Central Odd Lot, Circle, Delta AG, Kentucky Creek Odd Lot, Riverview, Southbank Homestead, Deadman Lake, Healy Homestead, and June Creek.



► Access

The location of legal access to a parcel may be obtained from the DNR Public Information Office nearest the subdivision. It is your responsibility to properly locate yourself on legal rights-of-way or section-line easements when crossing both public and private lands.

Subdivisions:

The state has no legal obligation to build roads (physical access) to and/or through a subdivision. Some parcels being offered are not road accessible, however legal access may exist along a surveyed section line (unless the section-line easement has been vacated), or platted right-of-way. Physical access may be via roads, trails, and/or water bodies.

Rights-of-way shown on subdivision plats designate areas reserved for road construction and access, **but do not necessarily indicate the existence of a constructed road.** In most cases, the more remote subdivisions will not have the platted access roads constructed. If the parcel is within borough boundaries there may be tax maps available at the borough, showing existing roads.

It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on legal right-of-way or section-line easements. You are strongly urged to apply for a Right-of-Way Permit or obtain an Access Easement to document existing or newly established routes used to access your parcel. Improvements to existing rights-of-way may require a special permit depending on the activity and the type of right-of-way. Please contact your local DNR Land office or Borough offices for additional information.

Please note: Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

► Remote Parcels

Access across unreserved state land **without a permit** may be by foot, snow machine, or similar means **provided road construction is not undertaken.** For state land, limited trail construction may be allowed without a permit under certain conditions. Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land".

The use of off-road vehicles (ORVs) is allowed on or off an established right-of-way provided use of the right-of-way does not kill or break through the plant cover and expose the soil to erosion. Off-road vehicle users are required to use existing trails where possible. Where no trails exist, ORV users are required to use the legal access to minimize the number of trails

across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR Public Information Office.

Crossing anadromous fish streams requires a permit from Alaska Department of Fish and Game. Contact the local Fish and Game office for further information.

Revised Statute 2477 is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, check the public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and on-line at

<http://www.dnr.state.ak.us/mlw/trails/f2477.htm>.

► Existing Easements and Reservations

All parcels offered in this disposal are subject to platted easements and reservations including rights-of-way, setbacks, roads, and trails. These easements and reservations may be shown graphically on the plat or may be listed in the Notes section of the plat. Additional reservations, generally established after the survey or subdivision plat was created, are also listed in the reservations section for each subdivision narrative in this brochure. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual lot.

All state-owned lands bordering section lines have a reserved public access easement 50 feet in width along each side of the section line unless the easement has been vacated or officially erased. (In many state subdivision plats, if a section line passes through the subdivision but is not shown as a road, this means the section-line easement has been vacated.) If the section line is un-surveyed, a survey will be required before access construction is allowed on the easement. If the section-line easement has been vacated, no public access is allowed.

- All public access easements, including along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.
- You may not construct buildings within or in any way obstruct a utility easement.

Subdivision plats and land surveys may be viewed on-line at

<http://www.dnr.state.ak.us/landrecords>,

or by visiting the nearest DNR Public Information Office (Juneau, Anchorage, Fairbanks).



► Driveways and Approach Roads

Driveways and/or approach roads from established DOT maintained roads, may have to be constructed in order to provide access to individual parcels; and a permit may be required. **Prior to any driveway or approach road construction utilizing a state right-of-way, the Right-of-Way Section of the appropriate regional office of the State of Alaska Department of Transportation and Public Facilities must be consulted.**

► Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Department of Natural Resources Commissioner. Should any sites be discovered during field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks & Outdoor Recreation (907-269-8721) and the appropriate Coastal District Office shall be notified immediately.

► Mineral Estate

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 (AS 38.05.130).

► Timber and Other Building Materials on Site

Before receiving title to state land purchasers are strictly prohibited from selling or removing from the parcel, any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

The Department of Natural Resources, Division of Forestry issues personal use permits for the purchase of fuel wood you wish to obtain from state land. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

► Wetlands

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



► Homeowners Associations

If a subdivision has an active, incorporated homeowners association, subsequent owners of parcels automatically become members. 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>,

using the corporation search feature and the name of the Homeowners Association.

► Improvements

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020). No improvements (other than access improvements) may be placed or constructed within any easements (including section-line easements) or rights-of-way of record. There may be additional requirements, building setbacks, etc. It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

► Previously Authorized Improvements/Hazards

Many of the parcels in this offering were previously offered under a Homestead, Homesite, Remote Parcel Lease, or Open-to-Entry Lease, and some development may have already occurred. Some parcels may have abandoned improvements on the land. The minimum bid price of the parcel includes the value of any improvements. DNR has not necessarily inspected these parcels to determine if garbage or hazardous waste is present. **You are responsible for disposal of any existing garbage or wastes. You should inspect parcels prior to bidding/purchasing.**

► AS 38.05.090 Sale Requirements

Occasionally parcels are offered under special terms because they contain improvements left by a previous owner appraised at more than \$10,000.00. In this situation, DNR is obligated to reimburse the previous owner for the value of the improvements, less all expenses incurred preparing the sale. **If you bid on such parcels you 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. Subdivision narratives will contain specific information if this provision applies.

► Taxes

Property offered in this disposal is subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased and under contract with the state is a violation of the purchase contract and may result in contract termination.

► Restrictions on Subdividing

You may not subdivide or replat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements.

► 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 systems 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 and Usage

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at DNR Public Information Offices and on the DNR web page at <http://www.dnr.state.ak.us/mlw/water/mgmt/wrfact.htm>.

► Fire Protection

Some state lands are in areas without fire protection or with only limited 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. Existing interagency programs, such as FIREWISE at

<http://www.firewise.org>

can provide prospective landowners with valuable information regarding wildfire mitigation. For information on FIREWISE and burning permits, contact the local Division of Forestry office. A list of their locations, addresses, and telephone numbers can be obtained from one of the three Department of Natural Resources Public Information Offices as well as the DNR web page at

<http://www.dnr.state.ak.us/forestry/fire.htm>.

► Future Offerings

The state reserves the right to offer additional lots adjacent to or near previously sold lots, thereby potentially increasing the population density in that area.

► Fish and Game Requirements

A permit is required from the Alaska Department of Fish and Game (ADF&G) before any obstruction, including a water intake device, is constructed or installed on an anadromous fish stream.

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



► 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 between May and 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.

Veteran's Preference Auction (13 Parcels)

Thirteen parcels will be offered with Veteran's Preference during this sealed bid sale. One (1) parcel located within the Tenakee Springs Subdivision 45 miles southwest of Juneau; Four (4) parcels within the Mountain Point Subdivision approximately 5 miles southeast of Ketchikan; One (1) parcel within the Mud Bight Subdivision 6 miles northwest of Ketchikan; and Seven (7) parcels within the Harding Lake Alaska Subdivision 43 miles south of Fairbanks. A veteran's 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 land and zoned for residential use only. For a purchase to be made jointly with another, both purchasers must be eligible veterans.

The bids for the veteran's preference auction will be opened first beginning at 9:00 a.m., Tuesday, November 26, 2002, in the 12th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. **Any of the 13 parcels not sold during the veteran's 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 veteran's preference auction are subject to the following restrictions as stipulated by 11 AAC 67.050:

1. The Veteran 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 Veteran 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 made to the property. 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 appropriate municipality. The two-year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The director may not convey title to the parcel until the above requirements have been met. **This includes cash purchase transactions.**



► Veteran's Preference Bidder Qualifications

In addition to the "General Bidder Qualifications," stated at the beginning of this brochure, a person applying for a veteran's preference must also submit a copy of their Form DD 214, Report of Separation from Active duty, or the equivalent as proof with their bid that:

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

Any bid submitted for the veteran's preference portion of the auction without this proof will not be considered for a veteran's 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 veteran's preference can be used **only once in an applicant's lifetime and cannot be used in conjunction with a Veterans' Land Discount on the same parcel.**

► Clearly Mark Your Bid

If your veteran's preference bid is not clearly marked as such on the outside of your sealed-bid envelope, DNR will consider the bid a non-veteran bid for the purposes of conducting this veteran's preference sale.

SEALED-BID AUCTION

The parcels being offered in the Fall 2002 Alaska State Land public sealed-bid auction, are located in approximately 150 subdivisions throughout the state. These parcels are listed and described in the map section of this brochure.

All bids must be received by one of the designated DNR Public Information Offices or submitted on line, no later than 5:00 p.m., Friday, November 22, 2002. Bids received after the designated date and time will not be considered. All bids will be opened beginning at 9:00 a.m., Tuesday, November 26, 2002 in the 12th Floor Conference Room, Atwood Building, 550 W. 7th Avenue, Suite 1270, Anchorage, Alaska. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised fair market value as indicated in this brochure. Each bid must include a personal check, cashier's check, money order, or Visa/MasterCard information and authorization for at least five percent (5%) of the bid amount. **Two-party checks or cash will not be accepted.** (Credit card transactions will be processed at bid opening for successful bids only.)

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. We will accept bids for the minimum bid price listed in this brochure although there is no assurance a minimum bid will be the high bid. As previously stated, there is no limit on the num-

ber of parcels that can be purchased during the Over-the-Counter offering. Successful high bidders may also participate in the Over-the-Counter Sale.

The land you choose is taken AS IS - WHERE IS with no guarantees, expressed or implied, as to its suitability for any intended use.

► Auction Procedures

1. Bids will be kept confidential and stored in a safe until the auction.
2. The auction will begin at **9:00 a.m., Tuesday, November 26, 2002**, in the 12th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. **Attendance at the auction is not required and will not effect the outcome.**
3. The auction will be conducted in two parts. Veteran's Preference bids will be opened first. Any parcels not sold during the Veteran's Preference portion of the auction will carry over to the second portion of the auction when all remaining bids will be opened.
4. In an attempt to accommodate the most number of interested parties, 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 are 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 apparent high 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 sealed bid auction. Additional parcels may be purchased through the Over-the-Counter Offering only.
7. If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the sealed-bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.
8. Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on the DNR web page at <http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

- Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:
- a) Completed Declaration of Intent Form;
 - b) A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7)(F));
 - c) If applying for a Veterans' Land Discount, a Veterans Eligibility Affidavit along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty;
 - d) Proof of Alaskan residency; and
 - e) Any other documents requested in the Award Notification letter.
9. If a successful bidder fails to comply with the requirements stated in the "Award Notification" letter 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. This does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering, beginning at 9:00 a.m. February 4, 2003.
 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.

OVER-THE-COUNTER OFFERING



Parcels not sold during the Fall 2002 Alaska State Land Auction #425 sealed bid opening will be offered Over-the-Counter (OTC). Typically, the OTC purchase price is the appraised value which was the minimum acceptable bid at the sealed bid land auction. OTC applications may be made on-line, by mail, or in person, and may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to himself. The OTC sale is not limited to one parcel per person. Please see our land offerings page at <http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

For the initial Over-the-Counter Opening:

- Completed application packages are due by 5:00 p.m. Friday, January 31, 2003.
- Applications will not be accepted by phone, by fax, or by email.
- Applications received after the above designated date and time will not be accepted.
- No distinction will be made between walk-in applications, mail-in applications, or on-line applications at the OTC Sale.
- On Tuesday, February 4, 2003, the three regional DNR Public Information Offices will open at 8:30 a.m. At 9:00 a.m. the OTC sale will begin at the Anchorage office. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via conference call.
- Members of the public who attend and observe the drawing will not be allowed to change or retract any applications.

- Upon completion of the initial opening all remaining parcels become available at the DNR Public Information Offices.

Complete application packages for the initial opening may be dropped off at all DNR Public Information Offices up to 5:00 p.m. Friday, January 31, 2003 or mailed to:

State of Alaska
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

The outside of the envelope should clearly state for which offering the application applies (1999, 2000, Summer 2001, Fall 2001, Fall 2002, etc.).

During the initial opening, a lottery to determine the winning applicant will be held for any parcel where multiple applications have been received. The applicant's five percent down payment and application fee will be returned to any applicant who is not successfully awarded a parcel. If an applicant is selected and then subsequently decides not to complete the sale, both the five percent (5%) deposit and the application fee are forfeited to DNR.

Applicants do not need to be present for the initial OTC opening. Following the initial opening, a list of successful applicants will be available at the DNR Public Information Offices or on-line at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>,

and all remaining parcels become available.

► OTC Application Requirements

All OTC purchase applications, whether submitted on-line, in person or by mail, must include:

1. A completed Over-the-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.
2. A non-refundable \$100.00 document handling fee **for each parcel**.
3. A down payment of five percent (5%) of the minimum bid amount for each parcel the applicant wishes to purchase, in the form of a cashiers check, personal check, money order, or Visa/MasterCard information and authorization.
4. A completed Declaration of Intent form.

If applying for a Veterans' Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of the applicant's discharge and length of service must also be submitted.



PURCHASE INFORMATION

APPLICABLE TO ALL STATE PURCHASES

Parcels may 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.

You are responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence to you is sufficient if sent by U.S. certified mail to the last address you furnished to the regional office.

► Lump Sum Payment

If the purchase price minus the down payment, per parcel, is \$2,000 or less, the purchase price must be paid in full and a patent will be issued. A land sale contract will not be authorized. (11 AAC 67.875)

► Sale Contracts

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once you have signed a State Land Sale Contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

The terms for purchasing state lands by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

DNR will provide a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):

- a) \$ 2,000.00 or less must be paid in full at time of purchase;
 - b) \$ 2,000.01 to \$9,999.99, contract length will not be more than 5 years;
 - c) \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
 - d) \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
 - e) \$20,000.00 or more, contract length will not be more than 20 years.
4. 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 you for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue on the date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however delays up to and exceeding 120 days are possible. The state does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Land Sale Unit at (907) 269-8594 for additional information.

► Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late payment or returned check as follows:

1. 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 a fee, as specified in AS 38.05.065(d), of \$50.00 or five percent (5%) of the sum in default, whichever is larger.
2. Returned Check Penalty: A returned check fee of \$25.00, 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

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used once in an applicant's lifetime.

► Veterans' Discount Qualifications

To be eligible, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. **Have been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Have served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Have received an honorable discharge or general discharge under honorable conditions.

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

duty, must be submitted. You are encouraged to request your Form DD 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 reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

If you qualify for the Veterans' Land Discount you must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

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

Below is an example of how a Veterans' Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

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

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE	PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Alder View Addn. I	ASLS 81-207	\$374.00/Acre	Kentucky Creek	Sec. 52 28, 52 29, 32, 33, T4N, R13W, FM	\$ 58.00/Acre
Alder View Subd.	ASLS 80-137	\$277.00/Acre	Kindamina Lake Subd.	ASLS 81-218	\$390.00/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre	Petersburg/Kupreanof Subd.	ASLS 79-182	\$411.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre	Kutna Creek Subd.	ASLS 80-157	\$264.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$ 54.00/Acre	Lake Louise Small Lots	Various US Surveys on Lake Louise	N/A
Anderson (Sec. 30)	ASLS 79-029	\$ 54.00/Acre	Lincoln Creek Subd.	ASLS 82-158	\$642.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$ 54.00/Acre	Lockwood Lake Subd.	ASLS 80-091	\$248.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$ 54.00/Acre	Mariner's Walk Subd.	ASLS 85-225	\$395.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre	Martin Subd.	ASLS 84-021	\$257.00/Acre
Bartlett Hills Alaska Subd.	ASLS 79-143	\$234.00/Acre	McCloud Subd.	ASLS 82-157	\$609.00/Acre
Bears Den Subd.	ASLS 82-125	\$431.00/Acre	Mountain Point Subd.	ASLS 80-187	\$1863.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre	Mud Bight Subd.	ASLS 79-243	\$1622.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre	Murphy Subd.	ASLS 82-159	\$284.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre	Nenana South Subd.	ASLS 80-106	\$225.00/Acre
Cannery Creek H.S.	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM	\$ 20.00/Acre	Ninemile Creek Subd.	ASLS 80-151	\$317.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre	O'Conner Creek Subd.	ASLS 83-023	\$271.00/Acre
Cascade Creek H.S.	Sec. 27-34, T20N, R8E SM	\$100.00/Acre	Olmes East Subd.	ASLS 80-178	\$190.00/Acre
Central Odd Lots	Sec. 24, 26, 34, T9N, R14W, FM	\$ 53.00/Acre	Onestone Lake Subd.	ASLS 81-110	\$430.00/Acre
Central Subd.	ASLS 77-161	\$199.00/Acre	Otter Lake Subd.	ASLS 79-147	\$225.00/Acre
Chandalar Lake Subd.	ASLS 85-224	\$408.00/Acre	Panguinge Creek Subd.	ASLS 79-168	\$112.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre	Peters Creek Subd.	ASLS 80-144	\$302.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre	Riverview Subd.	ASLS 83-128	\$262.00/Acre
Circle Subd.	ASLS 78-163 Replat A-177 & I-5 77-161	\$ 71.00/Acre	Robe Lake Subd.	ASLS 79-146	\$363.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre	Safari Lake Subd.	ASLS 80-188	\$257.00/Acre
Copper Heights Subd.	ASLS 80-009	\$241.00/Acre	Shell Hills Subd.	ASLS 80-177	\$314.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre	Shell Lake North Odd Lot	USS 4507	N/A
Delta "B"	ASLS 77-163	\$142.00/Acre	Shell Lake North Subd.	ASLS 80-174	\$437.00/Acre
Delta AG Subd.	ASLS 78-093	\$ 41.00/Acre	Skwentna Flats Subd.	ASLS 80-126	\$250.00/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre	Skwentna Station Subd.	ASLS 79-205	\$265.00/Acre
Desperation Subd.	ASLS 81-001	\$458.00/Acre	Snake Lake Subd.	ASLS 85-085	\$207.00/Acre
Dinglishna Hills Subd.	ASLS 80-133	\$245.00/Acre	South Bald Mountain Addn. Subd.	ASLS 82-001	\$336.00/Acre
Donnelly Subd.	ASLS 80-095	\$311.00/Acre	South Bank Homestead	Sec. 18, 19, 20, T8S, R9E, FM	\$ 26.00/Acre
Dune Lake Subd.	ASLS 81-056	\$292.00/Acre	South Caribou Lake Addn.	ASLS 81-175	\$585.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre	South Caribou Lake Subd.	ASLS 80-155	\$271.00/Acre
Farmview Subd.	ASLS 82-123	\$347.00/Acre	Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$ 18.00/Acre
Geskakmina Lake	ASLS 81-055	\$277.00/Acre	Super Cub Subd.	ASLS 80-132	\$259.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR	\$122.00/Acre	Swan Lake Subd.	ASLS 79-145	\$265.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre	Talkeetna Bluffs Addn.	ASLS 81-196	\$453.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre	Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S	\$ 18.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre	Tazlina Hills Subd.	ASLS 79-227	\$349.00/Acre
Glennallen Subd.	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM	\$122.00/Acre	Tazlina NW Subd.	ASLS 79-226	\$349.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre	Tazlina SW Subd.	ASLS 79-121	\$349.00/Acre
Greely Subd.	ASLS 79-164	\$ 61.00/Acre	Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre	Tenderfoot Subd.	ASLS 81-213	\$400.00/Acre
Hayes Creek Subd.	ASLS 81-020	\$302.00/Acre	Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-136	\$ 4.00/Lot
Haystack Extension Subd.	ASLS 80-163	\$274.00/Acre	Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-199	\$288.00/Acre
Haystack Subd.	ASLS 80-117	\$274.00/Acre	Tok (Sec. 15, T18N, R12E, CRM)	ASLS 79-135	\$ 4.00/Lot
Heiden View Subd.	ASLS 85-089	\$878.00/Acre	Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. I	ASLS 79-148	\$265.00/Acre	Tok (Sec. 25, T18N, R12E, CRM)	ASLS 79-021	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. II	ASLS 80-134	\$235.00/Acre	Tok Replat ASLS 79-006	ASLS 79-132	\$ 4.00/Lot
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre	Tok Replat ASLS 79-134	ASLS 80-049	\$ 4.00/Lot
PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE	Totek Lake Subd.	ASLS 81-057	\$305.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre	Tower Bluffs Subd.	ASLS 80-098	\$227.00/Acre
Jack Subd.	ASLS 79-165	\$ 61.00/Acre	Trail Ridge Subd.	ASLS 81-177	\$256.00/Acre
June Creek Subd.	ASLS 79-166	\$ 88.00/Acre	Trapper Creek Glen Subd.	ASLS 79-242	\$265.00/Acre
Kahiltna Flats Subd.	ASLS 80-175	\$204.00/Acre	Upper George Inlet Subd.	ASLS 84-039	\$680.00/Acre
Keene Channel Subd.	ASLS 81-008	\$440.00/Acre	Vault Subd.	ASLS 80-189	\$335.00/Acre
Kennedy Creek Subd.	ASLS 80-143	\$273.00/Acre	West Twin Lake Subd.	ASLS 81-219	\$558.00/Acre
Kenny Lake Subd.	ASLS 81-193	\$740.00/Acre	Willow Creek Subd.	ASLS 79-122	\$156.00/Acre
Kentucky Creek	Sec. 4, 5, T3N, R13W, FM	\$ 58.00/Acre	Wrangell Narrows Subd.	ASLS 81-007	\$440.00/Acre

Fall 2002 Alaska State Land Offering – Sealed-Bid Auction #425 INSTRUCTIONS TO APPLICANT

► How and Where to Submit a Bid

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, no later than 5:00 p.m., November 22, 2002. The envelope containing a bid should have no additional markings except as follows:

Fall 2002 Alaska State Land Auction #425

(Subdivision Name)
(Parcel #)
(Bidder's Name)

Place the envelope containing the bid inside a larger envelope for mailing. Be sure to include **"FALL 2002 AUCTION BID"** on the outside of the mailing envelope. **The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. (Preprinted bid envelopes and necessary forms are available at the Public Information Offices.)**

Bidders are required to submit mail-in bids to the Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska 99501-3561. **Each bid must be submitted in a separate, sealed envelope.**

Walk-in bids must be submitted at the nearest DNR Public Information Office:

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Ave., Suite 1260, Anchorage, AK 99501-3557
Tel: (907) 269-8400, 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
Tel: (907) 451-2705, TDD: (907) 451-2770
Office hours: Monday through Friday, 9:00 a.m. – 5:00 p.m.

SOUTHEAST REGION

Division of Mining, Land & Water
Information Office, 400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
Tel: (907) 465-3400, TDD: (907) 465-3888
Office hours: Monday through Friday, 8:00 a.m. – 5:00 p.m.

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 (5%) of the total 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 cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, to the Department of Natural Resources. **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) The deposit for unsuccessful bidders will be returned immediately after the auction. A self-addressed, stamped envelope must be included with the bid for this purpose.

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount (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 who has applied for the Veterans' Land Discount, the discount will be deducted from the purchase price after the auction (please see information regarding Veterans' Land Discount in this brochure).

► Returned Bid Deposits

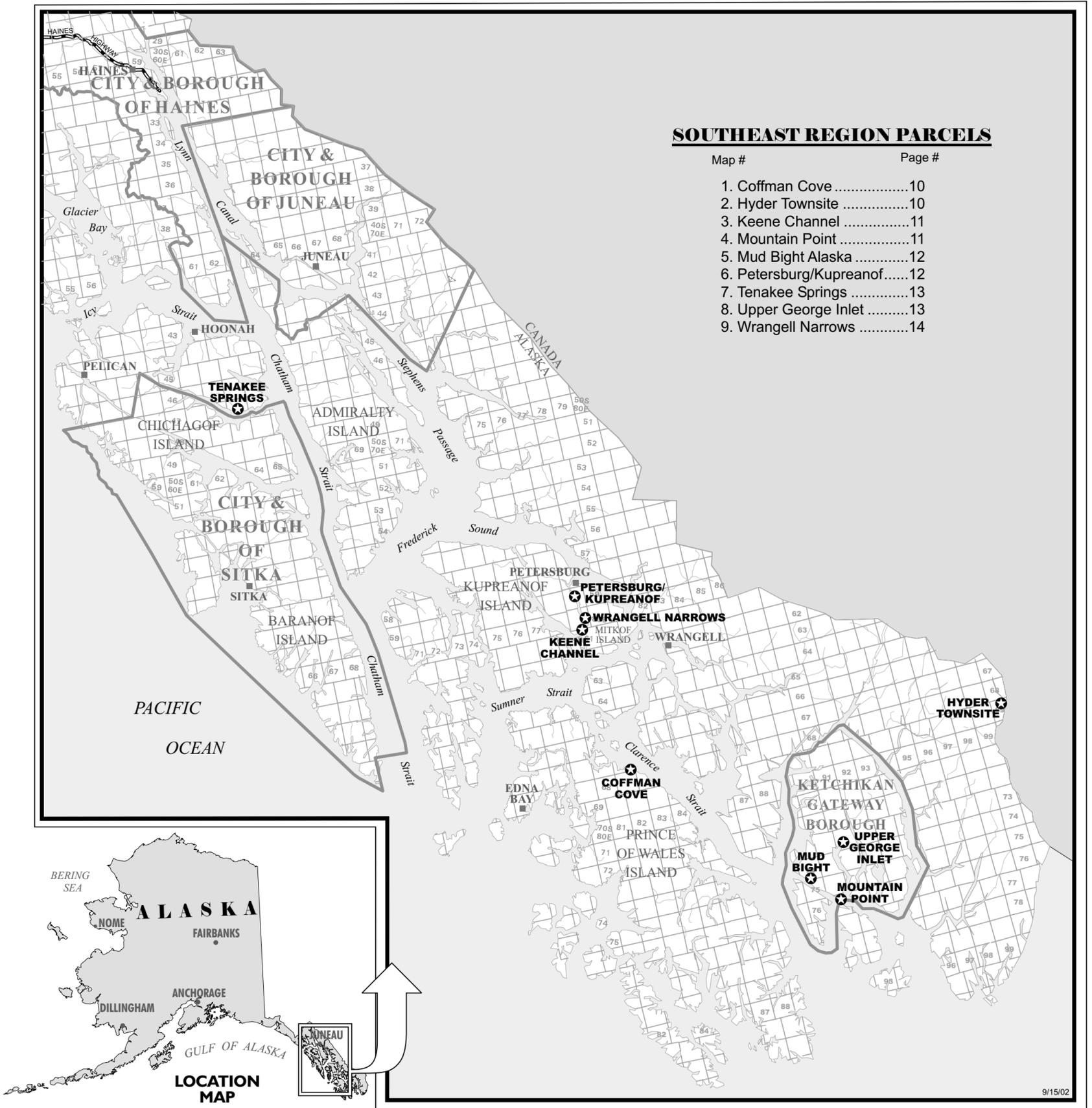
- Unsuccessful bidders may pick up their deposits until 4:00 p.m. November 27, 2002, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at DNR Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska, (907) 269-8500. Deposits not picked up will be mailed immediately after 4:00 p.m., November 27, 2002.
- NO interest will be paid on the bid deposit while it is in the possession of the state.

► There's More!

Stay tuned for more land offerings coming in 2003 and beyond by book marking and visiting frequently, the DNR land sale web page at <http://www.dnr.state.ak.us/mlw/landsale/index.htm>,

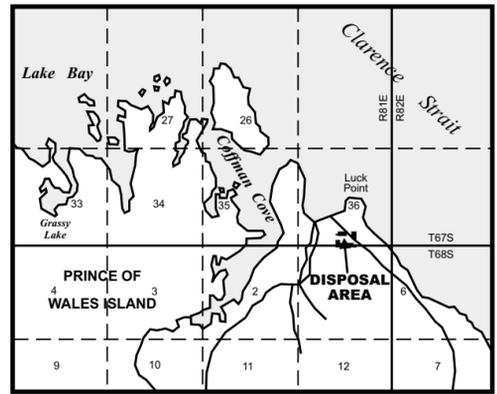
or visit one of the Public Information Offices. A number of parcels are also currently available "over-the-counter" from prior offerings.

SOUTHEAST REGION



Map 1 - Coffman Cove ASLS 86-163

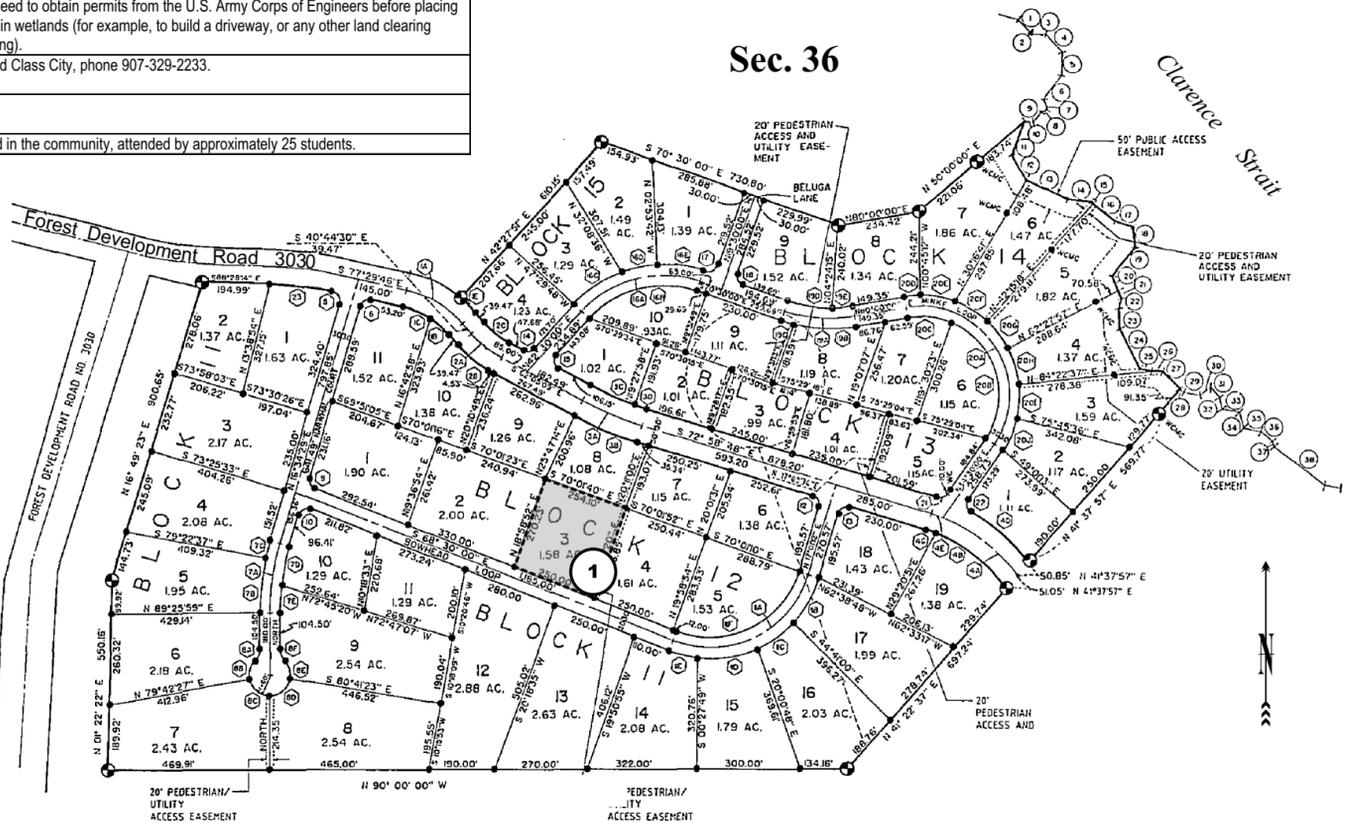
LOCATION	Coffman Cove is located on the northeast coast of Prince of Wales Island about 73 miles northeast of Ketchikan and approximately 55 miles by road northeast of Craig.
TOPO MAP	USGS Quad Petersburg A-3
ACCESS	The Inter-Island Ferry provides service to the Clark Bay Ferry Terminal at Hollis, about a 3-hour drive south of Coffman Cove. Coffman Cove also has regularly scheduled seaplane service and a state-owned/city-operated small boat harbor. An existing shot rock surfaced road provides access to a portion of the subdivision but the lot included in this sale is currently accessible only by foot. The lot is located along a road right-of-way that has been platted but not constructed.
TERRAIN	The topography in the area is level to moderately hilly.
SOILS	Bedrock can be found at average depth of two or three feet, overlaid with areas of muskeg.
VEGETATION	Coffman Cove Subdivision is vegetated with a forest of hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly drained muskeg.
WATER FRONT	None
VIEW	None
CLIMATE	The area is dominated by a cool maritime climate. Average summer temperatures range from 46 to 70 degrees F; average winter temperatures range from 32 to 42 degrees F. The average annual precipitation is 74 inches of rainfall and about 68 inches of snow.
WATER SOURCE	Water for domestic use may be collected from rain-catchment systems or small streams may be tapped to provide a limited supply of water. The City of Coffman Cove has completed a water and sewer system that serves a portion of the subdivision but not this Auction Parcel.
WATER/SEWAGE DISPOSAL	This subdivision was approved by ADEC for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first receive approval from ADEC. 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 ADEC.
UTILITIES	Electricity is provided within the area by Alaska Power and Telephone.
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 86-163. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	City of Coffman Cove, a 2nd Class City, phone 907-329-2233.
HOMEOWNERS ASSOC.	None
OTHER	There is one school located in the community, attended by approximately 25 students.



VICINITY MAP
Township 67 South,
Range 81 East, Sec. 36
Copper River Meridian, Alaska

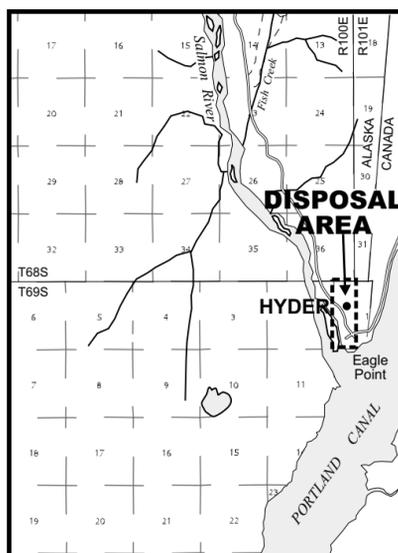
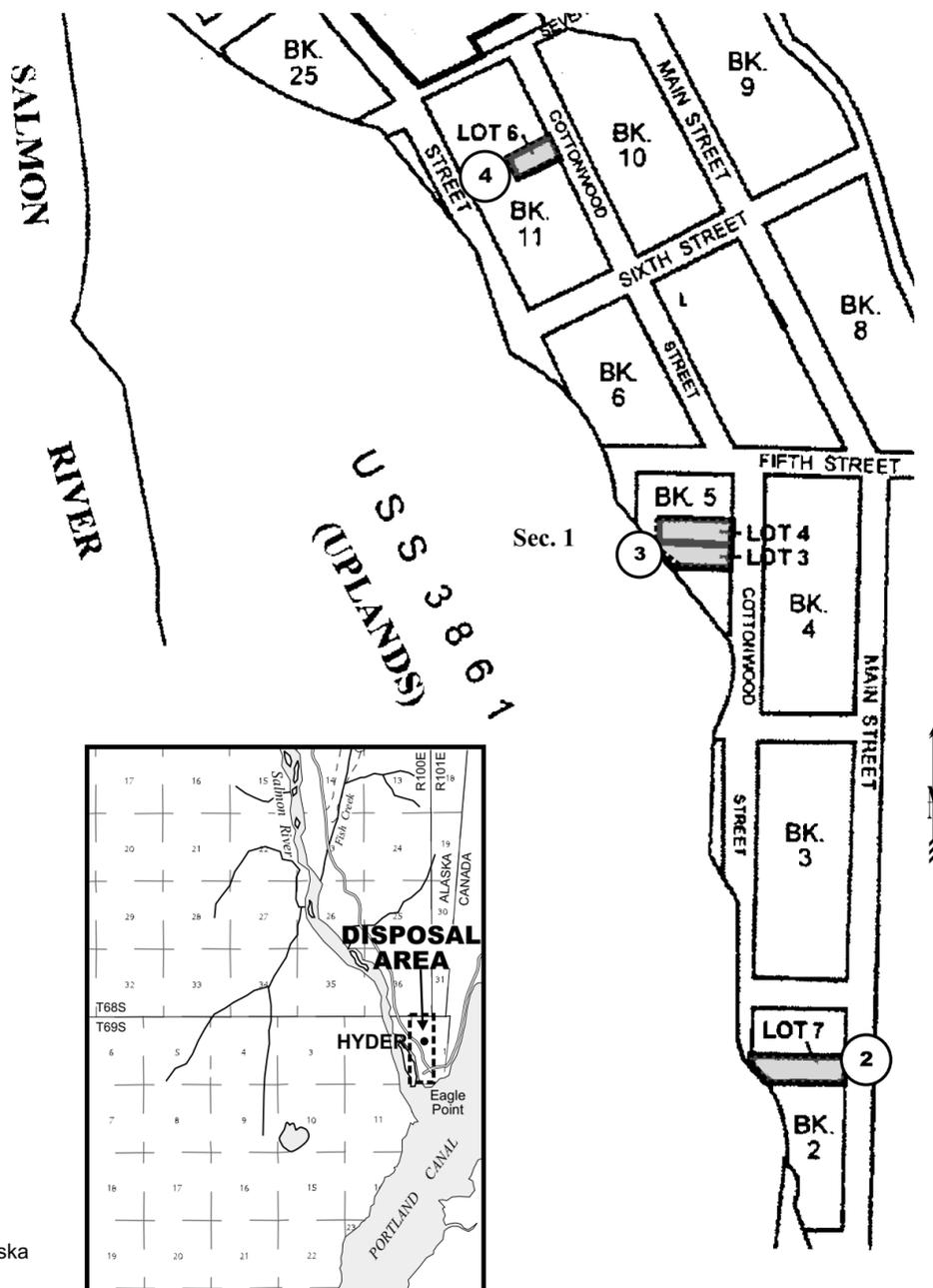
USGS Quad Petersburg A-3, Alaska

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1	104970	C067S081E36	ASLS 86-163	3	12	1.580	\$12,000



Map 2 - Hyder Townsite USS 1428

LOCATION	Hyder is nestled at the head of Portland Canal, a 70 mile-long fjord that forms a portion of the U.S./Canadian border.
TOPO MAP	USGS Quad Ketchikan D-1
ACCESS	The parcels are 2 miles by road from Stewart, British Columbia, and 75 air miles from Ketchikan. Hyder has a State-operated boat harbor, dock, boat launch, and seaplane float. A medevac helicopter-landing pad is also available. A deep-draft dock and a gravel airstrip are located nearby in Stewart. Hyder is generally accessed by the twice-weekly mail plane or chartered floatplane out of Ketchikan. Weather often precludes air access. A road off the Cassiar Highway through Canada provides access north to the Alaska Highway or south to the Yellowhead Highway. Freight arrives by barge, plane, or truck. Lot 6 Block 11 is on a developed street. The other lots are on undeveloped platted streets.
TERRAIN	The topography in the area is relatively level.
SOILS	Some areas of topsoil over large deposits of gravel and sand.
VEGETATION	Lot 6 Block 11 has been cleared; the other lots have stands of hemlock and spruce.
WATER FRONT	None
VIEW	Potential view of the mountains after some clearing.
CLIMATE	Hyder is in the maritime climate zone with warm winters, cool summers, and heavy precipitation. Summer temperatures range from 41 to 57 degrees F; winters range from 25 to 43 degrees F. Temperature extremes have been measured from -18 to 89 degrees F. Rainfall averages 78 inches annually with an annual mean snowfall of 162 inches.
WATER SOURCE	90% of the residents have individual wells and septic tanks and are fully plumbed. The remaining residents haul water and use outhouses. 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 ADEC.
WATER/SEWAGE DISPOSAL	Hyder operates an un-permitted tidewater landfill, but no refuse collection is provided. A sanitation feasibility study has recently been completed. The community has requested funds to engineer a piped gravity sewer system to replace individual septic systems and to build a new landfill to protect groundwater sources.
UTILITIES	Electricity and telephone services are provided to the area through Stewart, British Columbia, Canada.
RESTRICTIONS	Subject to platted easements and reservations of record. This subdivision may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	Hyder is unincorporated. Contact the Hyder Community Association at 250-636-9148.
HOMEOWNERS ASSOC.	None
OTHER	There is one school located in the community, attended by approximately 18 students.



USGS Quad Ketchikan D-1, Alaska

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
2	106761	C069S100E01	USS 1428	7	2	0.175	\$6,000
3	106760	C069S100E01	USS 1428	3, 4	5	0.299	\$14,000
4	52900	C069S100E01	USS 1428	6	11	0.115	\$9,000

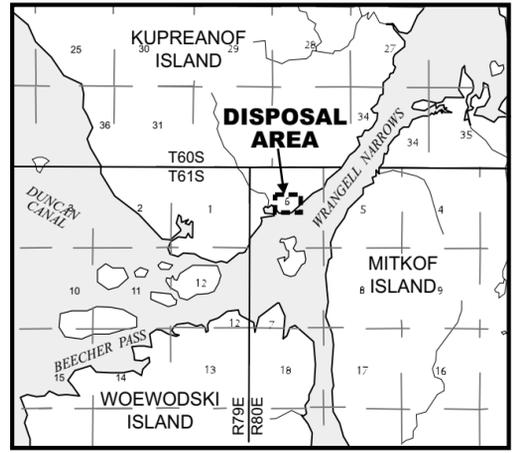
VICINITY MAP
Township 69 South,
Range 100 East, Sec. 1
Copper River Meridian, Alaska

Map 3 - Keene Channel ASLS 81-8

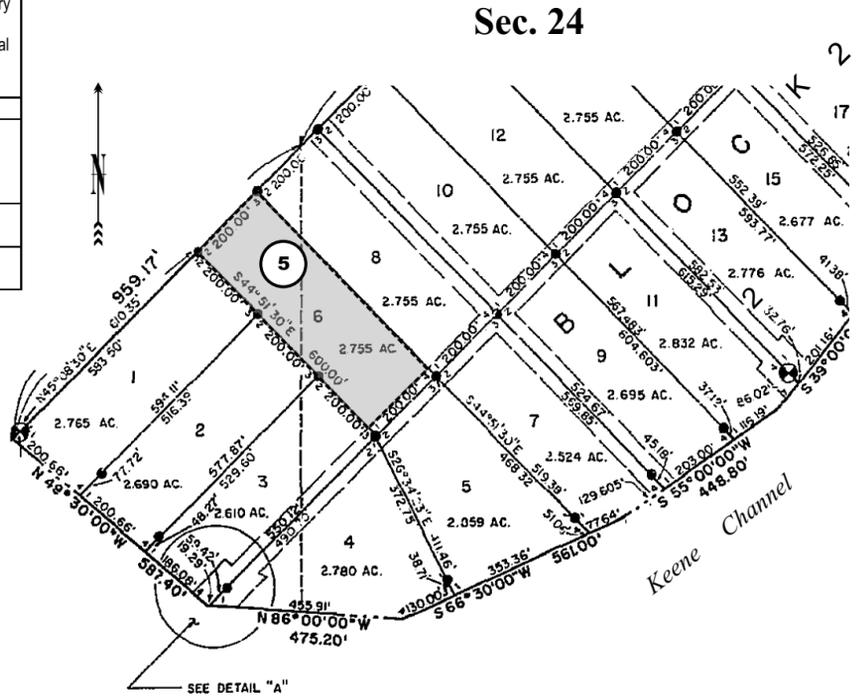
LOCATION	Keene Channel Subdivision is located roughly 15 miles south of Petersburg along the Wrangell Narrows on Kupreanof Island.
TOPO MAP	USGS Quad Petersburg C-3
ACCESS	Water access from Petersburg or other nearby communities, by boat or floatplane, is the only practical access available to this lot. Facilities at Petersburg include small boat harbors, docks, and the State ferry terminal. Petersburg is a regional transportation hub with commercial jet service and numerous air taxi services to surrounding communities.
TOPOGRAPHY	Area topography gently slopes upward from the beaches.
SOILS	Soils are composed of silty-organic materials that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.
VEGETATION	The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.
WATER FRONT	None
VIEW	Unknown
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 64 degrees F; winter temperatures range from 22 to 37 degrees F. Annual precipitation averages 106 inches, including 97 inches of snow.
WATER SOURCE	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems.
WATER/SEWAGE DISPOSAL	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
UTILITIES	None
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	None
HOMEOWNER'S ASSOC.	None

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
5	102601	C061S080E06	ASLS 81-8	6	2	2.755	\$7,000

VICINITY MAP
Township 61 South,
Range 80 East, Sec. 6
Copper River Meridian, Alaska



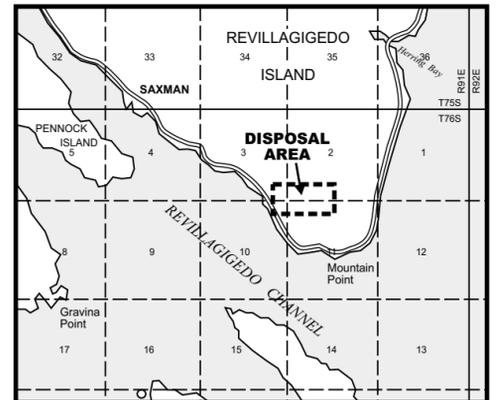
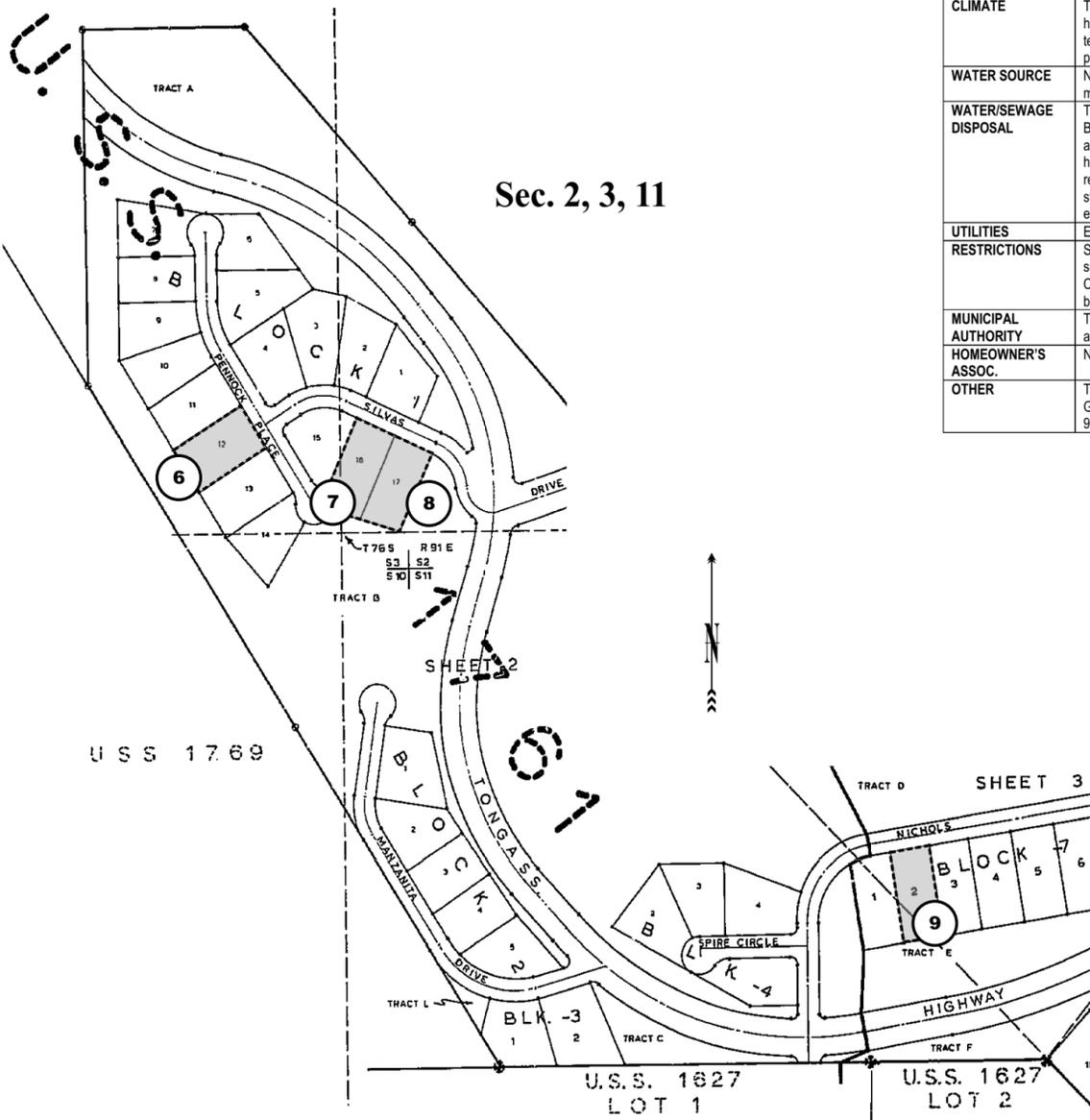
USGS Quad Petersburg C-3, Alaska



Map 4 - Mountain Point ASLS 80-187
(Veteran's Preference)

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
6	103886	C076S091E03	ASLS 80-187	12	1	0.664	\$7,500	Veteran's Preference
7	103890	C076S091E02, 03	ASLS 80-187	16	1	0.634	\$7,500	Veteran's Preference
8	103891	C076S091E02	ASLS 80-187	17	1	0.615	\$7,500	Veteran's Preference
9	103904	C076S091E11	ASLS 80-187	2	7	0.606	\$7,500	Veteran's Preference

LOCATION	Mountain Point is within the Ketchikan Gateway Borough, approximately 5 miles southeast of Ketchikan. Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. Regularly scheduled jet services offer northbound and southbound departures daily. Ketchikan is a regional transportation hub, with numerous air taxi services to surrounding communities. There are four floatplane-landing facilities. Ketchikan is the first port of call in Alaska for cruise ships and Alaska Marine Highway vessels. The Inter-Island Ferry Authority, based on Craig operates a year-round ferry service between Ketchikan and Hollis.
TOPO MAP	USGS Quad Ketchikan B-5
ACCESS	Access to the area is by the South Tongass Highway and Roosevelt Drive. Roads within the subdivision are surveyed only and development costs for road, sewer, and water are anticipated to be high.
TERRAIN	The topography in the area is moderately hilly to steep.
SOILS	Soils are composed of silty-organic materials that average two to three feet with areas of muskeg over shallow bedrock.
VEGETATION	The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly drained muskeg.
WATER FRONT	None
VIEW	Unknown
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 51 to 65 degrees F; winter temperatures range from 29 to 39 degrees F. Ketchikan averages 162 inches (13.5 feet) of precipitation annually, including 32 inches of snow.
WATER SOURCE	No water or sewer facilities are available in the area now but hookup to utilities will be mandatory if later provided by the Borough.
WATER/SEWAGE DISPOSAL	There is no sewer or water system serving this area at present. However, connection to a Borough system will be mandatory at some point in the future. This subdivision was approved by ADEC for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. 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 ADEC.
UTILITIES	Electricity is provided by Ketchikan Public Utilities to within about 1/4 mile of the lots.
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 80-187. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	This lot is located within the Ketchikan Gateway Borough and is subject to local ordinances and property assessments.
HOMEOWNER'S ASSOC.	None
OTHER	There are 9 schools located in the community, attended by 2,300 students. Contact the Greater Ketchikan Chamber of Commerce, P.O. Box 5957, Ketchikan, AK 99901, Phone 907-225-3184, Fax 907-225-3187, for more information.



USGS Quad Ketchikan B-5, Alaska

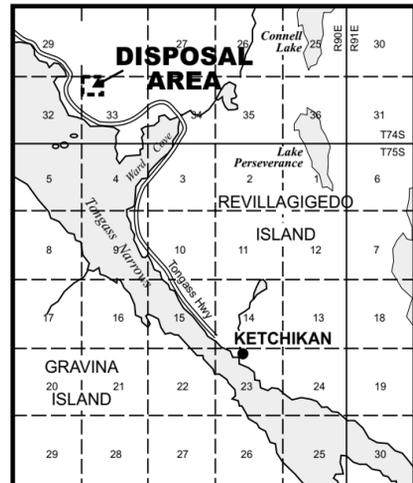
VICINITY MAP
Township 76 South, Range 91 East, Sec. 2,3,11
Copper River Meridian, Alaska

Map 5 - Mud Bight ASLS 79-243 (Veteran's Preference)

LOCATION	Mud Bight is within the Ketchikan Gateway Borough, approximately 6 miles northwest of Ketchikan. Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. Regularly scheduled jet services offer northbound and southbound departures daily. Ketchikan is a regional transportation hub, with numerous air taxi services to surrounding communities. There are four floatplane-landing facilities. Ketchikan is the first port of call in Alaska for cruise ships and Alaska Marine Highway vessels. The Inter-Island Ferry Authority, based on Craig operates a year-round ferry service between Ketchikan and Hollis.
TOPO MAP	USGS Quad Ketchikan B-6
ACCESS	Access to the area is by the North Tongass Highway near Mud Bay. Roads within the subdivision are surveyed only and development costs for road, sewer, and water are anticipated to be high. There is no developed road access to the parcel.
TOPOGRAPHY	The topography in the area of this parcel is moderately hilly to steep. There is considerable water that flows through the organic soil layers as well as through the many gullies located in the area.
SOILS	Soils are composed of silty-organic materials that average two to five feet deep with areas of muskeg over shallow bedrock.
VEGETATION	The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.
WATER FRONT	None
VIEW	Potentially good views of surrounding mountains and narrows.
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 51 to 65 degrees F; winter temperatures range from 29 to 39 degrees F. Ketchikan averages 162 inches (13.5 feet) of precipitation annually, including 32 inches of snow.
WATER SOURCE	No water or sewer facilities are available in the area.
WATER/SEWAGE DISPOSAL	This subdivision was approved by ADEC for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. 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 ADEC.
UTILITIES	Electricity is provided by Ketchikan Public Utilities to within about 1/4 mile of the lot.
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 79-243. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	This lot is located within the Ketchikan Gateway Borough and is subject to local ordinances and property assessments.
HOMEOWNER'S ASSOC.	None
OTHER	There are 9 schools located in the community, attended by 2,300 students. Contact the Greater Ketchikan Chamber of Commerce, P.O. Box 5957, Ketchikan, AK 99901, Phone 907-225-3184, Fax 907-225-3187, for more information.

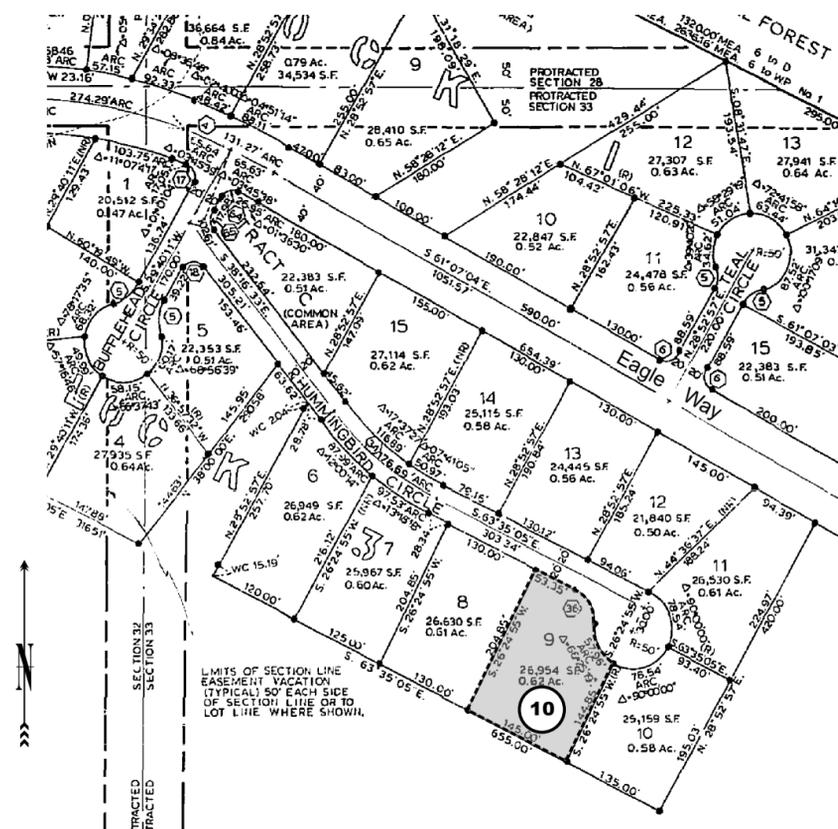
PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
10	101447	C074S090E33	ASLS 79-243	9	3	0.620	\$6,000	Veteran's Preference

VICINITY MAP
Township 74 South, Range 90 East, Sec. 33
Copper River Meridian, Alaska



USGS Quad Ketchikan B-6, Alaska

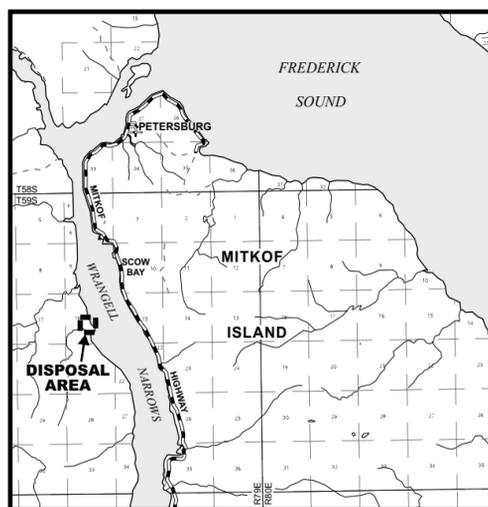
Sec. 33



Map 6 - Petersburg / Kupreanof ASLS 79-182

LOCATION	The Kupreanof parcel is located 3 miles southwest of Petersburg on Kupreanof Island along the Wrangell Narrows
TOPO MAP	USGS Quad Petersburg D-3
ACCESS	Water access from Petersburg or other nearby communities, by boat or floatplane, is the only practical access available to this lot. Facilities at Petersburg include small boat harbors, docks, and the State ferry terminal. Petersburg is a regional transportation hub with commercial jet service and numerous air taxi services to surrounding communities. Purchasers will be required to obtain permits from the Corps of Engineers to construct private docks, fills, breakwaters, boat ramps, and similar access improvements. Some of these improvements may also require DNR authorization.
TOPOGRAPHY	The topography of this parcel is gently sloping upward from the beach.
SOILS	Soils are composed of silty-organic materials that vary from moderately-drained forested soils to muskeg on the western portion of the parcel.
VEGETATION	The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.
WATER FRONT	Yes
VIEW	Potentially excellent views of surrounding mountain and narrows.
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 64 degrees; winter temperatures range from 22 to 37 degrees. Annual precipitation averages 106 inches, including 97 inches of snow.
WATER SOURCE	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems.
WATER/SEWAGE DISPOSAL	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
UTILITIES	None
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 79-182. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	None
HOMEOWNER'S ASSOC.	None

PARCEL	ADL	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
11	101317	C059S079E16	ASLS 79-182	32	3.700	\$35,000

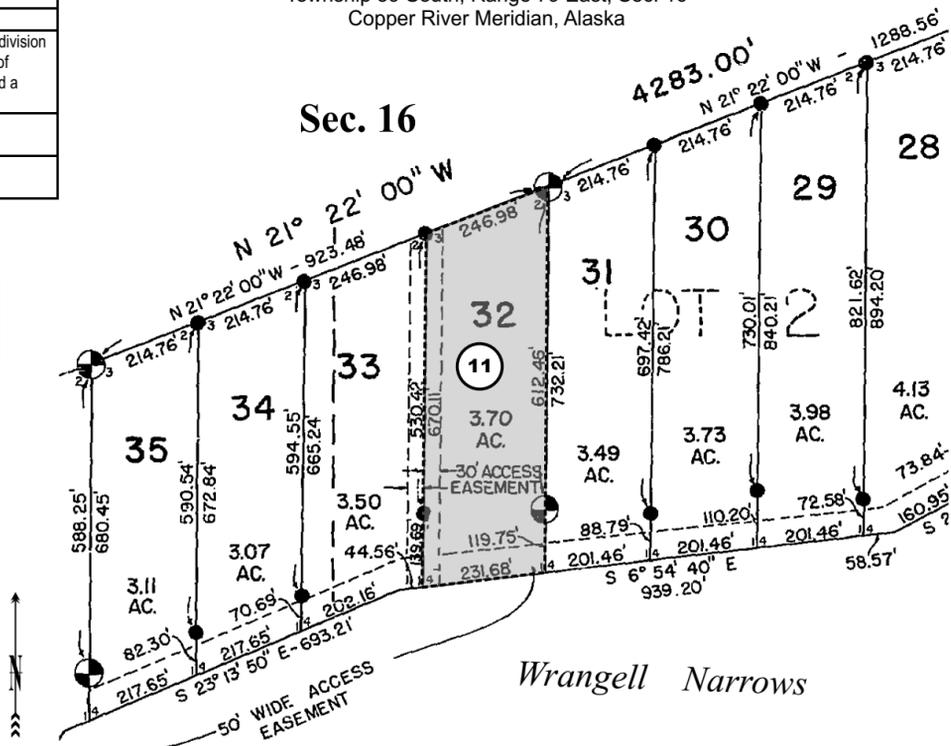


USGS Quad Petersburg D-3, Alaska

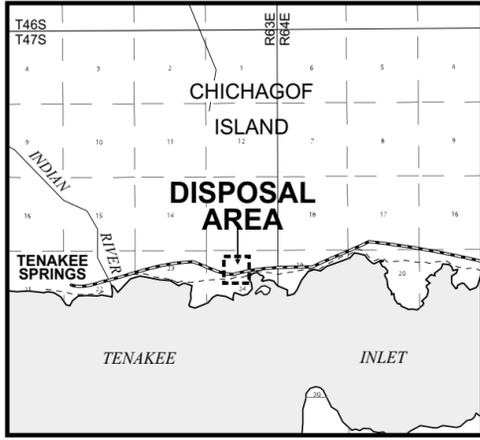
VICINITY MAP

Township 59 South, Range 79 East, Sec. 16
Copper River Meridian, Alaska

Sec. 16



Map 7 - Tenakee Springs ASLS 81-216 (Veteran's Preference)



USGS Quad Sitka D-4, Alaska

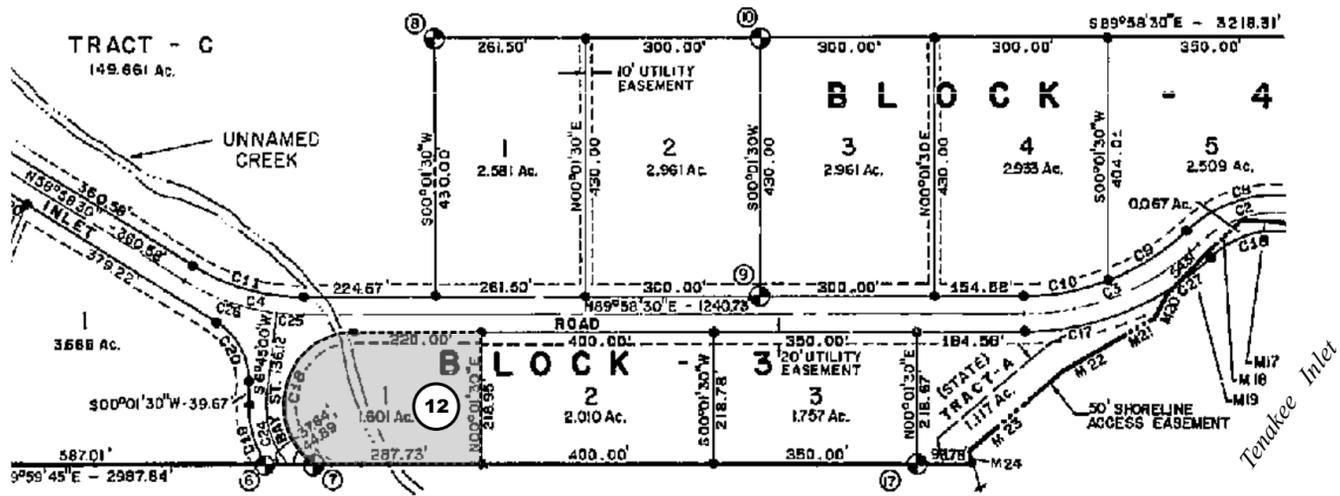
VICINITY MAP

Township 47 South, Range 63 East, Sec. 24
Copper River Meridian, Alaska

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
12	103327	C047S063E24	ASLS 81-216	1	3	1.601	\$16,000	Veteran's Preference

LOCATION	On the east side of Chichagof Island approximately 3 miles east of the Tenakee Springs Townsite Core and approximately 45 miles southwest of Juneau.
TOPO MAP	USGS Quad Sitka D-4
ACCESS	Access is by boat, floatplane, or foot trail from Tenakee Springs. Local residents are dependent on seaplanes and the State ferry for transport. Transportation within the Townsite Core is primarily by foot, bicycle, or ATV. The trail to Tenakee Springs Subdivision is limited to pedestrian use.
TERRAIN	Gentle slope to the south. A small creek bisects the parcel in a north/south direction.
SOILS	Soils are fairly well drained.
VEGETATION	Vegetation consists of Sitka spruce, hemlock, and alder forest, mostly second-growth timber.
WATER FRONT	None
VIEW	Unknown
CLIMATE	Tenakee Springs has a maritime climate with cool summers and mild winters. Average summer temperatures range from 45 to 65 degrees F, while average winter temperatures range from 24 to 39 degrees F. Average precipitation is 69 inches a year, with 62 inches of snow.
WATER SOURCE	Water for domestic use may be obtained by the collection of surface water from small streams or by roof-catchment systems.
WATER/SEWAGE DISPOSAL	This subdivision has been approved by ADEC for non-water carried type sewage disposal systems (i.e., sealed-vault privy, chemical, humus, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first received approval from ADEC. 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 ADEC.
UTILITIES	None
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 81-216. Lot 1 Block 3 is also subject to a 50-foot fish and wildlife habitat protection easement from the ordinary high water mark along the creek that bisects the parcel. This lot may contain wetlands. The purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands.
MUNICIPAL AUTHORITY	This lot is located within the City of Tenakee Springs and is subject to local ordinances and property assessments. The parcel, located within the Residential (zoning) District, is below the minimum lot size allowed by local zoning so it cannot be subdivided.
HOMEOWNER'S ASSOC.	None
OTHER	Tenakee Springs is predominantly a retirement community and summer retreat although commercial fishing is an important source of income. Many residents practice a subsistence lifestyle. The 108 degree sulfur hot springs is the social focus of the community.

Sec. 24

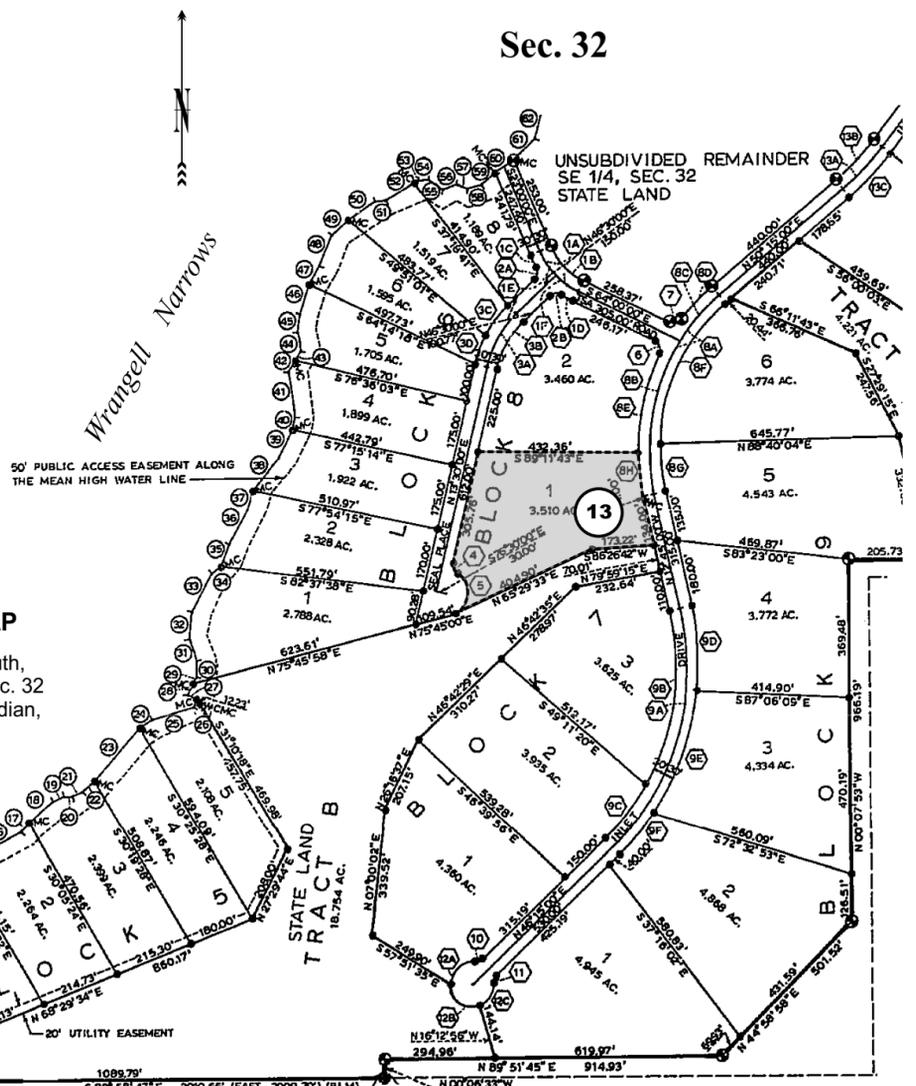


Map 8 - Upper George Inlet ASLS 84-39

LOCATION	The Upper George Inlet Subdivision is located on Revillagigedo Island, in the upper reaches of George Inlet about 12 air miles and 21 miles via boat northeast of Ketchikan.
TOPO MAP	USGS Quad Ketchikan B-5
ACCESS	Water access, by boat or floatplane from Ketchikan or other communities, is the only practical access available to this lot. Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. Regularly scheduled jet services offer northbound and southbound departures daily. Ketchikan is a regional transportation hub, with numerous air taxi services to surrounding communities. There are four floatplane-landing facilities. Ketchikan is the first port of call in Alaska for cruise ships and Alaska Marine Highway vessels.
TOPOGRAPHY	Slopes on this lot may range from gently sloping to moderately steep.
SOILS	Bedrock is found at an average depth of three feet with thin overlying soils consisting of a forest organic layer over silt.
VEGETATION	The forest consists primarily of spruce and hemlock with moderate undergrowth and scattered areas of muskeg.
WATER FRONT	None
VIEW	Unknown
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 67 degrees; winter temperatures range from 30 to 47 degrees. Annual precipitation averages 162 inches.
WATER SOURCE	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. Groundwater may be found at depth of about 4 feet.
WATER/SEWAGE DISPOSAL	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on this lot. This upland lot has also been approved for a septic tank - mound sand filter system. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
UTILITIES	None
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 84-39. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	Located within the Ketchikan Gateway Borough; this lot is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOC.	None

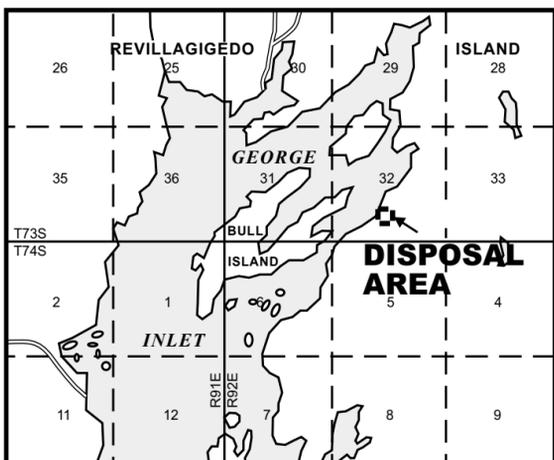
PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
13	104449	C073S092E32	ASLS 84-39	1	8	3.510	\$5,200

Sec. 32



VICINITY MAP

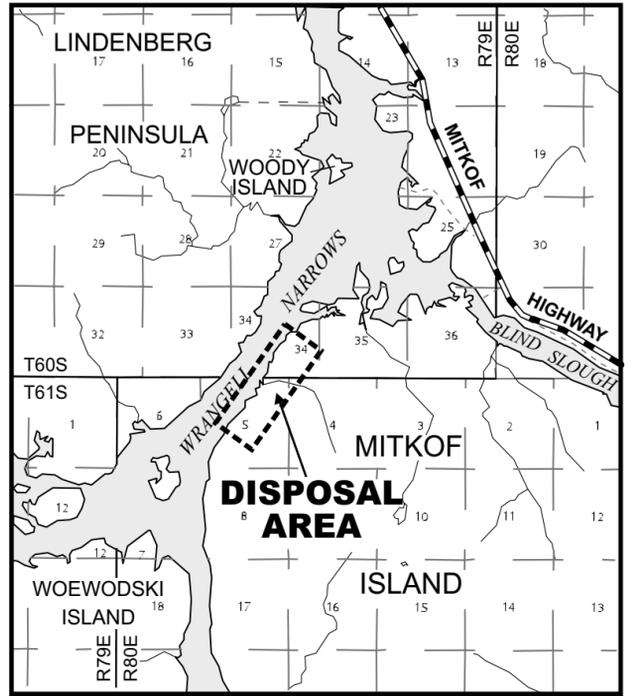
Township 73 South, Range 92 East, Sec. 32
Copper River Meridian, Alaska



USGS Quad Ketchikan B-5, Alaska

Map 9 - Wrangell Narrows ASLS 81-7

LOCATION	Wrangell Narrows Subdivision is located roughly 15 miles south of Petersburg on Mitkof Island along the Wrangell Narrows.
TOPO MAP	USGS Quad Petersburg C-3
ACCESS	Water access from Petersburg or other nearby communities, by boat or floatplane, is the only practical access available to these lots. Facilities at Petersburg include small boat harbors, docks, and the State ferry terminal. Petersburg is a regional transportation hub with commercial jet service and numerous air taxi services to surrounding communities.
TOPOGRAPHY	The topography in the area of these parcels is gently sloping upward from the beaches.
SOILS	Soils are composed of silty-organic materials that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.
VEGETATION	The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.
WATER FRONT	None
VIEW	Unknown
CLIMATE	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 64 degrees F; winter temperatures range from 22 to 37 degrees F. Annual precipitation averages 106 inches, including 97 inches of snow.
WATER SOURCE	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems.
WATER/SEWAGE DISPOSAL	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
UTILITIES	None
RESTRICTIONS	Subject to platted easements and reservations of record, see ASLS 81-7. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
MUNICIPAL AUTHORITY	None
HOMEOWNER'S ASSOC.	None
OTHER	Lot 31, Block 2 of Wrangell Narrows Subdivision, ASLS 81-7, was originally a state homestead parcel. There are several collapsed structures and numerous abandoned materials including plastic buckets, building and fishing materials, and other debris on the lot. The land is valued at \$12,000 and the personal property (salvage and lumber value) is at \$500.

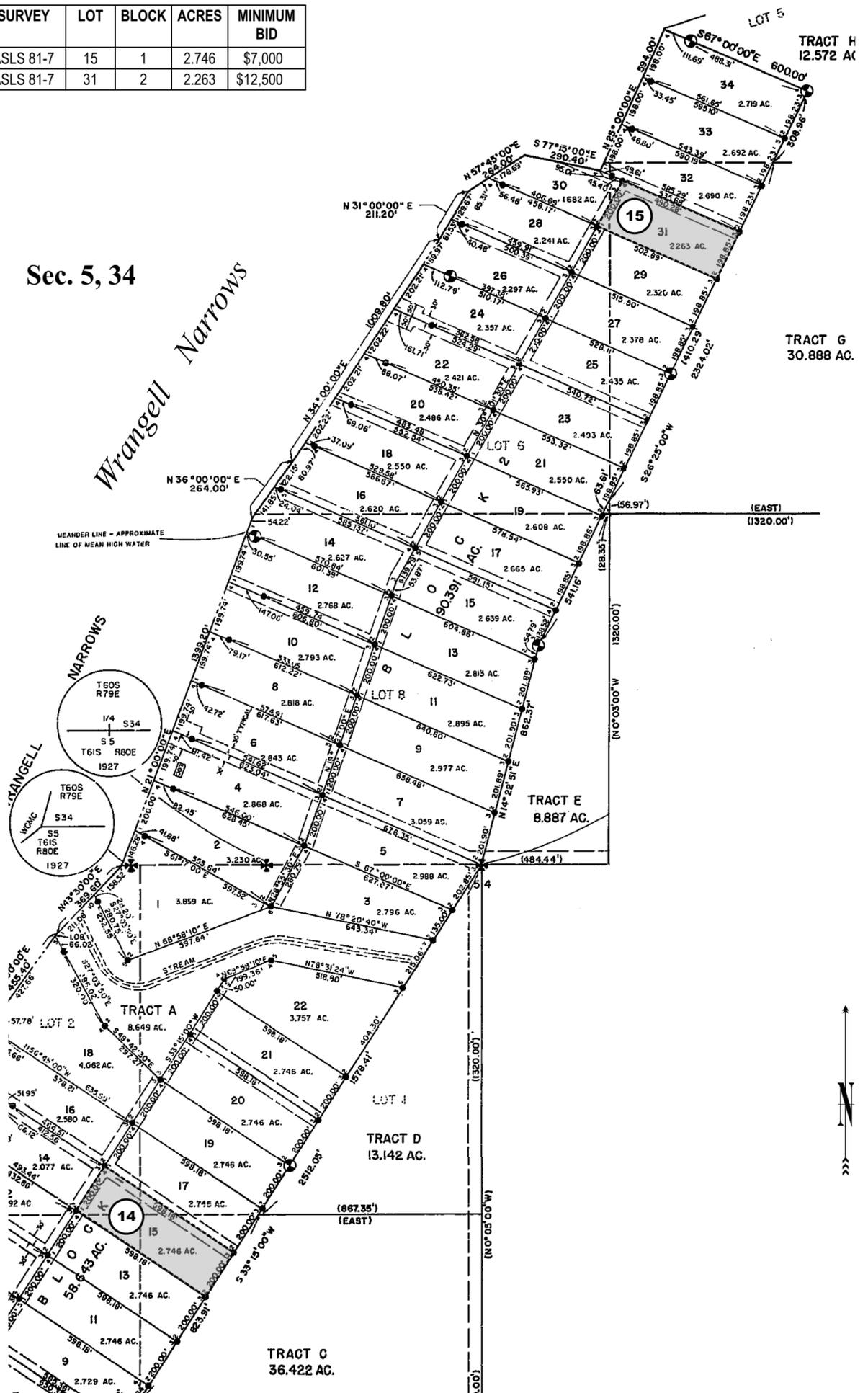


USGS Quad Petersburg C-3, Alaska

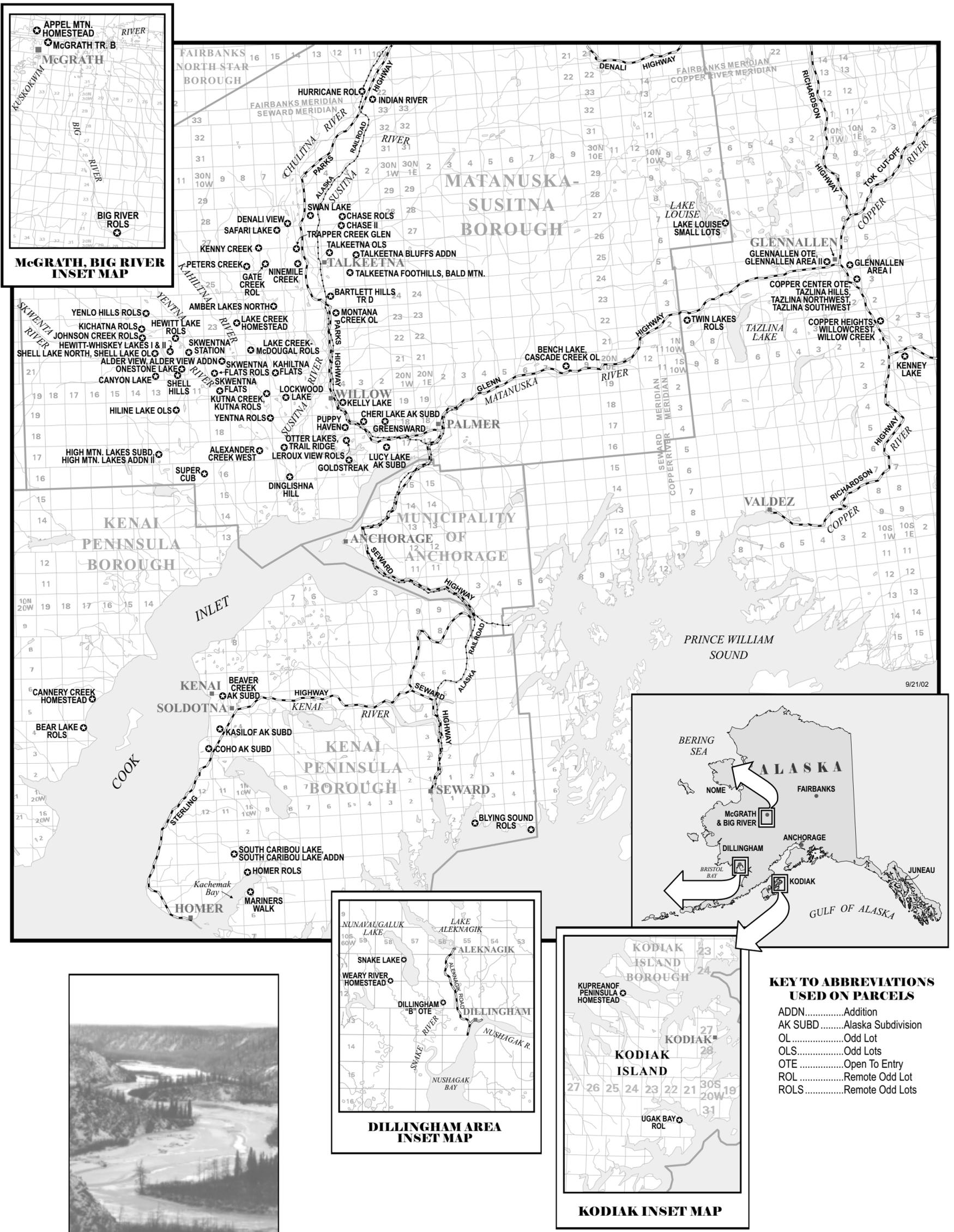
VICINITY MAP

Township 60 South, Range 79 East, Sec. 34
Township 61 South, Range 80 East, Sec. 5
Copper River Meridian, Alaska

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
14	102610	C061S080E05	ASLS 81-7	15	1	2.746	\$7,000
15	102619	C060S079E34	ASLS 81-7	31	2	2.263	\$12,500



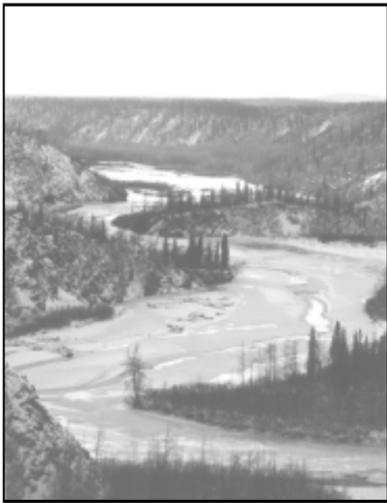
SOUTHCENTRAL REGION



9/21/02

KEY TO ABBREVIATIONS USED ON PARCELS

- ADDN.....Addition
- AK SUBDAlaska Subdivision
- OL.....Odd Lot
- OLS.....Odd Lots
- OTE.....Open To Entry
- ROL.....Remote Odd Lot
- ROLS.....Remote Odd Lots

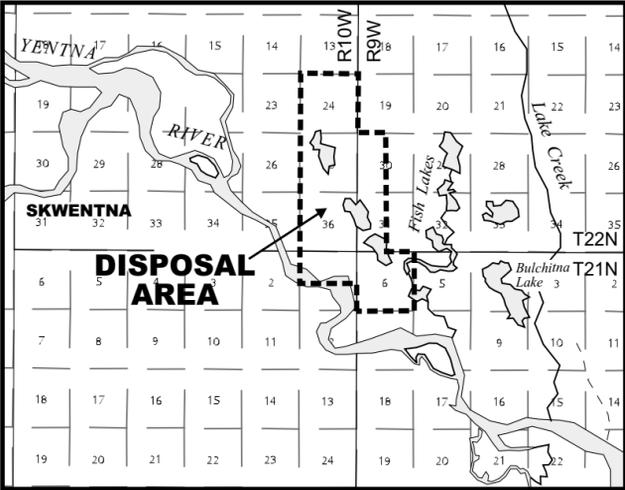
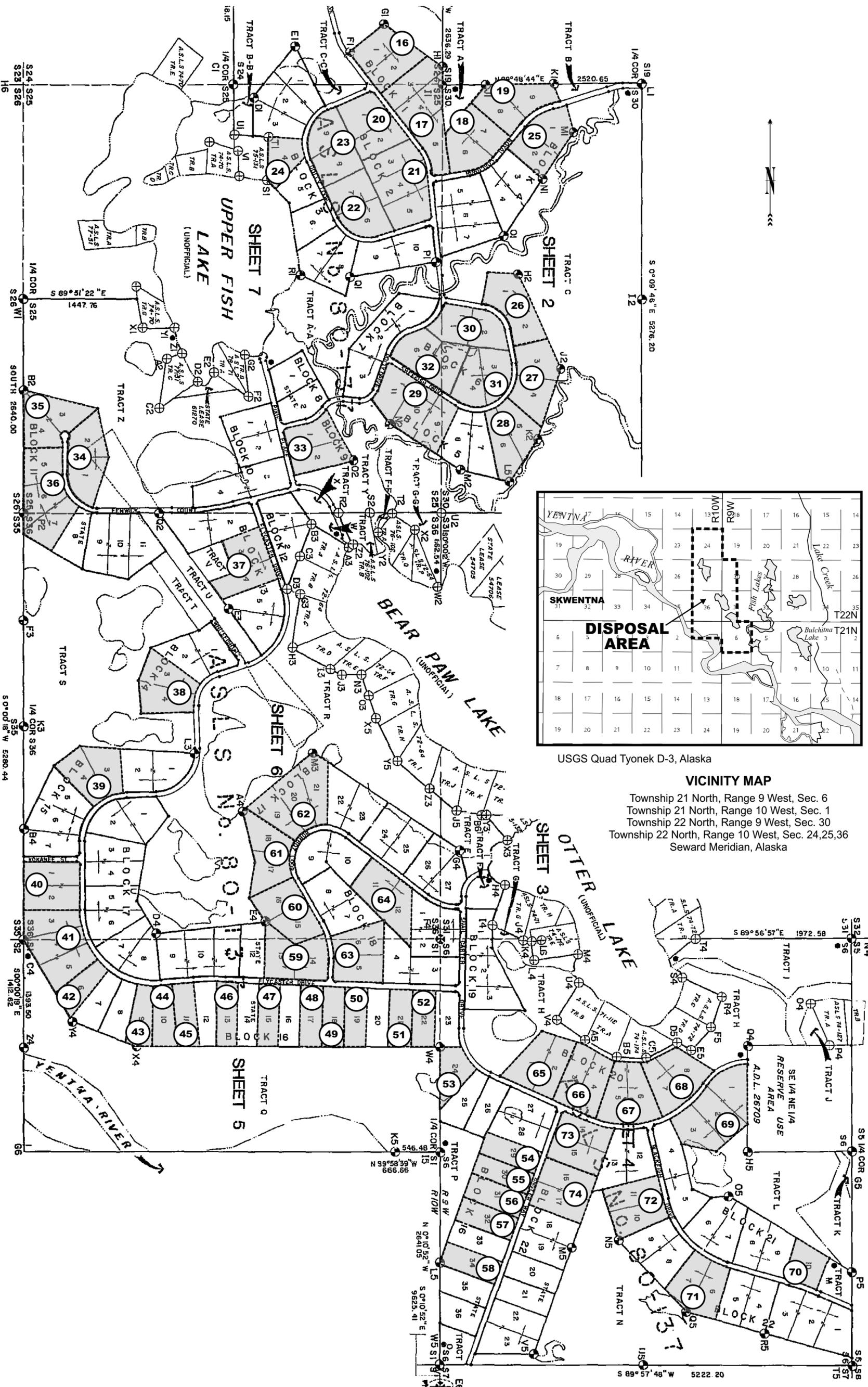


SOUTHCENTRAL REGION PARCELS

Map #	Page #	Map #	Page #	Map #	Page #	Map #	Page #
10. Alder View	16-17	33. Gate Creek Remote Odd Lot	32	56. Kupreanof Peninsula Homestead	47	79. Skwentna Station	64-65
11. Alder View Addition	17-18	34. Glennallen Area I	33	57. Kutna Creek	48-49	80. Snake Lake	65
12. Amber Lakes North	19	35. Glennallen II	34	58. Kutna Remote Odd Lots	49	81. South Caribou Lake	66
13. Appel Mt. Homestead	19	36. Glennallen OTE	34	59. Lake Creek Homestead	50	82. South Caribou Lake Addition	67
14. Bald Mountain	20	37. Goldstreak	35	60. Lake Creek-McDougal Remote Odd Lots	50	83. Super Cub	68-69
15. Bartlett Hills Tract D	21	38. Greensward	35	61. Lake Louise Small Lots	51	84. Swan Lake	70
16. Bear Lake Remote Odd Lots	21	39. Heiden View Subdivision - Withdrawn	36	62. Leroux View Remote Odd Lots	51	85. Talkeetna Bluffs Addition	70
17. Beaver Creek Ak Subdivision	22	40. Hewitt Lake Remote Odd Lots	36	63. Lockwood Lake	52	86. Talkeetna Foothills	71
18. Bench Lake	23	41. Hewitt-Whiskey Lakes I	36-37	64. Lucy Lake Alaska Subdivision	53	87. Talkeetna Odd Lots	71
19. Big River Remote Odd Lots	23	42. Hewitt-Whiskey Lakes II	38-39	65. Mariners Walk	53-54	88. Tazlina Hills	72
20. Blying Sound Remote Odd Lots	24	43. High Mountain Lakes	39	66. McGrath Tract B	54	89. Tazlina Northwest	72-73
21. Cannery Creek Homestead	24	44. High Mountain Lakes Addition II	40	67. Montana Creek Odd Lot	55	90. Tazlina Southwest	73
22. Canyon Lake	25	45. Hilina Lake Odd Lots	40	68. Ninemile Creek	55	91. Trail Ridge	74
23. Cascade Creek Odd Lot	25	46. Homer Remote Odd Lots	41	69. Onestone Lake	56	92. Trapper Creek Glen	75
24. Chase II	26	47. Hurricane Remote Odd Lot	41	70. Otter Lakes	56	93. Twin Lakes Remote	76
25. Chase Remote Odd Lots	27	48. Indian River	41-42	71. Peters Creek	57	94. Ugak Bay Remote Odd Lot	76
26. Cheri Lake Alaska Subdivision	27-28	49. Johnson Creek Remote Odd Lots	43	72. Puppy Haven	58	95. Weary River Homestead	77
27. Coho Ak Subdivision	28	50. Kahiltina Flats	44	73. Safari Lake	58	96. Willow Creek	77
28. Copper Center OTE	29	51. Kasilof Alaska Subdivision	45	74. Shell Hills	59-60	97. Willowcrest	78
29. Copper Heights	30	52. Kelly Lake	45	75. Shell Lake North	61-62	98. Yenlo Hills Remote Odd Lots	78
30. Dillingham "B" OTE	30	53. Kenney Lake	46	76. Shell Lake North Odd Lot	62	99. Yentna Remote Odd Lots	79
31. Dinglishna Hill	31	54. Kenny Creek	46	77. Skwentna Flats	63		
32. Fire Lake Alaska Subdivision	32	55. Kichatna Remote Odd Lots	47	78. Skwentna Flats Remote Odd Lots	64		

Map 10 - Alder View Subd. ASLS 80-137

Sec. 1, 6, 24, 25, 30, 36



USGS Quad Tyonek D-3, Alaska
VICINITY MAP
Township 21 North, Range 9 West, Sec. 6
Township 21 North, Range 10 West, Sec. 1
Township 22 North, Range 9 West, Sec. 30
Township 22 North, Range 10 West, Sec. 24,25,36
Seward Meridian, Alaska

Southcentral Region -- Fall 2002 State Land Auction # 425

Map 10 - Alder View Subd. ASLS 80-137

Alder View Subd. ASLS 80-137 continues from previous page

Location	Located approximately 62 miles northwest of Anchorage and about 6 miles east of Skwentna, just north of the Yentna River.
Topo Map	USGS Quad Tyonek D-3
Access	Access is by floatplane on one of several small lakes within the area. Tract U is designated as a landing strip, condition of which is unknown. Access is also gained by boat via the Yentna River or snowmachine during the winter.
Terrain	The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.
Soils	The area consists mostly of loamy type soils that vary from poor to good.
Vegetation	Vegetation consists of birch on higher elevations. Spruce forests are found on well drained soils with no permafrost. Low-lying, open areas are predominantly muskeg bogs.
Water Front	Several parcels are located near a small lake or stream.
View	Unknown
Climate	Local temperatures range from 0°F in January to 68°F in July. Annual precipitation varies around 100 inches including snowfall. Annual snowfall varies around 70 inches per year.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-137. Under no conditions will a structure be placed within easements of any sort, including the runway clear zone located on Lot 1 & 2 Block 11.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Covenants pertaining to this subdivision are recorded in Book 83, page 131 of the Talkeetna Recording District.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
36	214078	S022N010W25, 36	ASLS 80-137	5, 6, 7	11	14.782	\$10,400.00
37	214082	S022N010W36	ASLS 80-137	3, 4	13	9.845	\$7,900.00
38	214085	S022N010W36	ASLS 80-137	3, 4	14	9.847	\$7,500.00
39	214087	S022N010W36	ASLS 80-137	3, 4	15	9.901	\$7,900.00
40	214132	S022N010W36	ASLS 80-137	1, 2	16	9.912	\$7,900.00
41	214133	S021N010W01, S022N010W36	ASLS 80-137	3, 4, 5	16	14.377	\$10,200.00
42	214134	S021N010W01	ASLS 80-137	6	16	4.700	\$5,000.00
43	214137	S021N010W01	ASLS 80-137	9	16	4.630	\$4,900.00
44	214138	S021N010W01	ASLS 80-137	10	16	4.896	\$5,200.00
45	214139	S021N010W01	ASLS 80-137	11	16	4.987	\$5,300.00
46	228181	S021N010W01	ASLS 80-137	13	16	4.812	\$5,100.00
47	228183	S021N010W01	ASLS 80-137	15	16	4.780	\$5,100.00
48	214140	S021N010W01	ASLS 80-137	17	16	4.842	\$5,200.00
49	214141	S021N010W01	ASLS 80-137	18	16	4.867	\$5,200.00
50	214142	S021N010W01	ASLS 80-137	19	16	4.805	\$5,100.00
51	214092	S021N010W01	ASLS 80-137	21	16	4.844	\$5,200.00
52	214093	S021N010W01	ASLS 80-137	22	16	4.858	\$5,200.00
53	214095	S021N009W06	ASLS 80-137	24	16	4.946	\$5,100.00
54	214099	S021N009W06	ASLS 80-137	29	16	4.985	\$5,300.00
55	214143	S021N009W06	ASLS 80-137	30	16	4.992	\$5,300.00
56	214144	S021N009W06	ASLS 80-137	31	16	4.992	\$5,300.00
57	214145	S021N009W06	ASLS 80-137	32	16	4.992	\$5,300.00
58	214147	S021N009W06	ASLS 80-137	34	16	4.956	\$5,300.00
59	214105	S021N010W01, S022N010W36	ASLS 80-137	13, 14	17	9.834	\$7,900.00
60	214106	S021N010W01, S022N010W36	ASLS 80-137	15, 16	17	9.865	\$7,900.00
61	214107	S022N010W36	ASLS 80-137	17, 18	17	9.471	\$7,600.00
62	214108	S022N010W36	ASLS 80-137	19, 20, 21	17	14.757	\$9,800.00
63	214114	S021N010W01, S022N010W36	ASLS 80-137	5, 6	18	9.718	\$7,800.00
64	214117	S021N010W01, S022N010W36	ASLS 80-137	11, 12	18	9.799	\$7,800.00
65	214119	S021N009W06	ASLS 80-137	1, 2	20	9.933	\$7,900.00
66	214120	S021N009W06	ASLS 80-137	3, 4	20	9.857	\$7,900.00
67	214121	S021N009W06	ASLS 80-137	5, 6	20	9.958	\$8,000.00
68	214122	S021N009W06	ASLS 80-137	7, 8	20	9.860	\$7,900.00
69	214123	S021N009W06	ASLS 80-137	1, 2, 3	21	14.675	\$10,300.00
70	214150	S021N009W06	ASLS 80-137	10	21	4.986	\$6,100.00
71	214153	S021N009W06	ASLS 80-137	6, 7	22	9.764	\$7,400.00
72	214126	S021N009W06	ASLS 80-137	10, 11	22	9.762	\$7,400.00
73	214128	S021N009W06	ASLS 80-137	14, 15	22	9.921	\$7,900.00
74	214129	S021N009W06	ASLS 80-137	16, 17	22	9.964	\$7,200.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
16	214047	S022N010W24, 25	ASLS 80-137	1, 2	1	9.937	\$7,900.00
17	214048	S022N009W30, S022N010W24, 25	ASLS 80-137	3, 4, 5	1	14.850	\$9,300.00
18	214049	S022N009W30	ASLS 80-137	6, 7	1	9.909	\$7,100.00
19	214050	S022N009W30	ASLS 80-137	8, 9	1	9.873	\$7,100.00
20	214051	S022N010W25	ASLS 80-137	1, 2	2	9.995	\$8,000.00
21	214052	S022N010W25	ASLS 80-137	3, 4, 5	2	14.877	\$10,500.00
22	214053	S022N010W25	ASLS 80-137	6, 7	2	9.990	\$8,000.00
23	214054	S022N010W25	ASLS 80-137	8, 9	2	9.936	\$7,900.00
24	214056	S022N010W25	ASLS 80-137	4	3	4.920	\$10,800.00
25	214061	S022N009W30	ASLS 80-137	1, 2	4	9.408	\$6,800.00
26	214064	S022N009W30	ASLS 80-137	1, 2	5	9.878	\$7,900.00
27	214065	S022N009W30	ASLS 80-137	3, 4	5	9.887	\$7,100.00
28	214066	S022N009W30	ASLS 80-137	5, 6	5	9.938	\$6,800.00
29	214068	S022N009W30, S022N010W25	ASLS 80-137	9, 10, 11	5	14.615	\$9,700.00
30	214069	S022N009W30, S022N010W25	ASLS 80-137	1, 2	6	9.989	\$8,000.00
31	214070	S022N009W30	ASLS 80-137	3, 4	6	9.977	\$8,000.00
32	214071	S022N009W30, S022N010W25	ASLS 80-137	5, 6	6	9.991	\$8,000.00
33	214073	S022N010W25	ASLS 80-137	1, 2	9	9.888	\$7,100.00
34	214076	S022N010W25	ASLS 80-137	1, 2	11	9.830	\$7,100.00
35	214077	S022N010W25	ASLS 80-137	3, 4	11	9.934	\$7,200.00

Map 11 - Alder View Addition ASLS 81-207

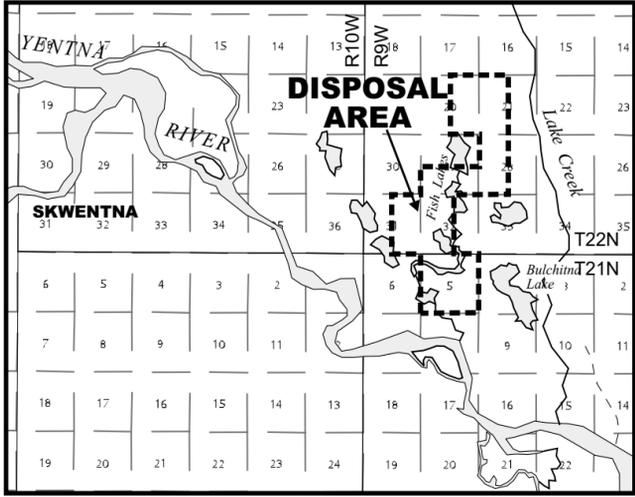
Location	Located approximately 62 miles northwest of Anchorage and about 7 miles east of Skwentna, just north of the Yentna River and along Fish Creek.
Topo Map	USGS Quad Tyonek D-3
Access	Access is by floatplane on one of several small lakes within the area. Tract U within the Alder View Subdivision ASLS 80-137 is designated as a landing strip, condition of which is unknown. Access is also gained by boat via the Yentna River and then Fish Creek.
Terrain	The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.
Soils	The area consists mostly of loamy type soils that vary from poor to good.
Vegetation	Vegetation consists of birch on the higher elevations. Spruce forests are found on well drained soils with no permafrost. Low-lying, open areas are predominantly muskeg bogs.
Water Front	Several parcels are located near a small lake or stream.
View	Unknown
Climate	Local temperatures range from 0°F in January to 68°F in July. Annual precipitation varies around 100 inches including snowfall. Annual snowfall varies around 70 inches per year.
Water Source	Unknown
Water/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, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-207.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 85, page 172 of the Talkeetna Recording District.
Other	Covenants pertaining to this subdivision are recorded in Book 85, page 177 of the Talkeetna Recording District.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
88	216665	S022N009W21, 28	ASLS 81-207	1	5	12.388	\$8,100.00
89	216666	S022N009W21, 28	ASLS 81-207	2	5	13.974	\$9,900.00
90	216667	S022N009W28	ASLS 81-207	1	6	16.824	\$11,200.00
91	216668	S022N009W28	ASLS 81-207	2	6	15.374	\$10,800.00
92	216669	S022N009W28	ASLS 81-207	1	7	16.465	\$11,200.00
93	216670	S022N009W28	ASLS 81-207	2	7	21.410	\$12,500.00
94	216671	S022N009W28	ASLS 81-207	3	7	24.301	\$13,800.00
95	216672	S022N009W28	ASLS 81-207	4	7	28.763	\$15,400.00
96	216674	S022N009W28	ASLS 81-207	1	8	16.904	\$11,200.00
97	216675	S022N009W31	ASLS 81-207	1	9	10.517	\$8,400.00
98	216676	S022N009W31	ASLS 81-207	2	9	11.272	\$8,700.00
99	216677	S022N009W31	ASLS 81-207	3	9	14.461	\$10,200.00
100	216678	S022N009W31	ASLS 81-207	4	9	11.824	\$9,000.00
101	216679	S022N009W31, 32	ASLS 81-207	5	9	15.574	\$10,600.00
102	216680	S022N009W29	ASLS 81-207	6	9	11.907	\$9,000.00
103	216681	S022N009W29	ASLS 81-207	7	9	11.594	\$8,800.00
104	216682	S022N009W29	ASLS 81-207	8	9	12.346	\$9,400.00
105	216683	S022N009W31	ASLS 81-207	1	10	21.459	\$12,500.00
106	216684	S022N009W31	ASLS 81-207	2	10	20.180	\$12,100.00
107	216685	S022N009W31	ASLS 81-207	3	10	18.842	\$11,600.00
108	216686	S022N009W31	ASLS 81-207	4	10	20.432	\$12,300.00
109	216687	S022N009W31, 32	ASLS 81-207	5	10	18.831	\$11,600.00
110	216688	S022N009W32	ASLS 81-207	6	10	12.248	\$9,300.00
111	216689	S022N009W32	ASLS 81-207	7	10	19.188	\$11,800.00
112	216692	S022N009W32	ASLS 81-207	2	11	13.062	\$9,600.00
113	216695	S021N009W05	ASLS 81-207	1	13	10.305	\$9,900.00
114	216700	S021N009W05	ASLS 81-207	1	15	10.024	\$8,000.00
115	216701	S021N009W05	ASLS 81-207	2	15	12.321	\$9,400.00
116	216703	S021N009W05	ASLS 81-207	4	15	15.687	\$10,700.00
117	216704	S021N009W05	ASLS 81-207	5	15	14.958	\$10,500.00
118	216706	S021N009W05	ASLS 81-207	2	16	10.419	\$8,300.00
119	216708	S021N009W05	ASLS 81-207	4	16	12.535	WITHDRAWN
120	216709	S021N009W05	ASLS 81-207	5	16	10.614	\$8,500.00
121	216710	S021N009W05	ASLS 81-207	6	16	11.998	\$9,100.00
122	216712	S021N009W05	ASLS 81-207	1	17	17.167	\$11,400.00
123	216713	S021N009W05	ASLS 81-207	2	17	25.080	\$14,200.00
124	216714	S021N009W05	ASLS 81-207	3	17	22.620	\$13,200.00
125	216715	S021N009W05	ASLS 81-207	4	17	14.080	\$10,000.00
126	216699	S021N009W05	ASLS 81-207	1	19	10.103	\$8,100.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
75	216649	S022N009W20	ASLS 81-207	1	1	12.242	\$9,300.00
76	216650	S022N009W20	ASLS 81-207	2	1	13.121	\$9,700.00
77	216651	S022N009W20	ASLS 81-207	3	1	12.648	\$9,300.00
78	216652	S022N009W20	ASLS 81-207	4	1	15.685	\$9,400.00
79	216653	S022N009W20	ASLS 81-207	5	1	10.843	\$8,400.00
80	216654	S022N009W20	ASLS 81-207	6	1	14.708	\$9,200.00
81	216656	S022N009W20	ASLS 81-207	2	2	13.537	\$9,600.00
82	216657	S022N009W20	ASLS 81-207	3	2	16.881	\$11,200.00
83	216659	S022N009W20, 21	ASLS 81-207	2	3	17.868	\$11,400.00
84	216660	S022N009W21	ASLS 81-207	3	3	16.777	\$11,100.00
85	216661	S022N009W21, 28	ASLS 81-207	4	3	12.706	\$9,400.00
8							

Map 11 - Alder View Addition ASLS 81-207

Alder View Addition ASLS 81-207 continues from previous page

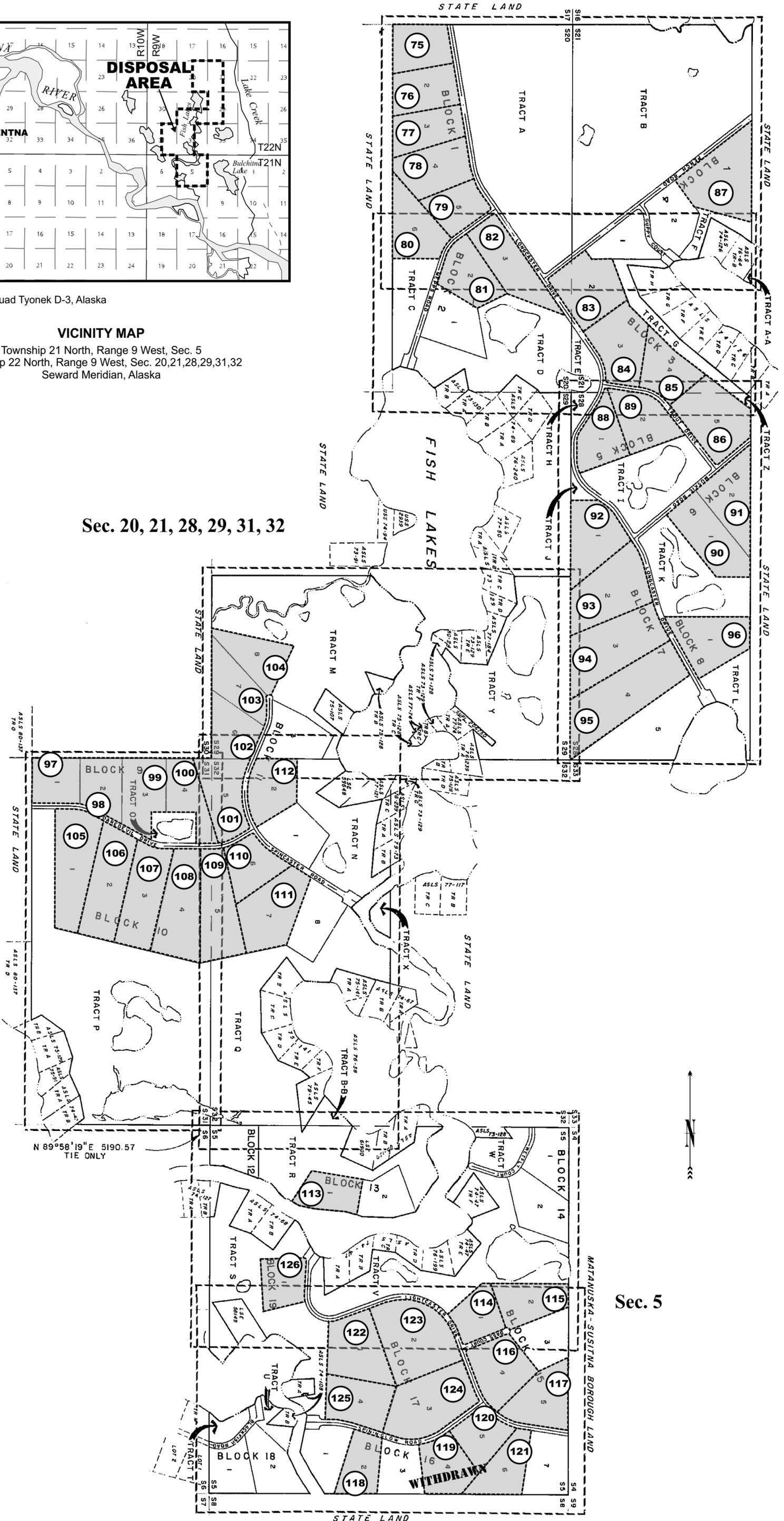


USGS Quad Tyonek D-3, Alaska

VICINITY MAP

Township 21 North, Range 9 West, Sec. 5
 Township 22 North, Range 9 West, Sec. 20,21,28,29,31,32
 Seward Meridian, Alaska

Sec. 20, 21, 28, 29, 31, 32

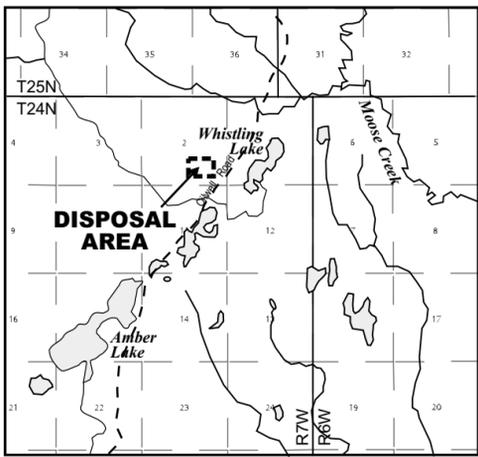


Sec. 5

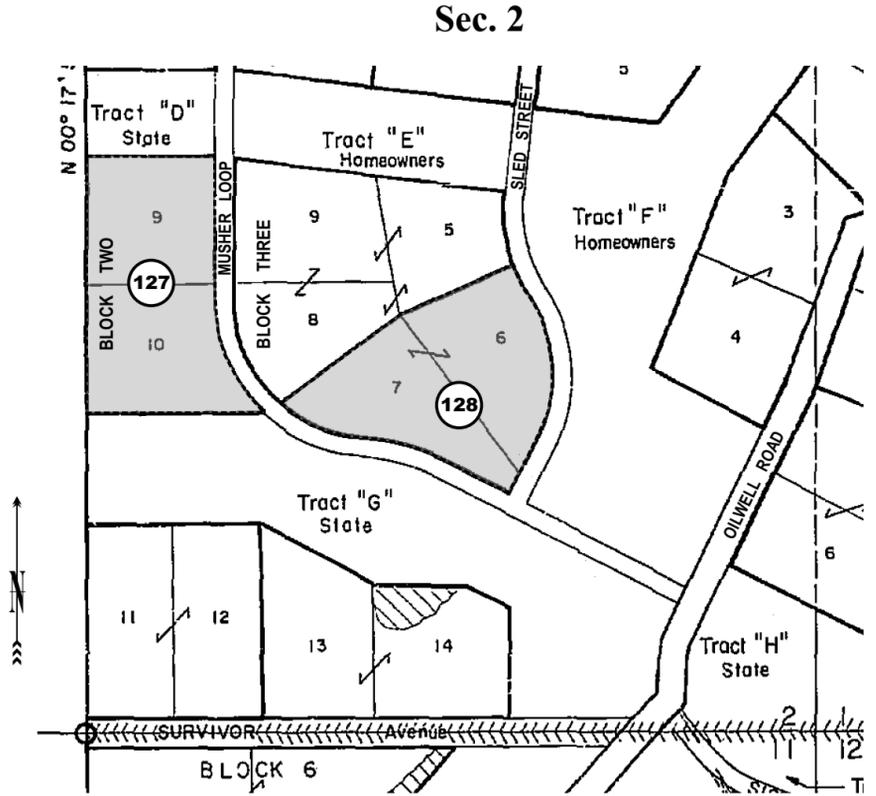
Map 12 - Amber Lakes North ASLS 80-152

Location	Approximately 16 miles southwest of Talkeetna and approximately 10 miles south of the Petersville Rd. on Oilwell Rd. The area is approximately 80 air miles and 135 road miles from Anchorage.
Topo Map	USGS Quad Talkeetna A1, A2
Access	Oilwell Rd. is passable by 2-wheel drive vehicles to Moose Creek. From this point the road deteriorates allowing passage by 4-wheel drive, ATV's, or snowmachines. Access is also available by aircraft, both float and non-float, through the use of lakes and landing areas within and nearby the disposal area. Conditions of landing areas or platted airstrips are unknown.
Terrain	Landscape generally consists of ridges of glacial drift intermixed with low-lying basins, sloping terraces to nearly level, and a number of streams. Elevation varies from 350' to 490' above mean sea level.
Soils	Silt loam, being nearly level and shallow, poorly drained and interspersed with fibrous peat in muskeg. Parcels may contain wetlands.
Vegetation	Trees consist of paper birch, white spruce, and quaking aspen.
Water Front	None
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in the summer and 0 to 40 degrees F in the winter with extremes of -40 to 90 degrees F. Annual precipitation is about 29 inches with 100 to 110 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of the ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 80-152.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Amber Lakes North Homeowners' Association, if active.
Other	Restrictive covenants pertaining to this subdivision are recorded in Book 86, Page 559 of the Talkeetna recording district. Both parcels are covered by license to Forest Oil Corp for exploration. A small cabin (no value) and some building materials may be located on both lots.

PARCEL	ADL	MTRS	LOT/TRACT	BLOCK	SURVEY	ACRES	MINIMUM BID
127	216741	S024N007W02	9,10	2	80-152	9.954	\$9,400
128	216744	S024N007W02	6,7	3	80-152	9.775	\$9,200



USGS Quads Talkeetna A-1 & A-2, Alaska



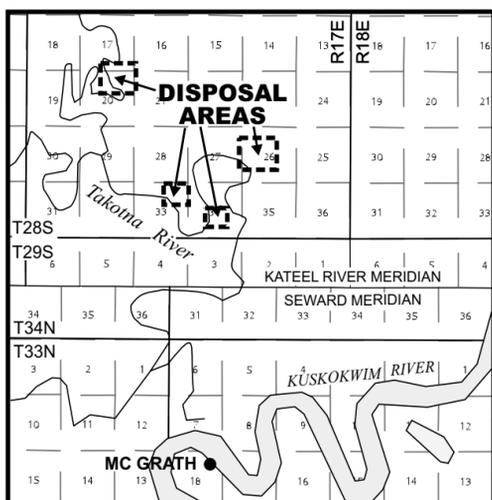
VICINITY MAP

Township 24 North, Range 7 West, Sec. 2
Seward Meridian, Alaska

Map 13 - Appel Mountain Homestead

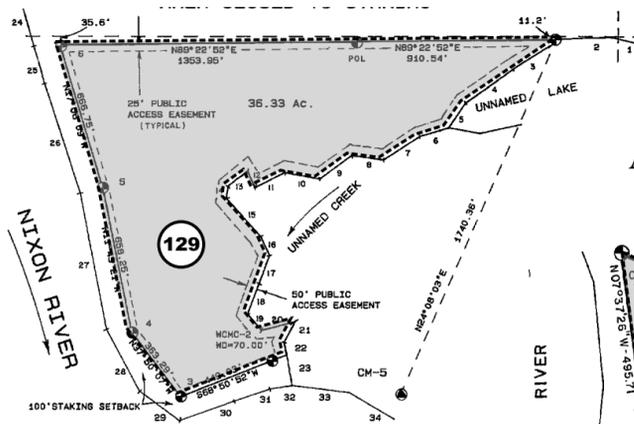
Location	Appel Mountain Homestead parcels are located 5 miles north of McGrath, between the Takotna and Kuskokwim Rivers.
Topo Map	USGS Quad Medfra A-6
Access	Access is by boat or float plane via Takotna River in summer or by snowmachine, skis, and dogsled during winter.
Terrain	The topography ranges from nearly level to steep mountain slopes with numerous oxbow sloughs and swamps.
Soils	Poorly drained in the lower flood plain with some permafrost near the surface.
Vegetation	Bottomlands are covered by spruce and poplar forest, with white spruce, paper birch, and quaking aspen on the better drained and south-facing slopes. Balsam poplar is dominant within the active flood plains together with thick stands of willow and alder.
Water Front	Parcel 129 has water frontage along the Nixon River and an un-named creek. Parcels 131 and 132 have water frontage along the Takotna River.
View	Unknown
Climate	Cold, continental climate with a slight maritime influence during the summer months. Temperatures range from a maximum mean of 68 degrees F in July to a minimum mean of -19 degrees F in January. Rainfall averages 15 inches annually with an average annual snowfall of 89 inches. Over 40% of the normal precipitation occurs between June and July.
Water Source	Unknown
Water/Sewage Disposal	Approved by DEC for non-water carried disposal system (i.e., chemical, humus, incendiary). Must obtain DEC approval for any other type of system.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS.
Municipal Authority	None
Homeowners Assoc.	None
Other	The area is prone to spring flooding and high winds.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
129	223550	K028S017E20	ASLS 87-355		36.33	\$17,000
130	223324	K028S017E26	ASLS 88-104	A	39.84	\$19,000
131	223621	K028S017E33	ASLS 88-103	C	7.77	\$6,000
132	223408	K028S017E34	ASLS 88-178		20.76	\$12,000

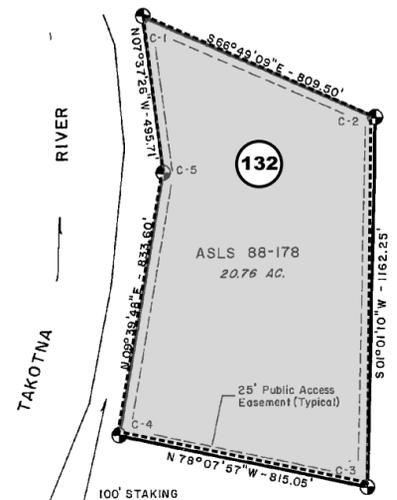


USGS Quad Medfra A-6, Alaska

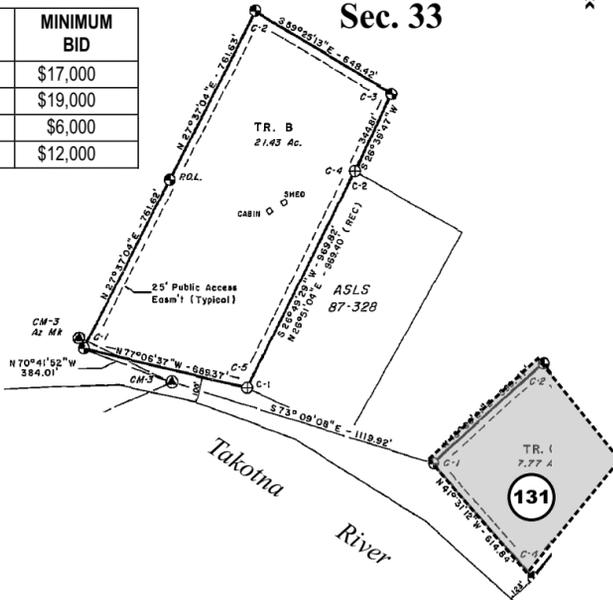
ASLS 87-355 Sec. 20



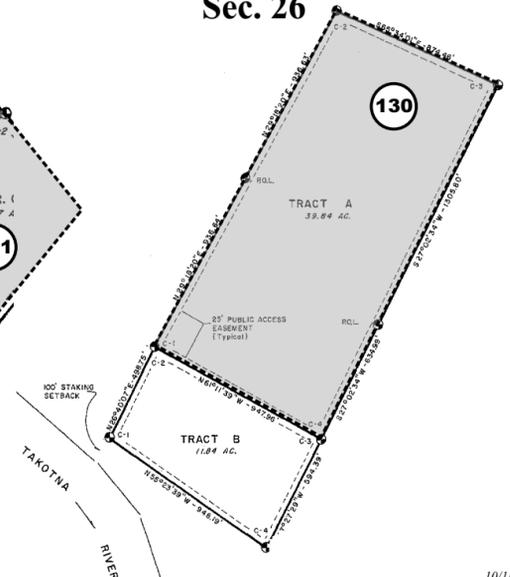
ASLS 88-178 Sec. 34



ASLS 88-103 Sec. 33



ASLS 88-104 Sec. 26

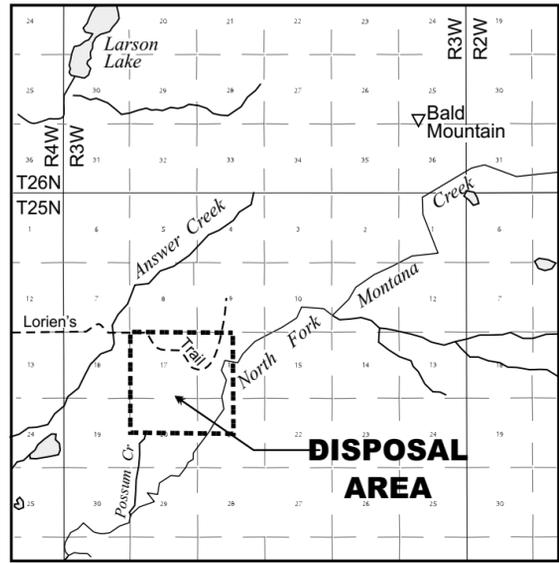


VICINITY MAP

Township 28 South, Range 17 East, Sec. 20,26,33,34
Kateel River Meridian, Alaska

Map 14 - Bald Mountain ASLS 80-176

Location	Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
Topo Map	USGS Quads Talkeetna Mountains A-6, B-6
Access	From Mastodon Road parking area, 4x4 access is possible along a section line easement (a.k.a. Lorian's Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100 foot section line easement from Mastodon Road between sections 13 and 14 which leads to the platted right-of-way (Chillanko Drive). Platted rights-of-way may not be developed.
Terrain	Generally well drained, sloping south to North Fork Montana Creek and north to Answer Creek. Average elevation is 1,200 feet.
Soils	Organic material from 6 inches to 6 feet thick underlain by glacial till. Isolated pockets of permafrost may be present. Parcels may contain wet lands.
Vegetation	Spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins.
Water Front	None
View	Unknown
Climate	Temperatures vary from -8 degrees F in January to 70 degrees F in July. Precipitation is about 29 inches annually including about 100 inches of snow that accumulates to about 40 inches. Prevailing north winds average 3.7 knots with occasional extremes to 35 knots from the northeast.
Water Source	Unknown
Water/Sewage Disposal	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.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-176.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Purchasers automatically become members of the Bald Mountain Homeowner's Association, if active.
Other	Covenants pertaining to this subdivision are recorded in Book 82, Page 510 within the Talkeetna Recording District.



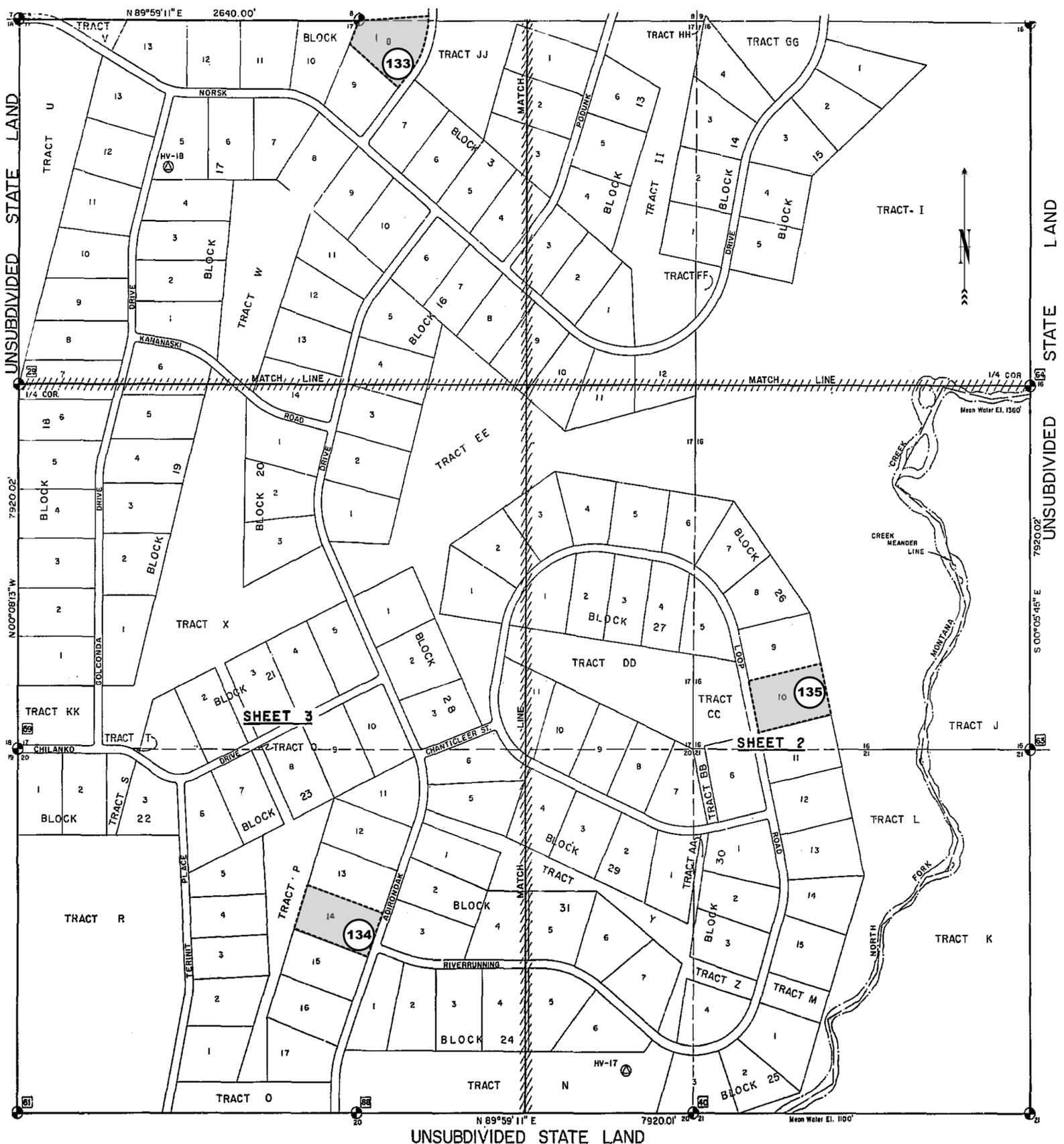
USGS Quad Talkeetna Mountains A-6 & B-6, Alaska

VICINITY MAP

Township 25 North, Range 3 West, Sec. 16, 17, 20
Seward Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
133	215831	S025N003W17	ASLS 80-176	8	1	4.74	\$4,200
134	215944	S025N003W20	ASLS 80-176	14	23	4.94	\$4,300
135	215966	S025N003W16	ASLS 80-176	10	26	4.950	\$4,400

Sec. 16, 17, 20

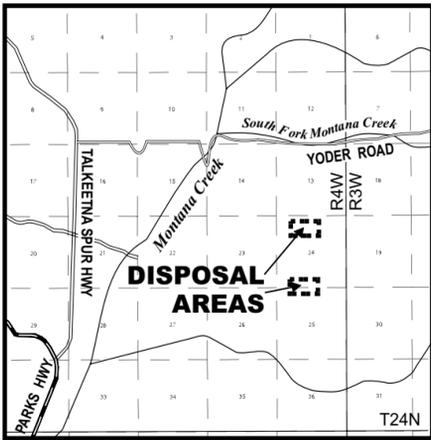
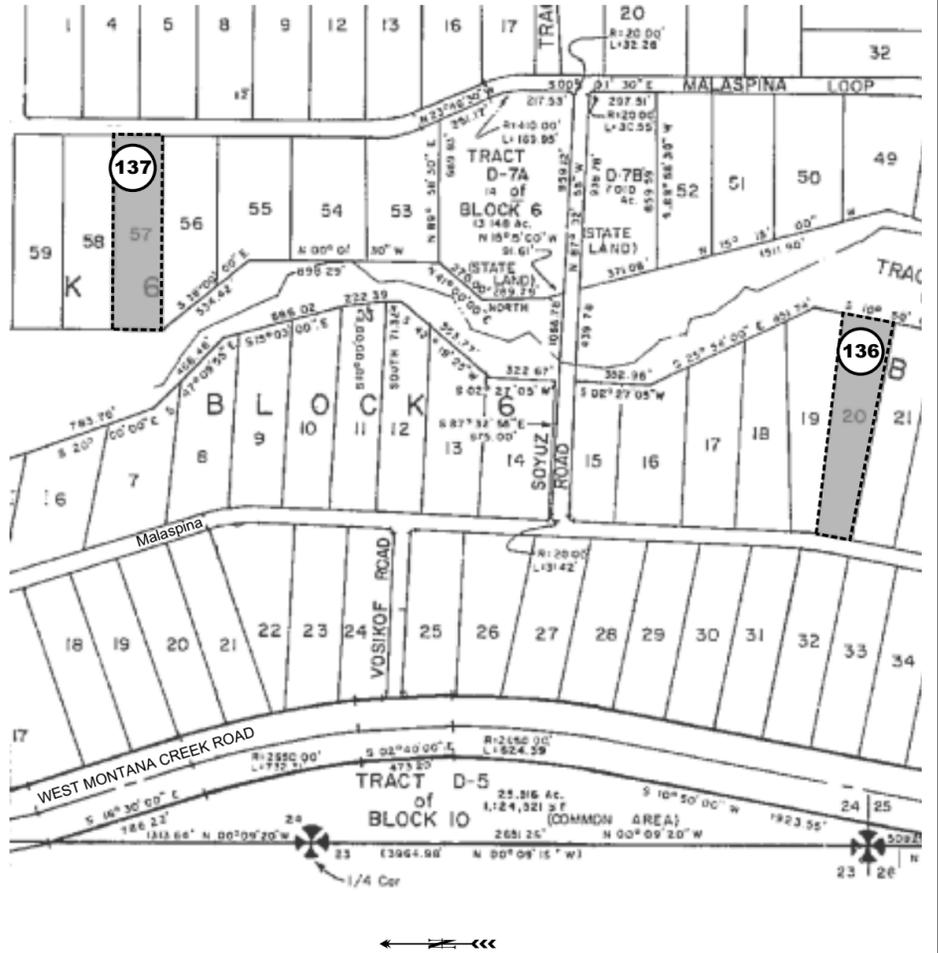


Map 15 - Bartlett Hills Tract "D" ASLS 79-143D

Location	Located within the southern portion of Bartlett Hills Subdivision, approximately 14 miles southeast of Talkeetna and 3.5 miles directly west of the intersection of the Parks Highway and Talkeetna Spur Hwy.
Topo Map	USGS Quad Talkeetna Mountains A-6
Access	Yoder Road provides access to the subdivision from Talkeetna Road. One mile past the Montana Creek Bridge, turn right on West Montana Creek Rd. Malaspina Loop Road is accessed off Kustaka Road, which intersects with West Montana Creek Road to the west.
Terrain	The terrain varies in this area from hilly or ridge topography with some steep crosscutting stream gullies to generally flat alluvial terraces. Approximate elevation is 600 feet above sea level.
Soils	Soils are well drained, strongly acid, and are overlain by a poorly drained peat layer which freezes in winter. Large gravel deposits are known to be in the area.
Vegetation	Consists of a mix of birch, cottonwoods, alders, and spruce with grasses in lower lying marshy areas.
Water Front	Both lots are adjacent to Tract D-1 of Block 6 that was reserved as a stream corridor.
View	Potential views of the Alaska Range to the west and the Talkeetna Mountains to the east.
Climate	Temperatures in the area range from 44 to 68 degrees F in summer, to -9 to 18 degrees F in winter with extremes between -49 to 91 degrees F. Annual precipitation is 29 inches with 102 inches of snow. Winds may exceed 33 knots.
Water Source	Water availability and quality is expected to be good.
Water/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, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-143D.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Bartlett Hills Homeowners' Association created to govern said subdivision. Covenants recorded in the Talkeetna Recording District Book 82, Page 510.
Other	School bus routes follow the Talkeetna Spur Hwy.

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	TRACT	ACRES	MINIMUM BID
136	205357	S024N004W24, 25	ASLS 79-143D	20	6	D	5.0	\$7,500
137	205393	S024N004W24	ASLS 79-143D	57	6	D	5.0	\$7,500

Sec. 25



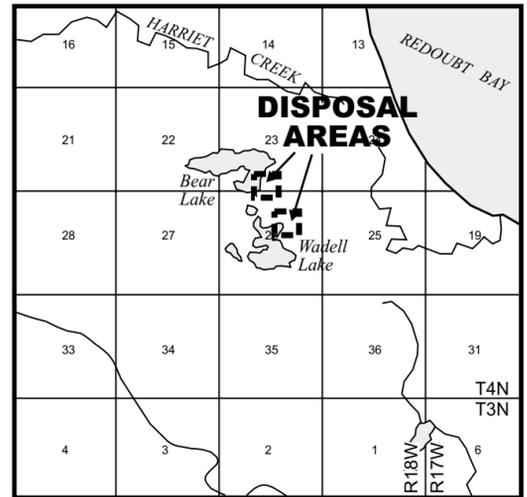
USGS Quad Talkeetna Mnts A-6, Alaska

VICINITY MAP

Township 24 North, Range 4 West, Sec. 24, 25
Seward Meridian, Alaska

Map 16 - Bear Lake Remote Odd Lots

Location	Bear Lake Remote area is located on the west side of Cook Inlet, near Redoubt Bay, and approximately 40 miles west of Kenai.
Topo Map	USGS Quad Kenai B-7
Access	Access is by floatplane onto either Bear Lake or Wadell Lake, conditions of which are unknown. Access is also by boat across Cook Inlet to Redoubt bay, then across land by ATV or snowmachine.
Terrain	Gently sloping, hilly terrain at the base of the Chigmit Mountains. Elevation ranges from 100 to 575 feet above sea level.
Soils	Soils consist of glacial drift and till deposits mainly of non-sorted silt, sand, gravel, and boulders.
Vegetation	Mainly spruce and grasses with some birch, aspen, cottonwood, alder, and willow. Muskeg and swamp vegetation in the poorly drained lower areas.
Water Front	ASLS 87-190 has frontage on Bear Lake. ASLS 85-24 has frontage on Wadell Lake.
View	Potentially excellent views of lake and of the Chigmit Mountains.
Climate	Climate consists of short cool summers and mild winters.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 87-190 & 85-24.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	Subject to PLO-2162: Formerly within Cook Inlet Bombing and Gunnery Range. The United States cannot and does not give assurance that contamination does not exist in any part of the area.



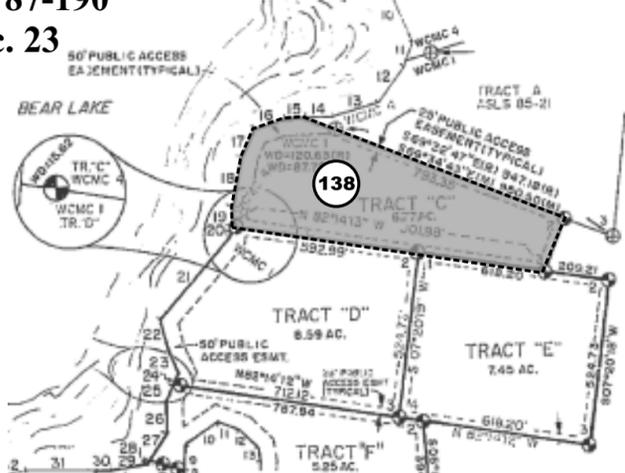
USGS Quad Kenai B-7, Alaska

VICINITY MAP

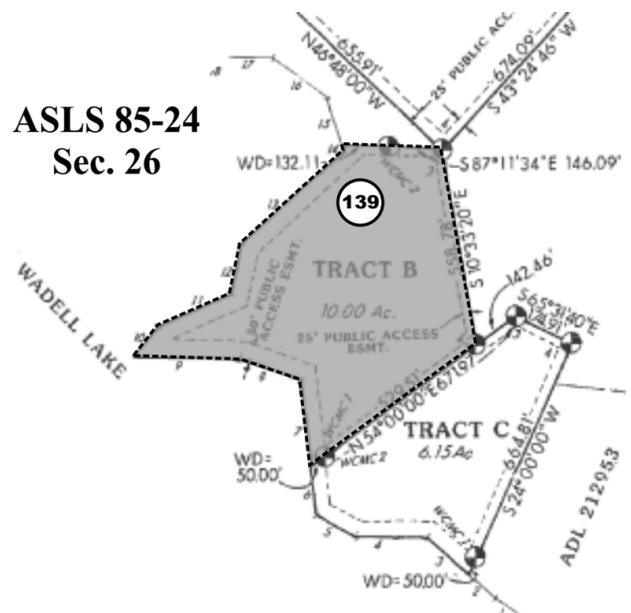
Township 4 North, Range 18 West, Sec. 23,26
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
138	212509	S004N018W23	ASLS 87-190	C	6.770	\$13,000
139	212684	S004N018W26	ASLS 85-24	B	10.000	\$16,000

ASLS 87-190
Sec. 23



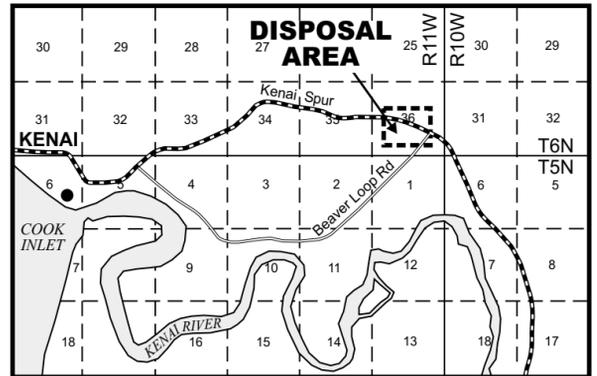
ASLS 85-24
Sec. 26



Map 17 - Beaver Creek AK Subd. EPF 3-9

Location	Beaver Creek Alaska Subdivision is located on the Kenai Peninsula on the north and south sides of the Kenai Spur Hwy. Lots are within the Kenai city limits east of the city center about 4 miles.
Topo Map	USGS Quad Kenai C-3 & C-4
Access	Access to the subdivision is by the Kenai Spur Hwy and Beaver Loop Road, then by platted rights-of-way, some of which may not be constructed.
Terrain	Parcels adjacent to the Kenai Spur Hwy are level or gradually sloping and are slightly below road grade. Remaining parcels are wooded, level to gradually sloping.
Soils	Soils consist of combinations of Longmere, Soldotna & Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand. Parcels may be wet.
Vegetation	Vegetation consists of mixed forest of spruce and aspen.
Water Front	A small tributary stream from Beaver Creek runs through Lot 5 Block I and Tract 3.
View	Unknown
Climate	Winter temperatures range from 4 to 22 degrees F; summer temperatures vary from 46 to 65 degrees F. Average annual precipitation is 20 inches.
Water Source	Public water service is available to lots adjacent to the Kenai Spur Hwy on the north side.
Water/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, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Electrical, telephone, and natural gas service is available to the lots adjacent to the Kenai Spur Hwy and Beaver Loop Rd. Public sewer service is available to Lot 6, Block I. Extensions of these utilities are required for the remaining lots.
Restrictions	Subject to platted easements and reservations of record, see EPF 3-9. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	The City of Kenai has zoned the lots adjacent to the Kenai Spur Hwy as General Commercial (CG). The remaining lots are zoned Rural Residential (RR). Junked vehicles are located Lot 2 Block C. It is highly recommended that potential purchasers personally inspect any parcel prior to submitting a bid.

PARCEL	ADL	MTRS	SURVEY	LOT/TRACT	BLOCK	ACRES	MINIMUM BID
140	201241	S006N011W36	EPF 3-9	3		3.330	\$4,000
141	33809	S006N011W36	EPF 3-9	13	B	0.947	\$24,500
142	201202	S006N011W36	EPF 3-9	2	C	1.377	\$2,800
143	201203	S006N011W36	EPF 3-9	3	C	1.150	\$2,000
144	201207	S006N011W36	EPF 3-9	9	C	0.947	\$24,500
145	201209	S006N011W36	EPF 3-9	14	C	0.931	\$24,500
146	201210	S006N011W36	EPF 3-9	1	F	1.309	\$21,000
147	201214	S006N011W36	EPF 3-9	16	F	1.309	\$4,200
148	201226	S006N011W36	EPF 3-9	12	G	1.147	\$9,000
149	201231	S006N011W36	EPF 3-9	5	I	1.377	\$9,000
150	201232	S006N011W36	EPF 3-9	6	I	1.488	\$13,500
151	201235	S006N011W36	EPF 3-9	12, 13	I	0.918	\$1,500
152	201237	S006N011W36	EPF 3-9	16, 17	I	0.918	\$1,800
153	201238	S006N011W36	EPF 3-9	18, 19	I	1.390	\$2,100



USGS Quad Kenai C-3 & C-4, Alaska

VICINITY MAP

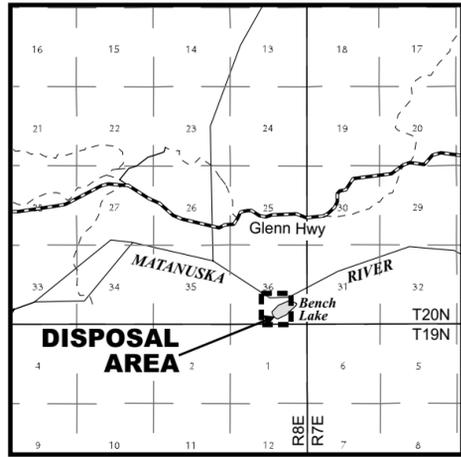
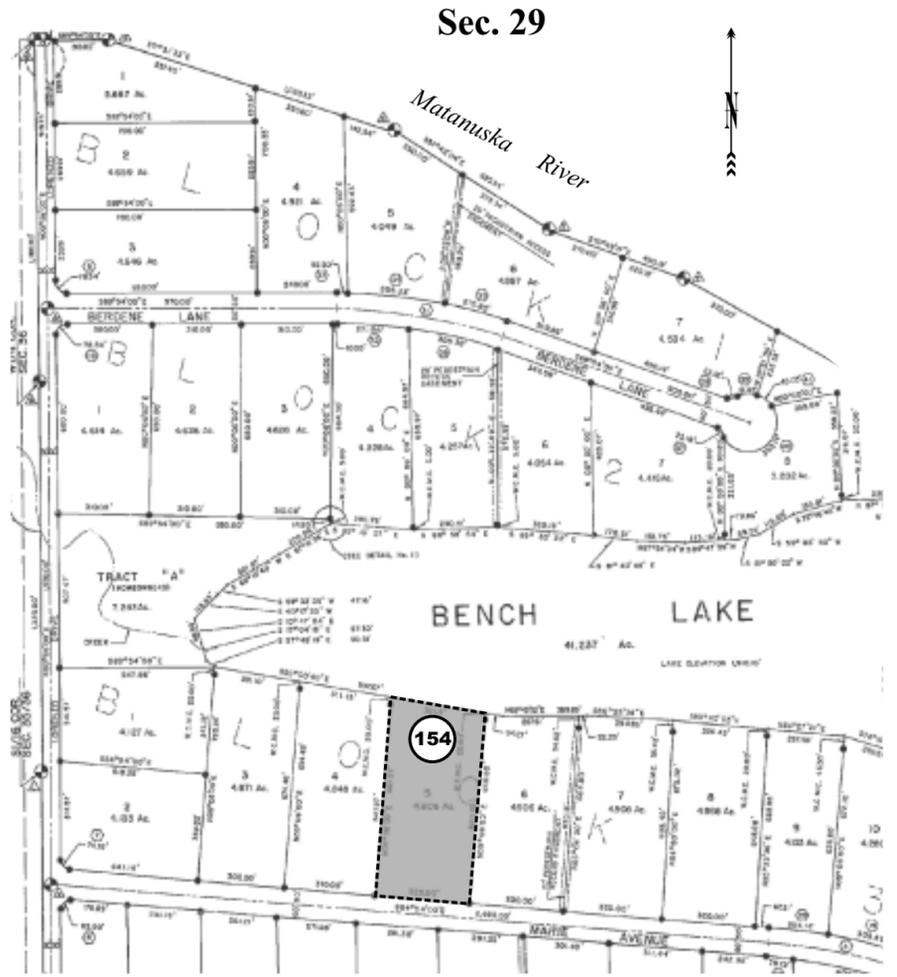
Township 6 North, Range 11 West, Sec. 36
Seward Meridian, Alaska

Sec. 36



Map 18 - Bench Lake ASLS 80-147

Location	Located one mile south of Mile 94 of the Glenn Highway, south of the Matanuska River.
Topo Map	USGS Quad Anchorage D-3
Access	Air access is limited to float plane to Bench Lake during the summer months or ski plane during the winter. Access is also by boat via the Matanuska River.
Terrain	Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevation ranges from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on a bluff that drops sharply, 400 feet to the river valley.
Soils	Soils are clay or silty, sandy gravel with approximately 6 inches of topsoil. Drainage is adequate.
Vegetation	Predominately spruce interspersed with cottonwood and alder stands found along the lake shoreline.
Water Front	Lot 5, Block 3 has water frontage on Bench Lake.
View	Potentially excellent views of the river valley and Talkeetna Mountains.
Climate	Temperatures range from 42 to 69 degrees F in summer and -5 to 35 degrees F in winter with year-round extremes expected of -22 to 80 degrees F. Precipitation averages 13.79 inches a year and a mean snowfall of 68.7 inches.
Water Source	Low yields of water will effect availability. On-site water will probably be limited to shallow gravel and/or rock wells.
Water/Sewage Disposal	This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal (i.e. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-147. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to the placement of fill material.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Covenants for the Bench Lake Homeowners Association are recorded in the Palmer Recording District in Book 234 at Page 902. Subsequent owners automatically become members if active.
Other	Lands within this subdivision are tentatively approved from the Federal Government.



VICINITY MAP
Township 20 North, Range 8 East, Sec. 36
Seward Meridian, Alaska

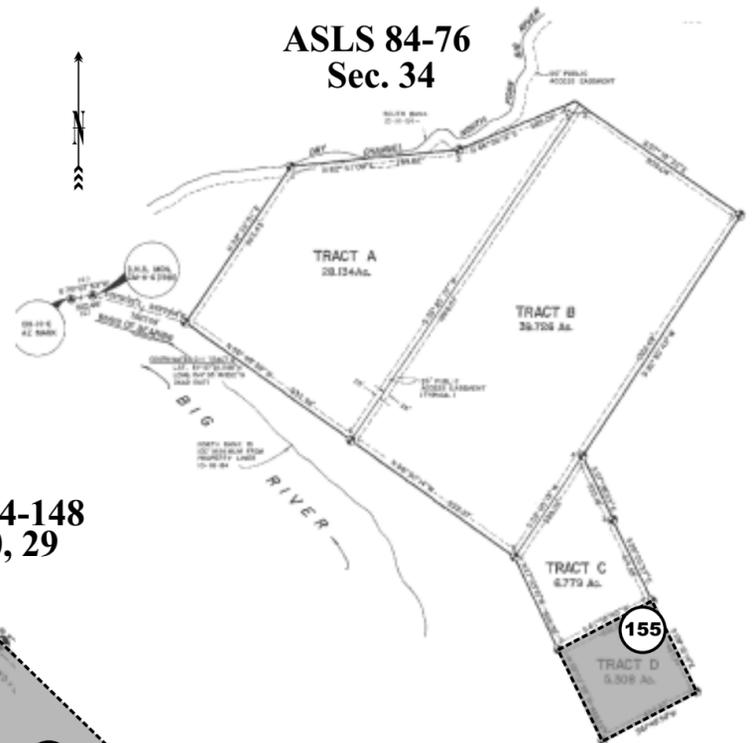
USGS Quad Anchorage D-3, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
154	211234	S020N008E36	ASLS 80-147	5	3	4.806	\$10,500.00

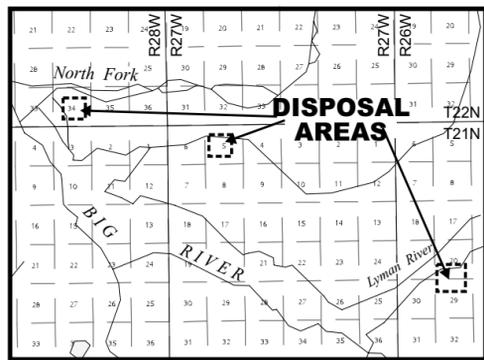
Map 19 - Big River Remote Odd Lots

Location	Parcels are located approximately 80 miles southeast of McGrath and near Big River.
Topo Map	USGS Quad Lime Hills D-4 & D-5
Access	Access is by wheeled aircraft to sandbars along Big River or by floatplane to some of the larger lakes in the area. Landing conditions are unknown.
Terrain	Area topography consists of moderate to steep slopes with many braided streams flowing throughout. Elevation ranges from 1,500 feet to about 2,000 feet above sea level.
Soils	Soils consist of gravelly, sandy loam, or silt loam. Permafrost is present throughout the area.
Vegetation	Vegetation includes spruce and birch in lower elevations. In the higher elevations, willows and sedges predominate.
Water Front	ADL 217160 is located at the confluence of Lyman Fork and an un-named creek. ADL 221660 is located along the south bank of Black Bear Creek. ADL 218258 is located just off of Big River, south of the confluence of Big River and the North Fork.
View	Unknown
Climate	Annual precipitation is approximately 16 inches with 54 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see the appropriate survey for more information.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcels may be subject to seasonal flooding and bank erosion.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
155	218258	S022N029W34	ASLS 84-76	D	5.308	\$8,000.00
156	217160	S021N027W20, 29	ASLS 84-148		17.040	\$9,500.00
157	221660	S021N028W05	ASLS 85-212	A	24.610	\$15,000.00



ASLS 84-76
Sec. 34



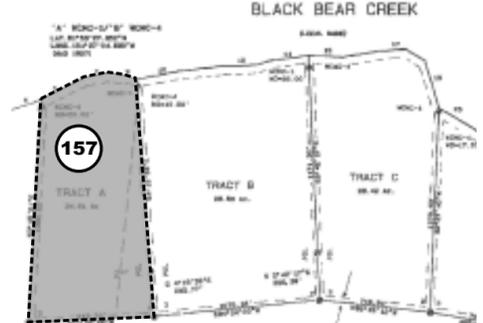
USGS Quad Lime Hills D-4 & D-5, Alaska

VICINITY MAP

Township 21 North, Range 27 West, Sec. 20,29
Township 21 North, Range 28 West, Sec. 5
Township 22 North, Range 29 West, Sec. 34
Seward Meridian, Alaska



ASLS 84-148
Sec. 20, 29



ASLS 85-212
Sec. 5

Map 20 - Blying Sound Remote Odd Lots

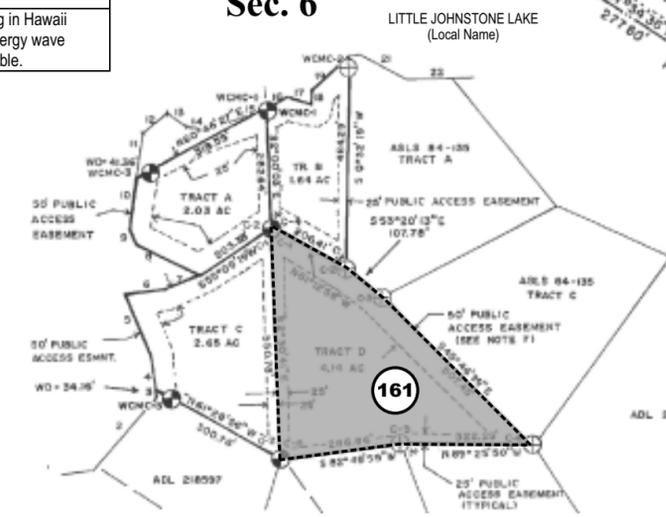
Location	The Blying Sound Remote area is located on the Gulf of Alaska between Day Harbor and Puget Bay, approximately 20 air miles southwest of Seward.
Topo Map	USGS Blying Sound D5, D6
Access	Access is by boat from the Gulf of Alaska or by floatplane to one of the several large lakes within the area. Wheel landings may be possible on some beaches and gravel bars. It should be noted that the Gulf of Alaska contains some of the most treacherous waters in the world. You are encouraged to check the marine weather forecast and evaluate your own seamanship and the seaworthiness of your craft before attempting to access this area by boat.
Terrain	Elevations range from sea level to 3,000 feet above sea level. Snow slides and rock slides may occur on the steeper slopes.
Soils	Soils consists of gravelly glacial till. Bedrock is expected to be shallow making proper waste disposal difficult.
Vegetation	Vegetation consists of Sitka spruce and western hemlock along with sedges, mosses, and shrubs are common on many slopes affected by seepage. Dense understories of shrubs and broad leaf plants are common.
Water Front	Parcel 158 has frontage on Horsehead Lake.
View	Potentially good views of surrounding mountains and water bodies. Some parcels have good southern exposure.
Climate	Temperatures range from a minimum of 16 degrees F in January to a maximum of 60 degrees F in July. Annual precipitation is 100 inches including approximately 160 inches of snow.
Water Source	There are many fresh water streams throughout the area.
Water/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, standards, and recommendations of the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations. Please refer to the appropriate ASLS.
Municipal Authority	Tracts B & C of ASLS 96-25 are located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	The coastline is directly exposed to the Pacific Ocean. Storms originating in Hawaii make their first landfall along the beaches and cliffs in this area. High-energy wave action should be anticipated. There are few sheltered anchorages available.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
158	218507	S002S002E24	ASLS 96-25	B	4.990	\$13,400.00
159	221092	S002S002E24	ASLS 96-25	C	4.980	\$4,800.00
160	218537	S003S004E01	ASLS 85-132	C	4.980	\$28,400.00
161	218583	S003S005E06	ASLS 84-136	D	4.140	\$5,900.00
162	218584	S003S004E01	ASLS 85-131	E	1.720	\$13,700.00

ASLS 85-131
Sec. 1



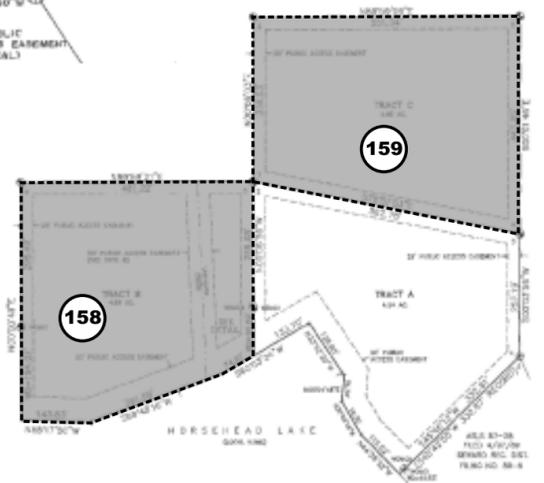
ASLS 84-136
Sec. 6



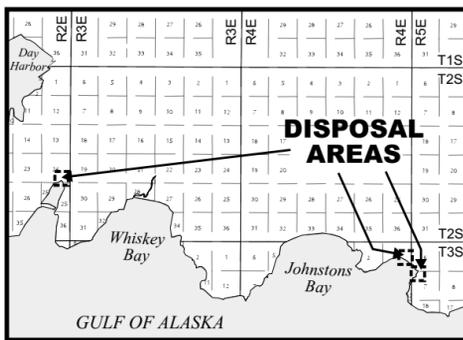
ASLS 85-132
Sec. 1



ASLS 96-25
Sec. 24



VICINITY MAP
Township 2 South, Range 2 East, Sec. 24
Township 3 South, Range 4 East, Sec. 1
Township 3 South, Range 5 East, Sec. 6
Seward Meridian, Alaska



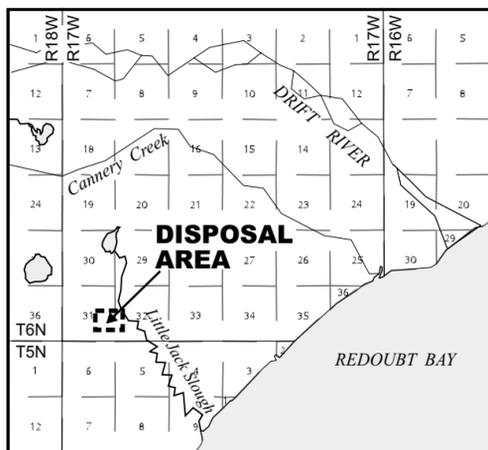
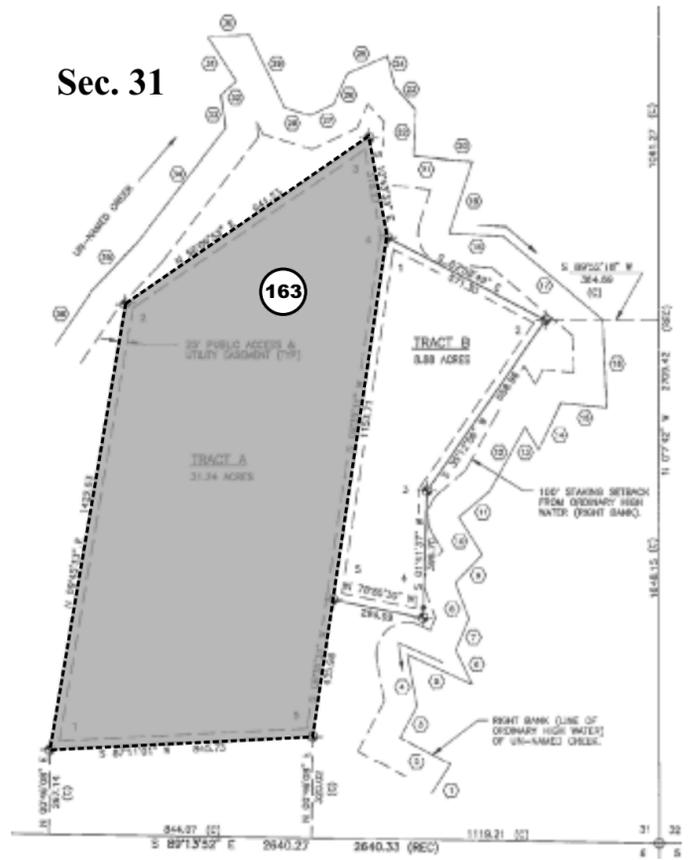
USGS Quad Blying Sound D-5, D-6, Alaska

Map 21 - Cannery Creek Homestead ASLS 87-117

Location	Located on the west side of Cook inlet, approximately 12 miles northeast of Mount Redoubt and approximately 35 miles west of Kenai.
Topo Map	USGS Quad Kenai C7
Access	Access to the area is by aircraft or boat and then by ATV or snowmachine.
Terrain	Topography is varied, ranging from level to sloping to the steep foothills of Mount Redoubt. Elevation ranges from 100 feet to 1,460 feet above sea level.
Soils	Soils consist mostly of silt, sand, and gravel.
Vegetation	A vegetative cover of cottonwood, white spruce, alder, and tall willows is present in the better drained areas. Dominant vegetation in wet areas is sedges, mosses, willows, and other shrubs.
Water Front	None
View	Unknown
Climate	Summer temperatures typically range from 42 to 62 degrees F, and winter temperatures from 4 to 43 degrees F. Recorded extremes are -48 degrees F and 89 degrees F. Annual precipitation is 20 inches with 69 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 87-117.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	A private airstrip exists to the east of the area, which is not for use by entry persons for this area.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
163	222790	S006N017W31	ASLS 87-117	A	31.240	\$12,500.00

Sec. 31



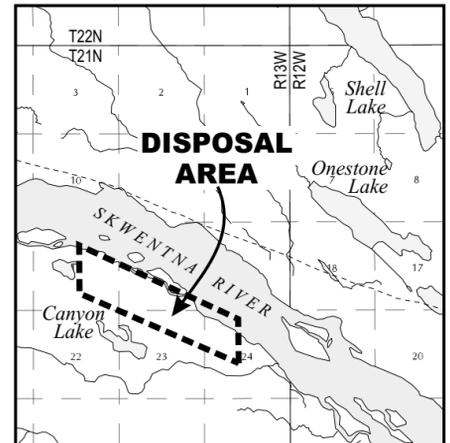
VICINITY MAP
Township 6 North,
Range 17 West, Sec. 31
Seward Meridian, Alaska

USGS Quads Kenai C-7, Alaska

Map 22 - Canyon Lake ASLS 80-139

Location	Canyon Lake S/D is located about 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna on the south bank of the Skwentna River.
Topo Map	USGS Quad Tyonek D-5
Access	Fly-in to Canyon Lake or boat-in via the Skwentna River. Tract I within the subdivision has a public un-maintained airstrip, condition of which is unknown. Portions of Tracts B, C, I, and J, and Lot 3 Block 6, may be used for aircraft tie downs.
Terrain	Northern boundary is a naturally vegetated bluff ranging from 30 to 100 feet in height. The terrain is flat to gently sloping.
Soils	Soils are mostly well drained.
Vegetation	Vegetation consists of mixed forest to coniferous forest.
Water Front	Parcel 165 and 166 are adjacent to a strip of unreserved state land along the Skwentna River.
View	Potentially good views of the surrounding hills.
Climate	Temperatures range from 0 to 16 degrees F in the winter, and from 46 to 68 degrees F in the summer. Annual precipitation is approximately 29 inches, including 119 inches of snow.
Water Source	Availability and quality expected to be good.
Water/Sewage Disposal	The Alaska Department of Environmental Conservation (ADEC) 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.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-139. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Purchasers of parcels within this subdivision automatically become members of the Canyon Lake Homeowners Association, if active. Covenants are recorded in Book 674, Page 927 in the Anchorage Recording District records.
Other	Located within the Susitna Area Plan. Parcel 165 may have remains of old cabin on site.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
164	213711	S021N013W22	ASLS 80-139	2	2	4.452	\$4,200.00
165	213760	S021N013W14 S021N013W23	ASLS 80-139	2	3	4.907	\$6,800.00
166	213731	S021N013W24	ASLS 80-139	16,17,18	3	13.075	\$8,600.00
167	213746	S021N013W23	ASLS 80-139	8,9	6	9.812	\$8,900.00

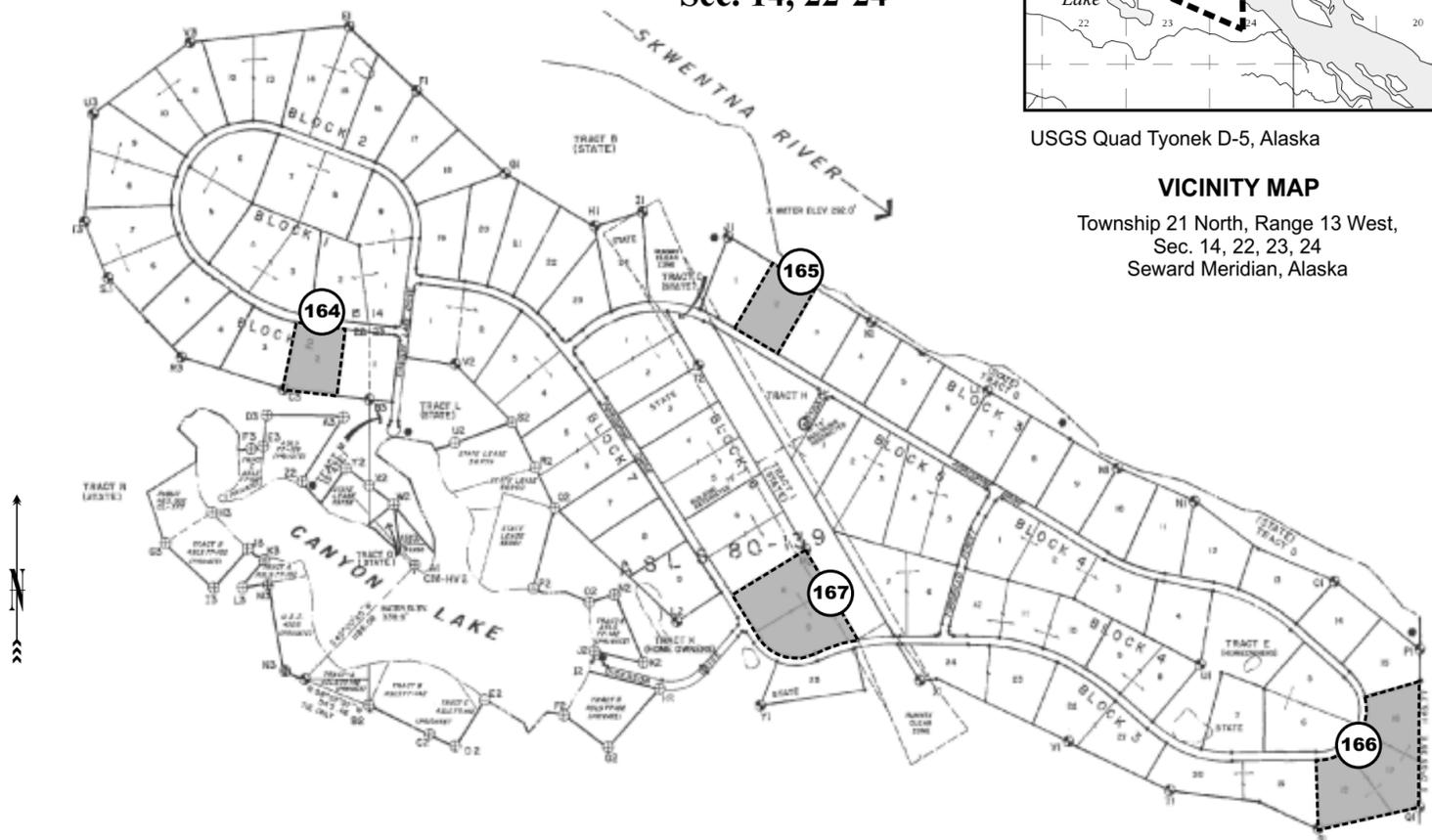


USGS Quad Tyonek D-5, Alaska

VICINITY MAP

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

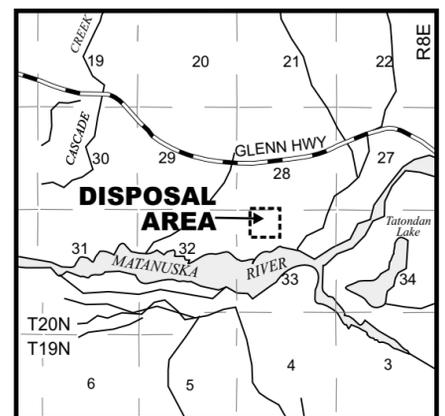
Sec. 14, 22-24



Map 23 - Cascade Creek Odd Lot ASLS 89-204

Location	The Cascade Creek old homestead area is located approximately 15 miles east of Chickaloon, south of the Glenn Highway and north of the Susitna River.
Topo Map	USGS Quad Anchorage D-3
Access	Access to ASLS 89-204 is from mile 93.2 of the Glenn Hwy then south onto a gravel road, located directly across from the Cascade Creek Dept. of Transportation Maintenance Facility. The gravel road is a 200' wide public access, utility, and slope easement (ADL 218862). The road is only partially developed and does not currently extend to the lower portion of the parcel.
Terrain	The area consists of rolling hills bordered by a bluff overlooking the Matanuska River. The parcel itself slopes sharply from the north lot line towards the platted road easement then begins to gently slope towards the south lot line.
Soils	Soils appear to be gravelly and sandy glacial drift.
Vegetation	Aspen, alder, and birch dominate the area along with scattered spruce, willow, cottonwood, and dense underbrush.
Water Front	None
View	Potentially excellent views of the Matanuska River Valley and the Chugach Mountains.
Climate	Normal summer temperatures range between 44 and 66 degrees F; winter temperatures range between 1 and 18 degrees F. Recorded extreme temperatures are -42 degrees F and 90 degrees F. Annual precipitation is 8 inches, including 71 inches of snow. This area is subject to occasional strong winds from the river valley. The strongest gusty winds occur in the winter months.
Water Source	Unknown
Water/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, standards, and recommendations of the ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 89-204. No improvements shall be built within any easement of any sort.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Lot lines should be properly located before construction of any improvements is done. A brush line located just west of the parcel is not the lot line.

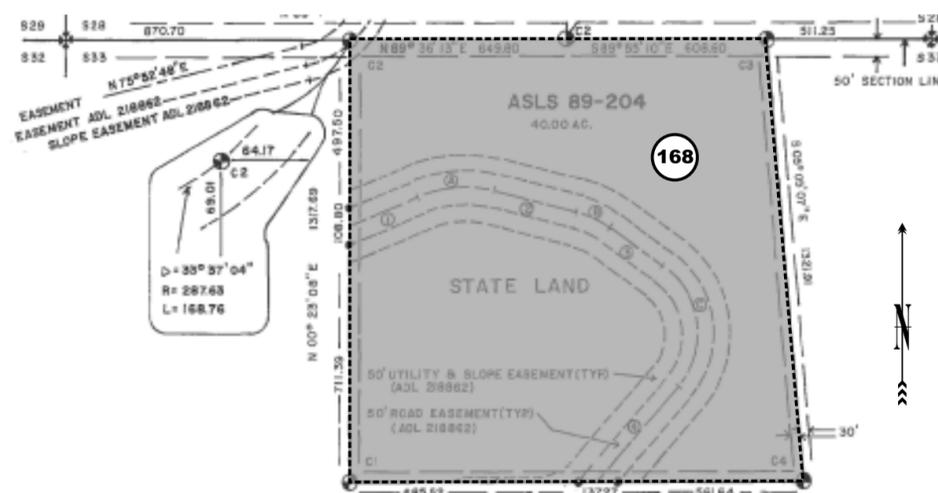
PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
168	222076	S020N008E33	ASLS 89-204	40	\$28,000



VICINITY MAP
Township 20 North,
Range 8 East, Sec. 33
Seward Meridian, Alaska

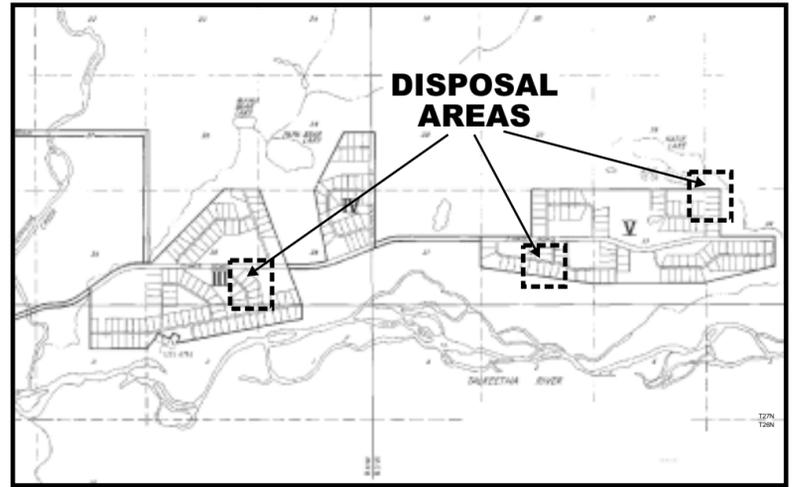
USGS Quad Anchorage D-3, Alaska

Sec. 33



Map 24 - Chase II Subd. ASLS 79-149

Location	Chase II AK Subdivision is located approximately 100 miles northeast of Anchorage and 9 to 13 miles northwest of Talkeetna.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	Access is by 4-wheel drive along Clear Creek Trail, which runs from mile 232 of the Alaska Railroad approximately 7 miles to Chase Road or by riverboat via the Talkeetna River and the lower portion of Chunilna Creek. Many areas require overland hiking from the river. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way may result in a trespass action and possible prosecution (AS 11.46.330). Contact the Alaska Railroad for information on their "Flag Stop" passenger service, schedules, and fares.
Terrain	Topography consists of gently sloping, heavily timbered lots, surrounded by terrain that varies from peat bogs to steeply sloping hills. The area is characterized by high alpine benches, foothills, and steep-sided valleys. Elevations range from 500 to 2,000 feet above mean sea level.
Soils	Soils consist of sandy or silty loam throughout the subdivision area.
Vegetation	Valley bottoms and low elevation slopes are dominated by white spruce and paper birch. Intermediate slopes support sub-alpine vegetation including willow, alder, tall grasses, and shrubs. Scattered stands of black spruce may be encountered.
Water Front	None
View	Unknown
Climate	Average temperatures range from 40 to 68 degrees F in the summer, and from 0 to 40 degrees F in the winter. Precipitation is about 30 inches annually, including approximately 120 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-149.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna borough. Also within the Talkeetna recording district.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	A dilapidated log cabin of no value and some debris are located on Parcel 169.



USGS Quad Talkeetna Mtns. B-6, Alaska

VICINITY MAP

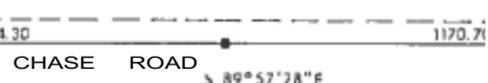
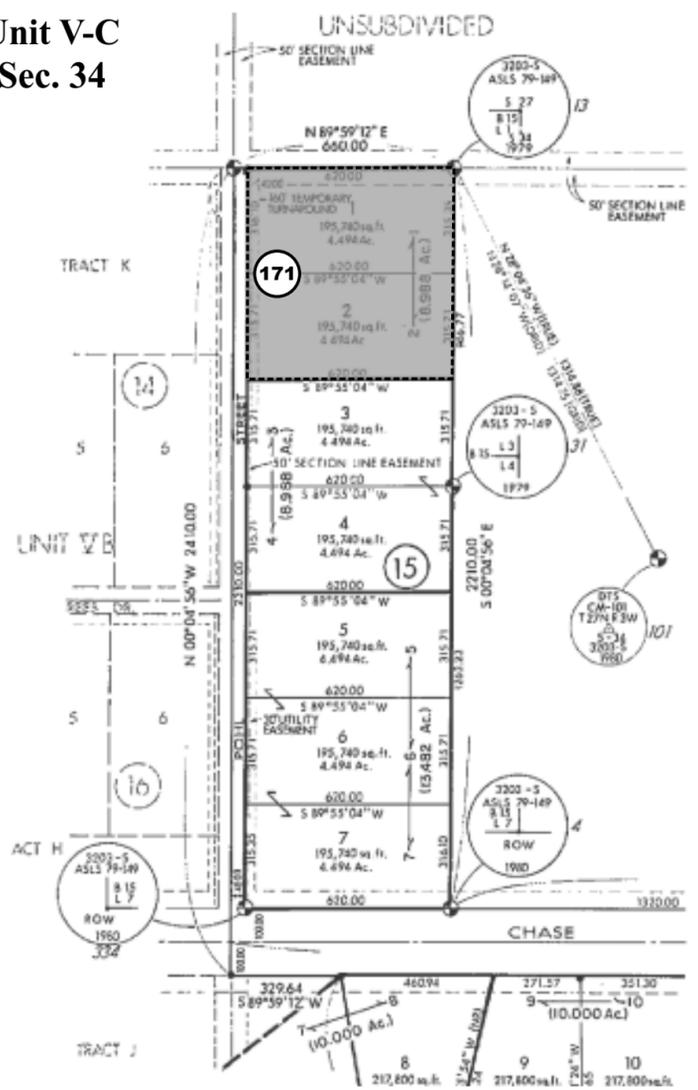
Township 27 North, Range 3 West, Sec. 32, 34
Township 27 North, Range 4 West, Sec. 35, 36
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
169	214544	S027N003W32	ASLS 79-149	3, 4	3	10	\$11,000.00
170	214557	S027N004W35, 36	ASLS 79-149	3, 4, 5	14	15	\$13,500.00
171	214563	S027N003W34	ASLS 79-149	1, 2	15	8.988	\$9,000.00

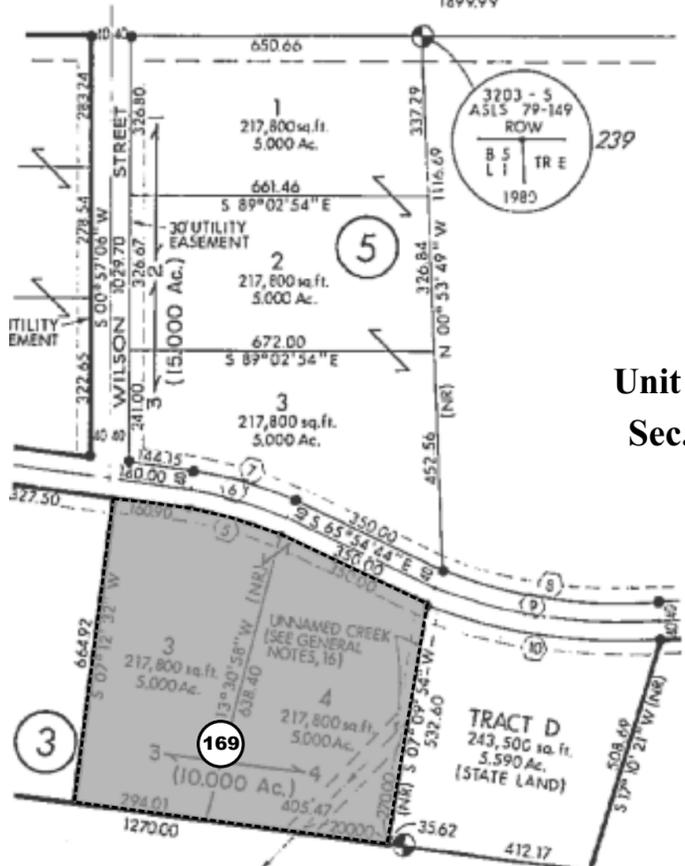
Unit III-C
Sec. 35



Unit V-C
Sec. 34

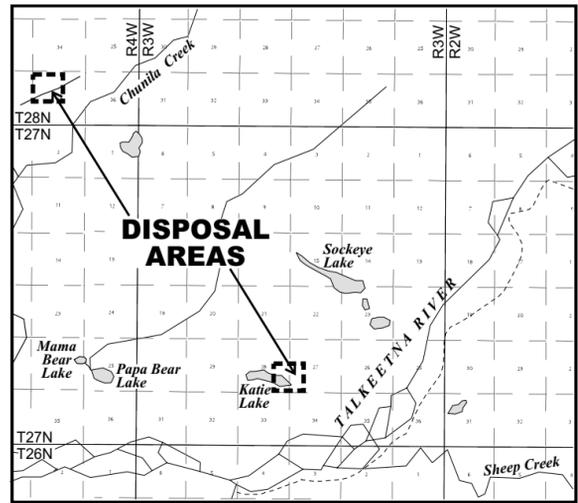


Unit V-A
Sec. 32



Map 25 - Chase Remote Odd Lots

Location	Chase Remote Odd Lots are located approximately 90 to 100 miles directly north of Anchorage. The area is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.
Topo Map	USGS Quad Talkeetna Mountains B6
Access	Fly-in access utilizing one of the several small lakes in the area may be possible. Boat access by means of the Talkeetna River. ATV and snow machine access may be possible during the winter months.
Terrain	Terrain is typically moderate to large rolling foothills that climb steadily to the low mountains in the eastern part of the area.
Soils	Soils are generally characterized by a bedrock of stony sandy loam till, over a thin layer of silty loam and volcanic ash.
Vegetation	Vegetation consists of spruce, birch, aspen, and alder.
Water Front	Parcel 173 has water frontage on an un-named creek. Parcel 172 has frontage on Katie Lake.
View	Unknown
Climate	Temperatures range from a low of -5 degrees F in January to a high of 68 degrees F in July. Extremes between -48 and 90 degrees F may be encountered. Annual precipitation is 27 inches, including between 50 to 100 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 91-139 or ASLS 72-58.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Subject to Susitna Area Plan.



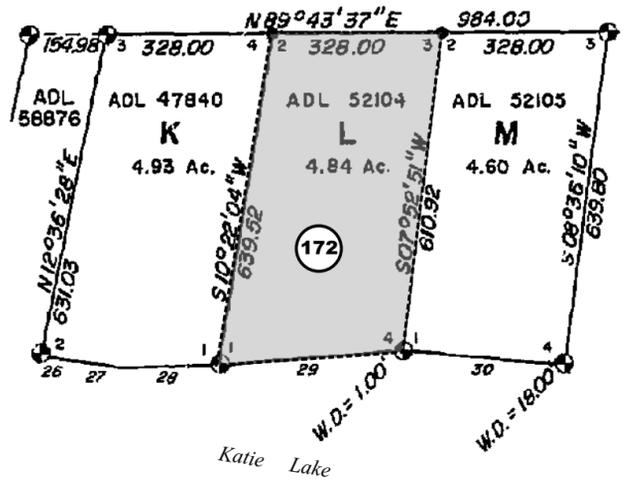
USGS Quad Talkeetna Mtns B-6, Alaska

VICINITY MAP

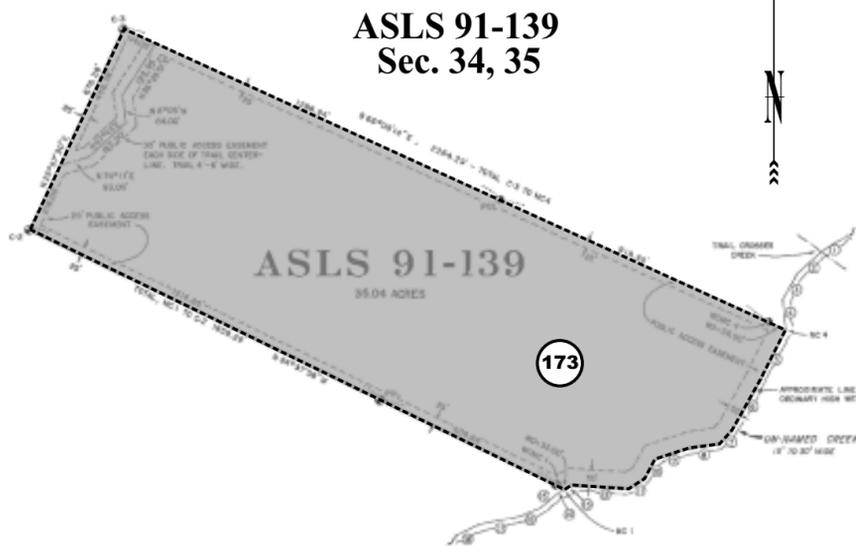
Township 27 North, Range 3 West, Sec. 28
 Township 28 North, Range 4 West, Sec. 34 & 35
 Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
172	52104	S027N003W28	ASLS 72-58	L	4.84	\$11,200.00
173	211117	S028N004W34, 35	ASLS 91-139		35.4	\$23,100.00

**ASLS 72-58
 Sec. 28**

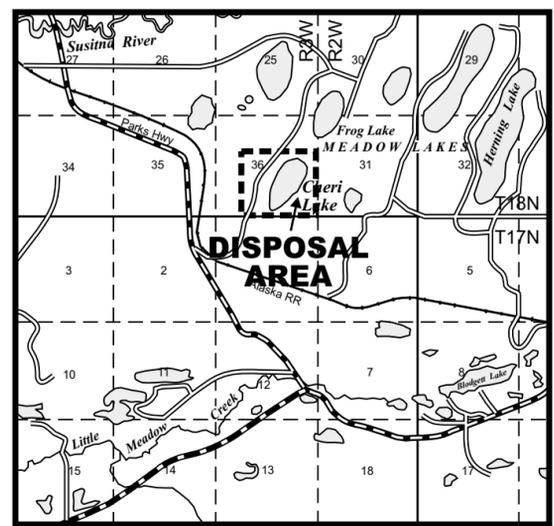


**ASLS 91-139
 Sec. 34, 35**



Map 26 - Cheri Lake Alaska Subd. EPF 23-15

Location	Cheri Lake AK Subd. is located east of the Parks Hwy within the Meadow Lakes area.
Topo Map	USGS Quad Anchorage C-8
Access	Access to West Cheri Lake Road is east from approximately mile 54.8 of the Parks Hwy. Platted rights-of-way have not yet been developed to the lots west of Cheri Lake.
Terrain	Lots not having lake frontage were on higher ground and mostly flat. Parcels with lake frontage sloped slightly upwards away from the lake. All parcels appeared to have good drainage. Elevation varies from 210 to just over 300 feet.
Soils	Soils consist of loam, sandy gravel, and organics with a few isolated frozen masses, but largely free of permafrost.
Vegetation	Stands of tall birch predominate throughout the subdivision. Lots located in the southern portions of Blocks 5 and 7 and those within Block 9, have a mixture of mature black spruce and birch.
Water Front	Parcels 186 to 195 have water frontage on Cheri Lake.
View	Lake front parcels have potentially good views of lake.
Climate	Temperatures range from 45 to 70 degrees F in summer and 0 to 20 degrees F in winter. Precipitation averages 20 inches a year and a mean snowfall of 60 inches.
Water Source	Unknown
Water/Sewage Disposal	Soil conditions appear favorable to 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, standards, and recommendations of ADEC.
Utilities	Some existing privately owned parcels within the subdivision have telephone and electricity available.
Restrictions	Subject to platted easements and reservations, see EPF 23-15. Parcels 186 to 195 are subject to a 50 foot public access easement along the ordinary high water mark of Cheri Lake.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough
Homeowners Assoc.	Unknown
Other	Lot corner markers may be overgrown or missing. Care should be taken when locating oneself on the lots. Public access to Cheri Lake is by Tract B located at the south end of lake.



USGS Quad Anchorage C-8, Alaska

VICINITY MAP

Township 18 North, Range 3 West, Sec. 36
 Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
174	54454	S018N003W36	EPF23-15	5	2	1.205	\$9,200.00
175	54868	S018N003W36	EPF23-15	6	2	1.205	\$9,200.00
176	228155	S018N003W36	EPF23-15	7	2	1.205	\$9,200.00
177	62216	S018N003W36	EPF23-15	11	2	1.261	\$9,300.00
178	228156	S018N003W36	EPF23-15	12	2	1.205	\$9,200.00
179	228157	S018N003W36	EPF23-15	13	2	1.205	\$9,200.00
180	61789	S018N003W36	EPF23-15	1	5	0.995	\$7,000.00
181	228158	S018N003W36	EPF23-15	3	5	0.995	\$7,500.00
182	228159	S018N003W36	EPF23-15	4	5	0.995	\$8,000.00
183	62484	S018N003W36	EPF23-15	5	5	0.995	\$8,500.00
184	228160	S018N003W36	EPF23-15	6	5	0.995	\$8,500.00

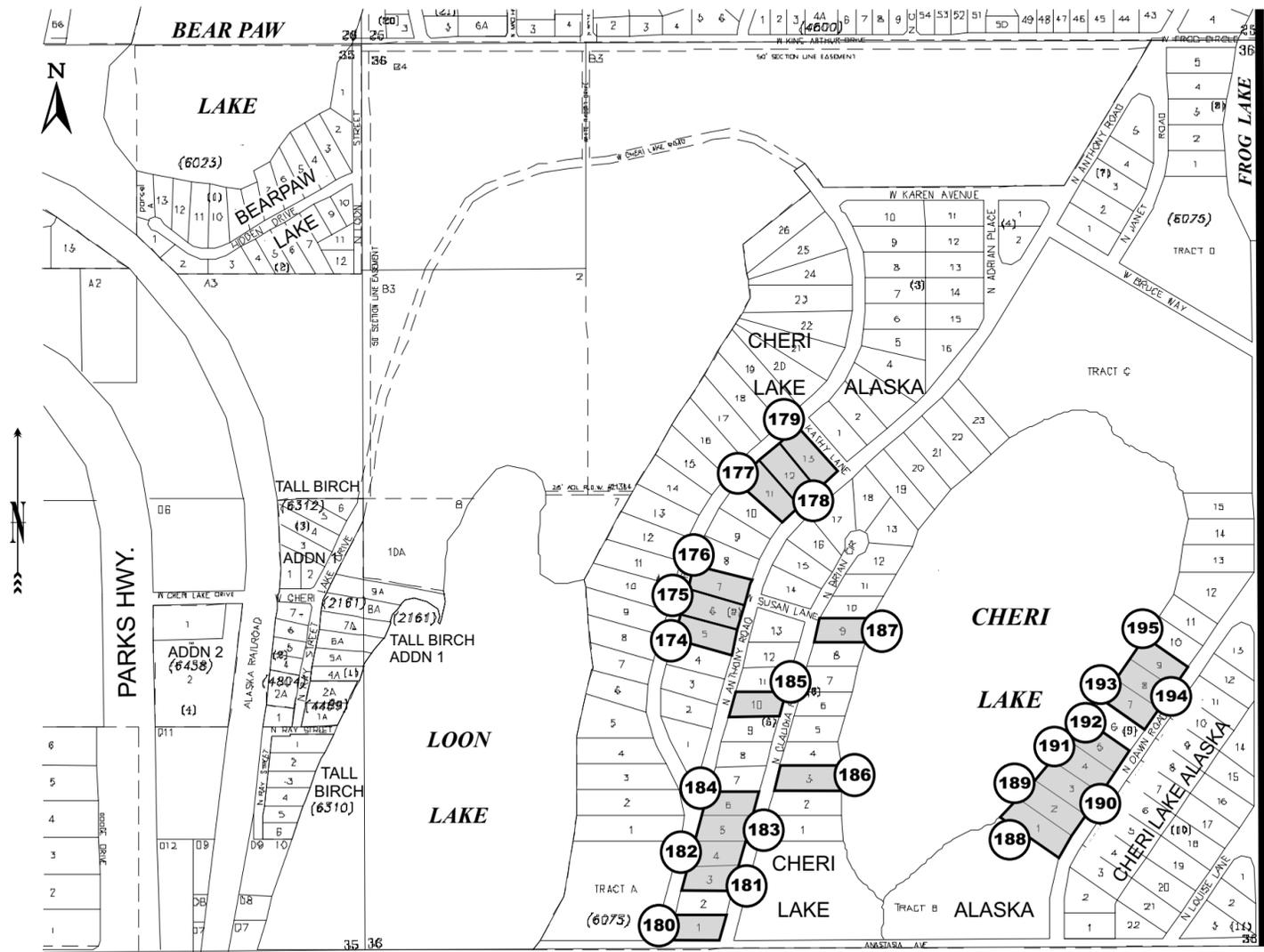
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
185	54464	S018N003W36	EPF23-15	10	5	0.995	\$8,500.00
186	52179	S018N003W36	EPF23-15	3	6	1.245	\$17,000.00
187	228161	S018N003W36	EPF23-15	9	6	0.955	\$16,100.00
188	55844	S018N003W36	EPF23-15	1	9	1.376	\$13,000.00
189	56849	S018N003W36	EPF23-15	2	9	1.266	\$12,500.00
190	56850	S018N003W36	EPF23-15	3	9	1.216	\$12,200.00
191	55572	S018N003W36	EPF23-15	4	9	1.169	\$12,100.00
192	52171	S018N003W36	EPF23-15	5	9	1.122	\$11,900.00
193	52213	S018N003W36	EPF23-15	7	9	1.520	\$11,600.00
194	55116	S018N003W36	EPF23-15	8	9	1.520	\$11,600.00
195	52201	S018N003W36	EPF23-15	9	9	1.530	\$11,600.00

Map 26 - Cheri Lake Alaska Subd. EPF 23-15 continues on following page

Map 26 - Cheri Lake Alaska Subd. EPF 23-15

Cheri Lake Alaska Subd. ASLS 91- 140 continues from the previous page

**EPF 23-15
Sec. 36**



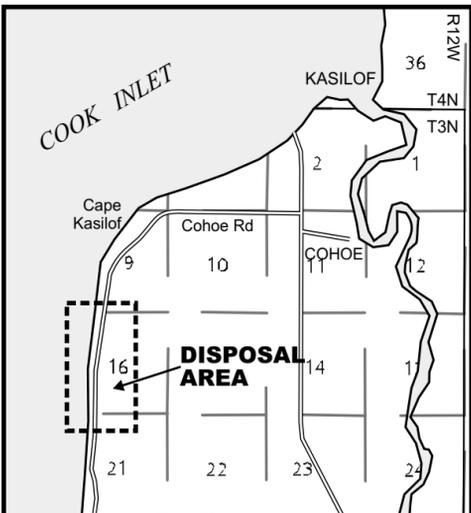
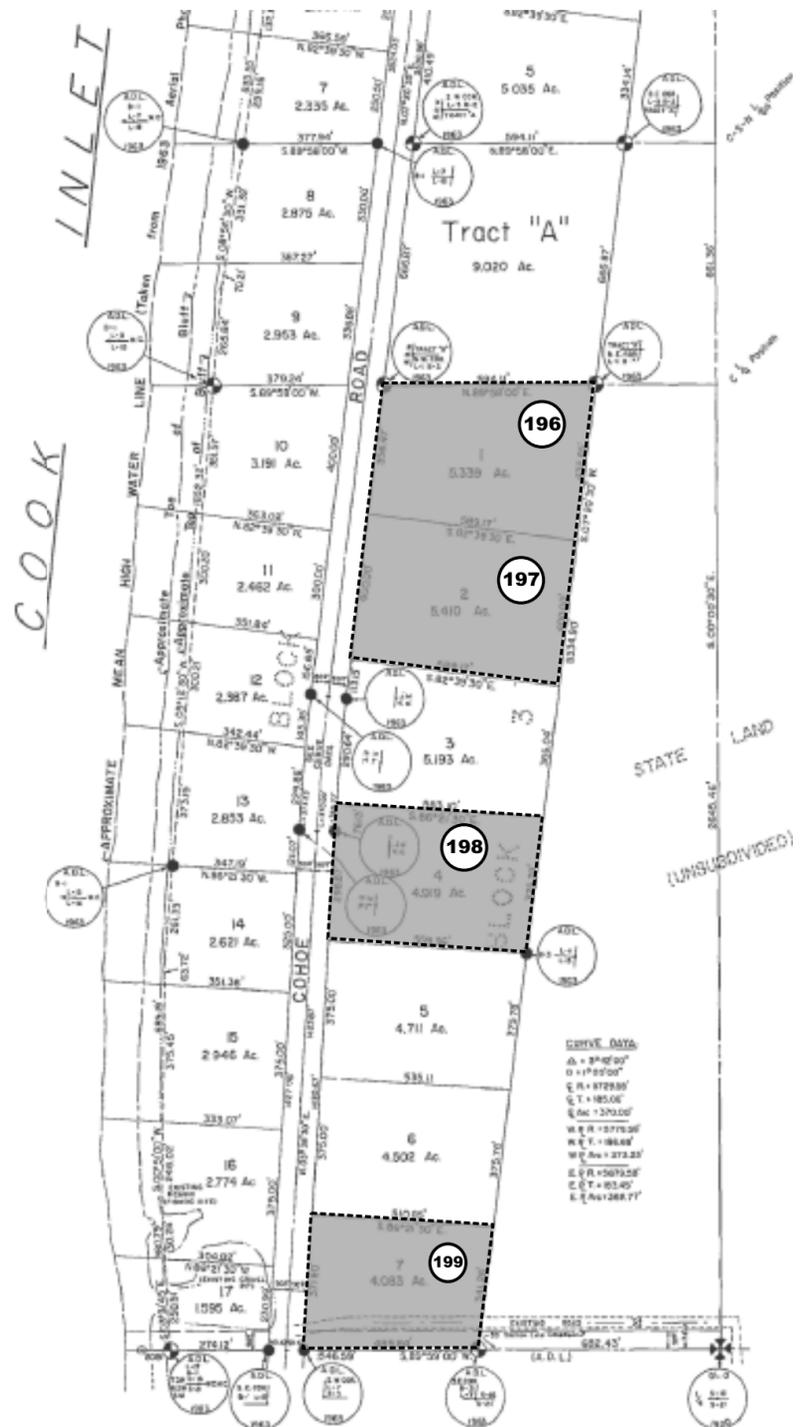
Base map provided courtesy of the Matanuska-Susitna Borough.

Map 27 - Cohoe Alaska Subd. EPF 28 - 94

Sec 16

Location	The Cohoe Alaska Subdivision is located on the Kenai Peninsula, approximately 4 miles southwest of the mouth of the Kaslof River. The subdivision is situated along the east side of Cohoe Loop Road just east of Cook Inlet.
Topo Map	USGS Quad Kenai B-4
Access	South of Soldotna 14-18 miles, from the intersections of the Sterling Highway and Cohoe Loop Road at mile 111 (north end) or mile 114 (south end), follow Cohoe Loop Road to mile 6.1 - 6.6.
Terrain	Parcels are level at road grade then level to gradually sloping.
Soils	Soils consist of Tustumena silt loam and are well drained.
Vegetation	Heavily treed with black spruce (some dead from bark beetles).
Water Front	None
View	Potential view of Cook Inlet from Parcel 199.
Climate	January temperatures range from 4 to 22 degrees F; July temperatures vary from 46 to 65 degrees F. Average annual precipitation is 20 inches.
Water Source	60% of homes within the area use individual water wells and septic tank systems. The remainder of residences haul or have water delivered.
Water/Sewage Disposal	On site water/septic required. 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 ADEC.
Utilities	Electric and phone service is available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see EPF 28-94. All parcels are subject to a 40' utility easement at west boundary. Lot 7 Block 3 is subject to a 50' section line easement at south boundary and a 30' wide road constructed north of easement, reducing the net lot size by 0.9 acre.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	Located within the Kenai Area Plan.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
196	36278	S003N012W16	EPF28-94	1	3	5.339	\$16,000
197	228136	S003N012W16	EPF28-94	2	3	5.410	\$16,000
198	228137	S003N012W16	EPF28-94	4	3	4.919	\$14,800
199	36279	S003N012W16	EPF28-94	7	3	4.083	\$12,000



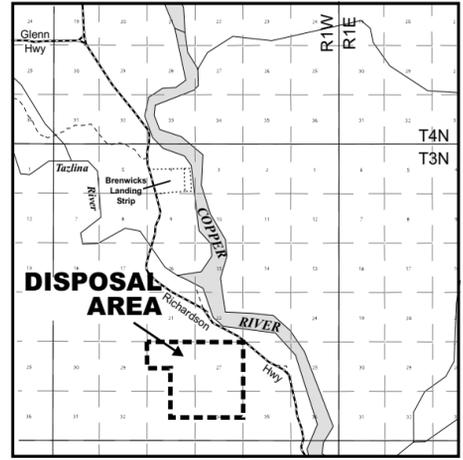
USGS Quad Kenai B-4, Alaska

VICINITY MAP

Township 3 North, Range 12 West, Sec. 16
Seward Meridian, Alaska

Map 28 - Copper Center OTE ASLS 79-42

Location	Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.
Topo Map	USGS Quads Valdez D-4, Gulkana A-3
Access	Access is along platted easements or rights-of-way from the Richardson Highway, some of which may not be developed.
Terrain	Topography consists of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.
Soils	Soils are alluvial in nature, sandy or gravelly silt material, and include extensive formations of permafrost.
Vegetation	Vegetation consists of black spruce forests with scattered stands of aspen and willow.
Water Front	Some lots are adjacent to Yetna Creek but do not have direct water frontage.
View	Unknown
Climate	Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	Water in this area may be of poor quality and quantity and may have to be hauled.
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-42. Lot 6 Block 4 is subject to a 30 foot utility easement that bisects the parcel. Lot 8 Block 6 & Lot 1 Block 7 may be subject to a portion of a 1,000 foot pipeline right-of-way (ADL 413342) along the western lot boundaries.
Municipal Authority	None
Homeowners Assoc.	None



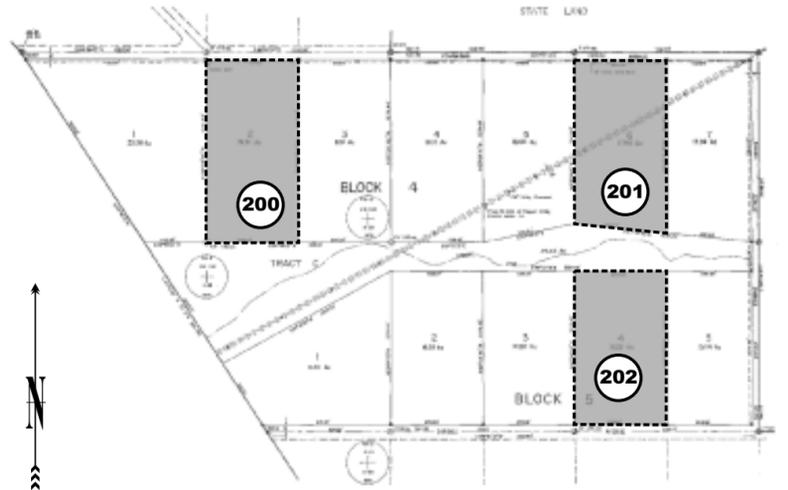
USGS Quads Valdez D-4 & Gulkana A-3, Alaska

VICINITY MAP

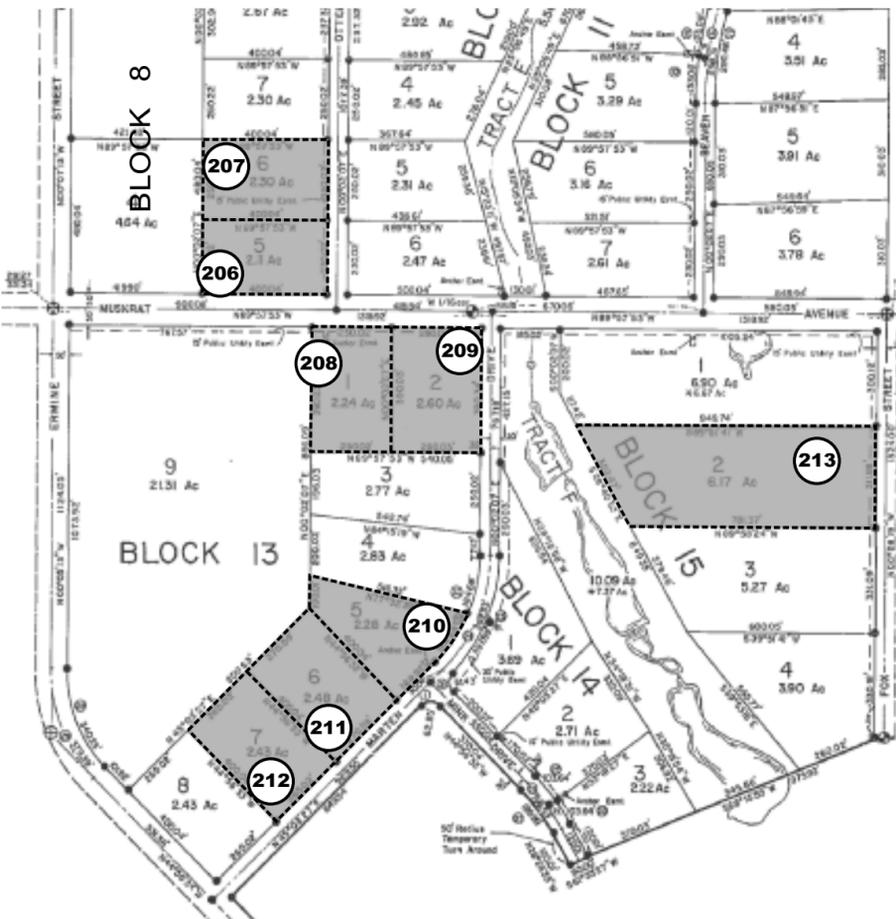
Township 3 North, Range 1 West, Sec. 27, 28, 33, 34
Copper River Meridian, Alaska

Sec. 28

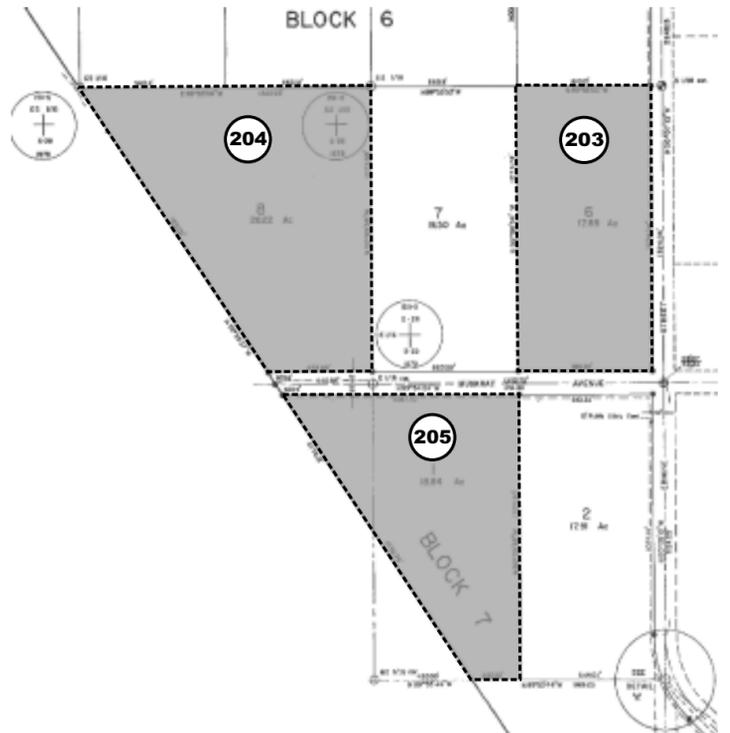
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
200	202150	C003N001W28	ASLS 79-42	2	4	19.310	\$8,100.00
201	202159	C003N001W28	ASLS 79-42	6	4	17.940	\$14,800.00
202	202151	C003N001W28	ASLS 79-42	4	5	16.280	\$7,200.00
203	202173	C003N001W28	ASLS 79-42	6	6	17.850	\$9,800.00
204	204605	C003N001W28	ASLS 79-42	8	6	26.220	\$13,100.00
205	202147	C003N001W33	ASLS 79-42	1	7	18.840	\$9,900.00
206	202197	C003N001W27	ASLS 79-42	5	8	2.110	\$5,400.00
207	203252	C003N001W27	ASLS 79-42	6	8	2.300	\$5,400.00
208	204628	C003N001W34	ASLS 79-42	1	13	2.240	\$5,400.00
209	202201	C003N001W34	ASLS 79-42	2	13	2.600	\$6,700.00
210	204630	C003N001W34	ASLS 79-42	5	13	2.280	\$5,400.00
211	204631	C003N001W34	ASLS 79-42	6	13	2.480	\$5,400.00
212	204632	C003N001W34	ASLS 79-42	7	13	2.430	\$5,400.00
213	202132	C003N001W34	ASLS 79-42	2	15	6.170	\$8,800.00



Sec. 27, 34



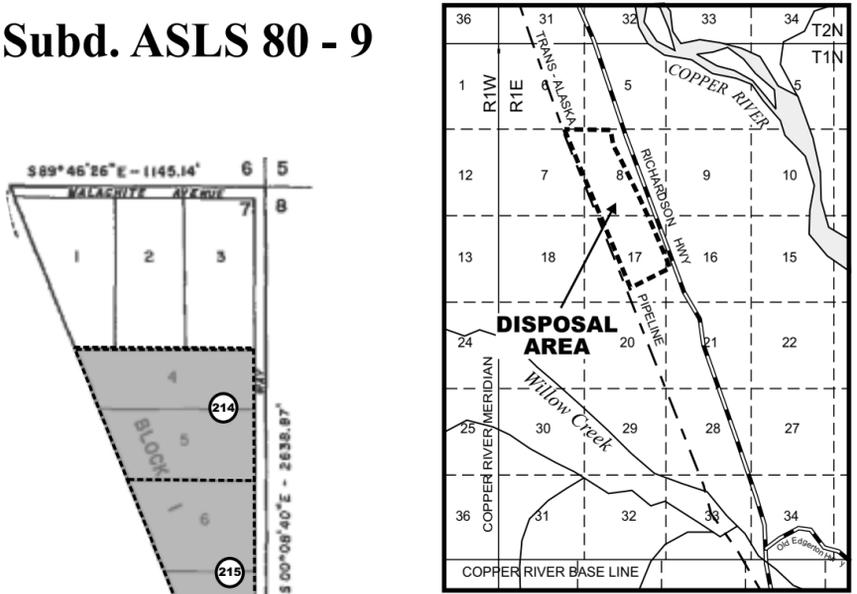
Sec. 28, 33



Map 29 - Copper Heights Subd. ASLS 80 - 9

Location	The Copper Heights Subdivision is located within the Copper River Valley west of the Richardson Highway and east of the Alyeska pipeline about 10 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	To access the subdivision, turn west from the Richardson Highway onto Azurite Avenue or any section line easement. Conditions of platted rights-of-ways or easements are unknown and access may be limited to ATV, snowmachine, or by foot.
Terrain	The general terrain is low-lying and flat with elevations between 1,400 and 1,450 feet above sea level.
Soils	Much of the vegetated soils are of sand or gravelly silt material with low moisture content. Soils are poor and underlain by shallow permafrost.
Vegetation	Vegetation consists of low-lying forest with stands of aspen and willow, broken by limited muskeg formation.
Water Front	None
View	Unknown
Climate	Temperatures average 39°F to 68°F in summer and -22°F to 27°F in the winter with extremes of -74°F to 96°F. The annual precipitation is about 10 inches including 39 inches of snow.
Water Source	Water availability may be affected by low yields and permafrost and may contain mineralized "hard" water, with sporadic areas of saline waters. Water may have to be hauled.
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 80-9.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Lots located within Blocks 1, 2 & 6 may be subject to a 1,000 pipeline right-of-way, ADL 413342.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
214	204466	C001N001E07	ASLS 80-9	4&5	1	8.902	\$5,600.00
215	204468	C001N001E07	ASLS 80-9	6&7	1	8.902	\$5,600.00
216	204473	C001N001E08	ASLS 80-9	4&5&6	2	14.645	\$7,300.00
217	204476	C001N001E08	ASLS 80-9	7&8&9	2	13.883	\$6,200.00
218	204479	C001N001E08	ASLS 80-9	1&2	3	9.236	\$5,200.00
219	204481	C001N001E08	ASLS 80-9	3&4	3	9.235	\$5,200.00
220	204483	C001N001E08	ASLS 80-9	5&6	3	9.227	\$5,200.00
221	204485	C001N001E08	ASLS 80-9	7&8	3	9.236	\$5,800.00
222	204490	C001N001E08	ASLS 80-9	4&5&6	4	13.427	\$7,400.00
223	204493	C001N001E08	ASLS 80-9	7&8&9	4	13.357	\$7,300.00
224	204496	C001N001E17	ASLS 80-9	1&2	5	8.570	\$5,400.00
225	204498	C001N001E17	ASLS 80-9	3&4&5	5	12.855	\$6,400.00
226	204504	C001N001E17	ASLS 80-9	4&5&6	6	14.181	\$6,400.00
227	204507	C001N001E17	ASLS 80-9	7&8	6	9.388	\$5,300.00

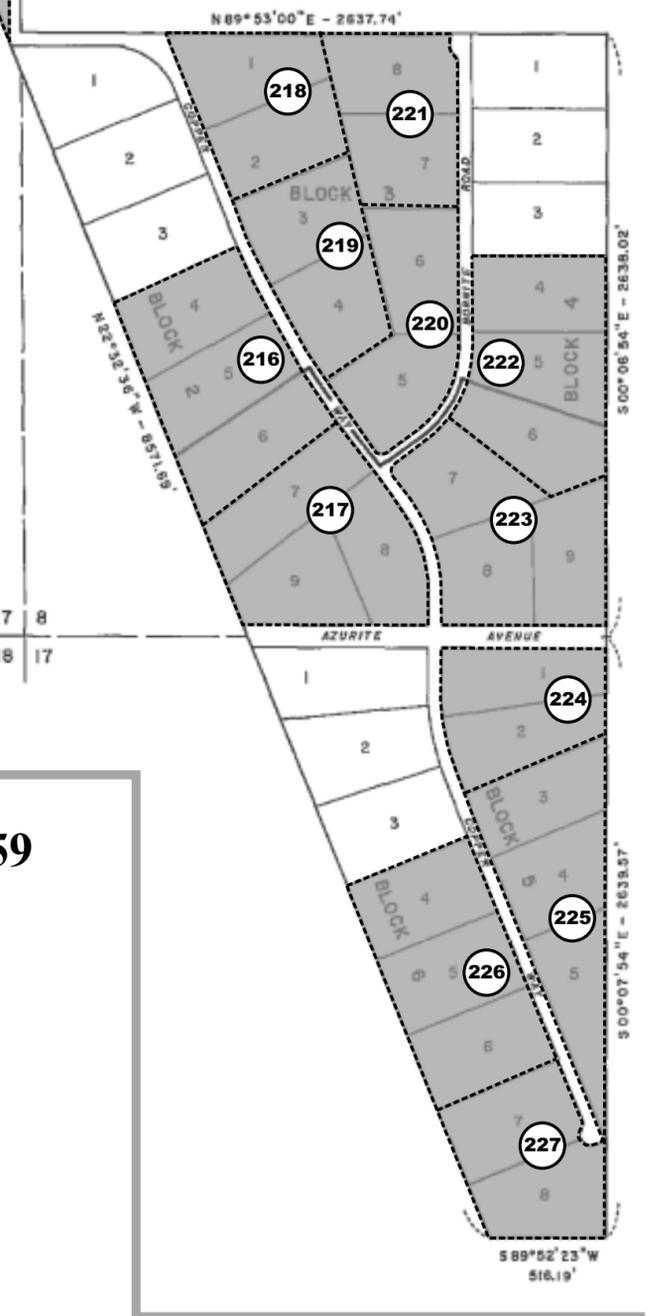


USGS Quad Valdez D-4, Alaska

VICINITY MAP

Township 1 North, Range 1 East, Sec. 7, 8, 17
Copper River Meridian, Alaska

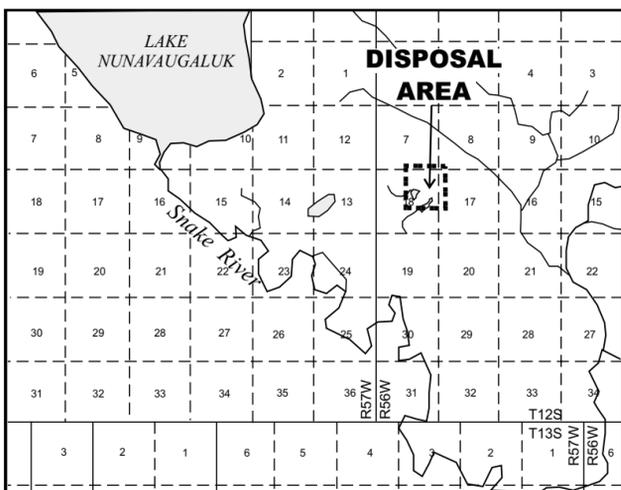
Sec. 7, 8, 17



Map 30 - Dillingham "B" OTE ASLS 80 - 159

Location	Located approximately 15 miles northwest of Dillingham.
Topo Map	USGS Quad Dillingham A-8
Access	Area access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is from Aleknagik Road by ATV or snow machine along existing trail easements. Fly-in access may be possible during the winter; conditions of landing areas are unknown.
Terrain	The area is characterized by glacial action with rolling, irregular shaped moraine knolls and ridges. Elevation ranges from 20 feet in the lowlands to 2,000 feet above sea level in an area just east of Warehouse Mountain.
Soils	Well-drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving.
Vegetation	White spruce and paper birch on the uplands with grasses, alder, shrubs, and mosses transcending to the muskegs and drainages.
Water Front	None
View	Unknown
Climate	Average summer temperatures range from 37 to 66 degrees F and average winter temperatures range from 4 to 30 degrees F. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds up to 60 to 70 mph may occur between December and March.
Water Source	Unknown
Water/Sewage Disposal	Site capability for on-site sewage is excellent. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-159.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel is tentatively approved from the Federal Government.

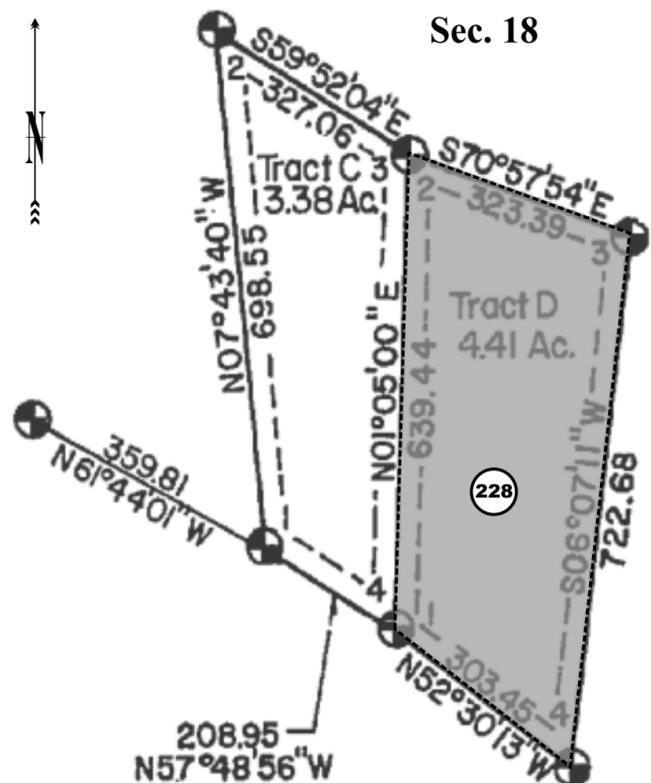
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
228	202258	S012S056W18	ASLS 80-159	D	4.41	\$4,500.00



VICINITY MAP

Township 12 South,
Range 56 West, Sec. 18
Seward Meridian, Alaska

USGS Quad Dillingham A-8, Alaska



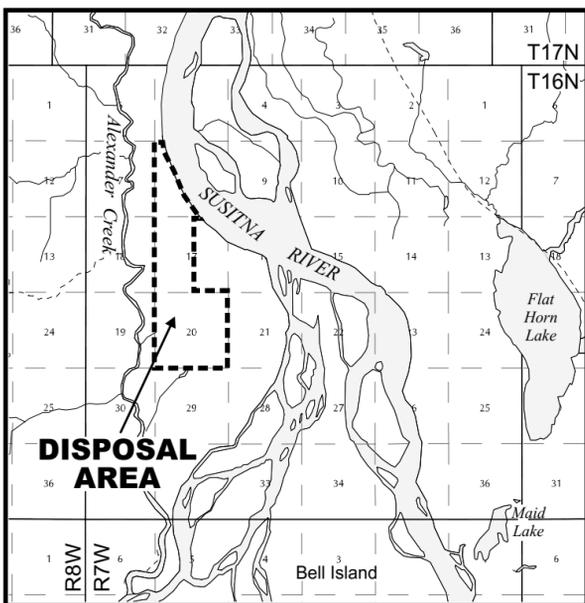
Sec. 18

Map 31 - Dinglishna Hill ASLS 80 - 133

Sec 8, 17, 20

Location	Located 30 miles northwest of Anchorage, approximately 4 miles north of the confluence of the Susitna River and Alexander creek.
Topo Map	USGS Quad Tyonek B-2
Access	Primary access is by floatplane in the summer months, ski plane and snow machine during the winter. Riverboat access is available during the summer from Willow Creek on the Parks highway via the Susitna River and Alexander Creek.
Terrain	Nearly level terrace along the Susitna River drainage. Elevation ranges from 60 to 80 feet above mean sea level.
Soils	Soil type in higher areas is dry to moist sands. Lower areas have moist to saturated silty sands.
Vegetation	Vegetation throughout this area is predominately birch and cottonwood with intermixed spruce.
Water Front	Parcels 230 & 231 are located along the Susitna River but do not have direct river frontage.
View	Unknown
Climate	Temperatures and precipitation in the area is that which is characteristic of a cool - maritime climate type. The coastal location and surrounding mountains keep the area from experiencing extremely low temperatures. Local temperatures range from 0° F in January to 68° F in July. Annual precipitation varies around 30 inches including snowfall. Annual snowfall varies around 20 inches.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-133
Municipal Authority	Located within the taxing authority of the Matanska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners association created to govern said subdivision, if active.
Other	Covenants pertaining to this subdivision are recorded in Book 671 page 604 of the Anchorage Recording District.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
229	213243	S016N007W20	ASLS 80-133	1& 2	1	10.001	\$7,200.00
230	213253	S016N007W17	ASLS 80-133	22& 23	1	9.989	\$7,200.00
231	213287	S016N007W08	ASLS 80-133	32	1	4.992	\$7,300.00
232	213263	S016N007W17	ASLS 80-133	16& 17	2	9.862	\$7,900.00
233	213268	S016N007W17	ASLS 80-133	1& 2	3	9.961	\$8,000.00
234	213279	S016N007W08, 17	ASLS 80-133	7& 8	5	9.998	\$8,000.00



USGS Quad Tyonek B-2, Alaska

VICINITY MAP
Township 16 North, Range 7 West, Sec. 8, 17, 20
Seward Meridian, Alaska

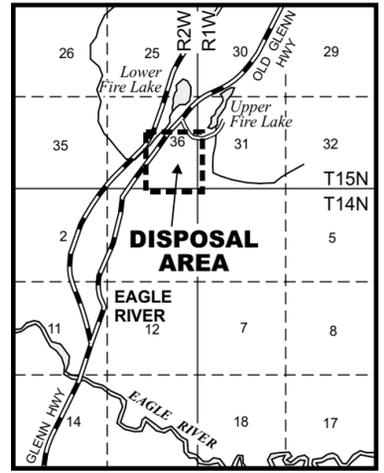


Base map provided courtesy of the Matanuska-Susitna Borough

Map 32 - Fire Lake AK Subd. EPF 21 - 16

Location	Fire Lake Alaska Subdivision is located north of Eagle River, west of the Old Glenn Hwy, and south of Lower and Upper Fire Lakes.
Topo Map	USGS Quad Anchorage B-7
Access	Access to Parcel 235 is from the Old Glen Highway near Lower Fire Lake. Turn southeast onto Fish Hatchery Road, then south on to Malaspina Road, and then west onto Muldrow Street. The constructed portion of Muldrow Street ends at the northeast corner of Lot 7A.
Terrain	Parcel is fairly flat with a gentle slope.
Soils	Unknown
Vegetation	Vegetation consists of mostly birch, alder, and spruce trees.
Water Front	None
View	Unknown
Climate	The average temperatures in January range from 8 to 21 degrees F; July average temperatures range from 51 to 65 degrees F. Annual precipitation is 15.9 inches, with 69 inches of snow.
Water Source	A well located on Lot 5A was reported to be at depth of 85 feet, quality of which is unknown.
Water/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, standards, and recommendations of the ADEC.
Utilities	Phone and electric services are provided to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see EPF 21-16. Lot 7A is subject to a 10 utility easement along the interior of the south lot line. 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 ADEC.
Municipal Authority	Parcel is located within the taxing authority of the Anchorage Municipality.
Homeowners Assoc.	None
Other	Survey monuments may have been removed. Lot lines should be identified prior to construction of any structure or driveway.

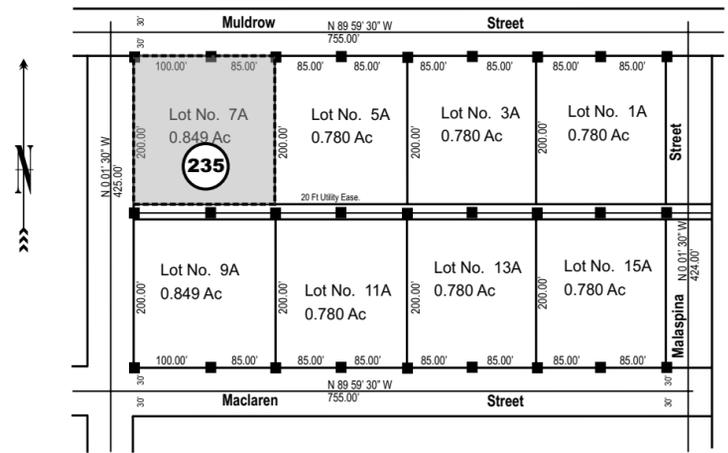
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
235	39752	S015N002W36	EPF 21-16	7A	2	0.849	\$38,400



Vicinity Map
Township 15 North,
Range 2 West, Sec. 36
Seward Meridian, Alaska

USGS Quad Anchorage B-7, Alaska

Sec. 36

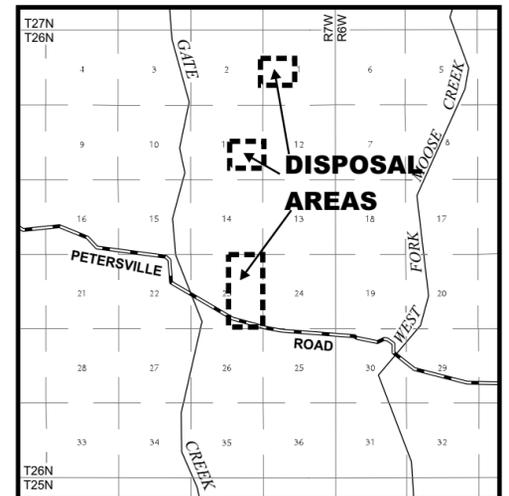


Map 33 - Gate Creek Remote Odd Lots

Location	The Gate Creek Remote parcels are located on the north side of mile 9 of Petersville Road, eight miles west of Talkeetna.
Topo Map	USGS Quad Talkeetna B-1, B-2
Access	Access is by ATV, snowmachine, or by foot along platted easements, rights-of-way, or across unreserved state land where platted easements do not exist. It is recommended to use existing trails where possible to avoid disturbing soils and vegetation.
Terrain	Generally north-south trending hills of glacial moraine origin encompassed by relatively level, low-lying bogs and shallow lakes. Elevation ranges from 600 to 700 feet above sea level.
Soils	Soils generally are silts containing some sands and gravel overlain with six inches of organic materials. No permafrost was encountered in any of the test pits to the depths explored.
Vegetation	Vegetation on the upland areas includes dense growth of birch and alder along with some spruce, while black spruce and grasses are found in the low-lying bogs.
Water Front	None
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in summer and 0 to 40 degrees F in winter, with extremes ranging from 10 to 85 degrees F. Annual precipitation is 29 inches, including 102 inches of snow.
Water Source	Availability is expected to be good with water tables occurring at eight feet in the well-drained uplands to as little as one foot in boggy areas.
Water/Sewage Disposal	Area is poorly suited for the development of reliable on-site sewer systems. Consideration should be given to alternative septic disposal systems such as burn or composting toilets. No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see corresponding ASLS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	The Petersville road area is a popular snowmachine recreation area.

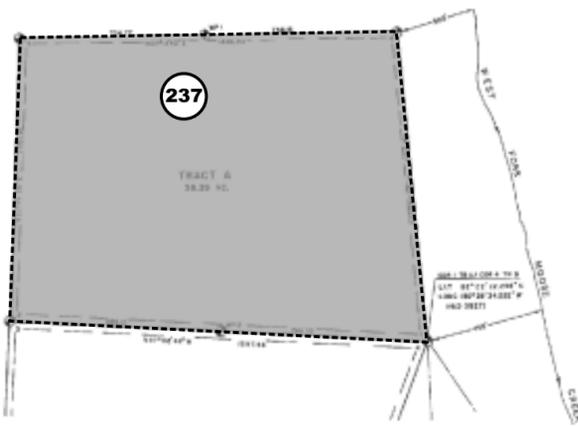
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
236	214614	S026N007W23	ASLS 82-213	A	9.14	\$10,200.00
237	212951	S026N007W01	ASLS 84-36	A	38.39	\$19,200.00
238	214711	S026N007W11	ASLS 85-169	B	5.02	\$7,000.00
239	212542	S026N007W23	ASLS 82-127	B	1.38	\$3,700.00

VICINITY MAP
Township 26 North,
Range 7 West, Sec. 1, 11, 23
Seward Meridian, Alaska



USGS Quad Talkeetna B-1, B-2, Alaska

ASLS 84-36 Sec. 1



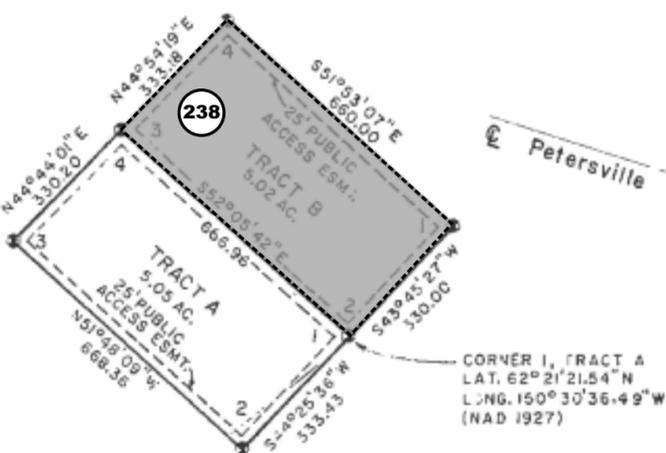
ASLS 82-213 Sec. 23



ASLS 82-127 Sec. 23

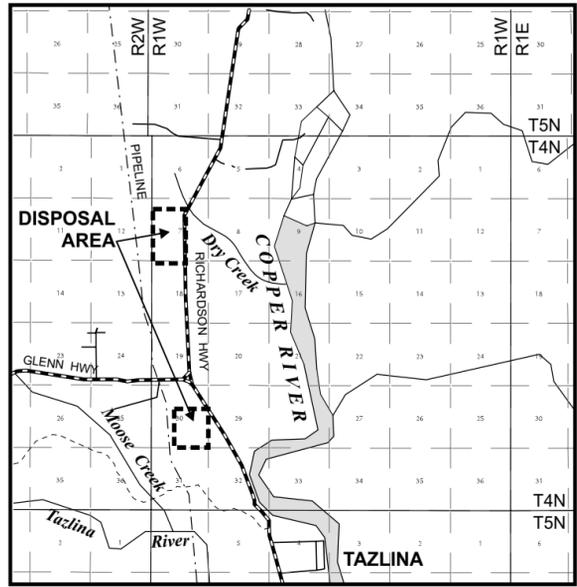


ASLS 85-169 Sec. 11



Map 34 - Glennallen Area I ASLS 79-144

Location	Glennallen Area I is located within the Copper River Valley near the intersection of the Glenn and Richardson Highways, about 185 miles east of Anchorage.
Topo Map	USGS Quad Gulkana A-3
Access	Access may be gained from the Glenn Highway utilizing existing roads and trails, or by foot or ATV along platted easements or other dedicated rights-of-way, some of which may not be constructed.
Terrain	Topography consists of generally flat terrain cut by some river valleys.
Soils	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. Some parcels contain very wet soil conditions.
Vegetation	Generally well forested with black spruce, with pockets of willow and aspen.
Water Front	None
View	Unknown
Climate	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
Water/Sewage Disposal	Lots have been approved by ADEC for non-water carried type sewage disposal system, (i.e., chemical, humas, incendiary, etc.). No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-144. Lots within Sec. 7 and 30 are subject to a Trans-Alaska Gas Pipeline conditional lease under ADL 413342. There is a potential for the construction of a gas pipeline through any parcel within the 1,000 foot right-of-way. See ASLS 79-144 and the Status Plat for more information.
Municipal Authority	None
Homeowners Assoc.	Unknown
Other	Parcels may be wet. Site inspection is recommended prior to submitting a bid.



USGS Quad Gulkana A-3, Alaska

VICINITY MAP

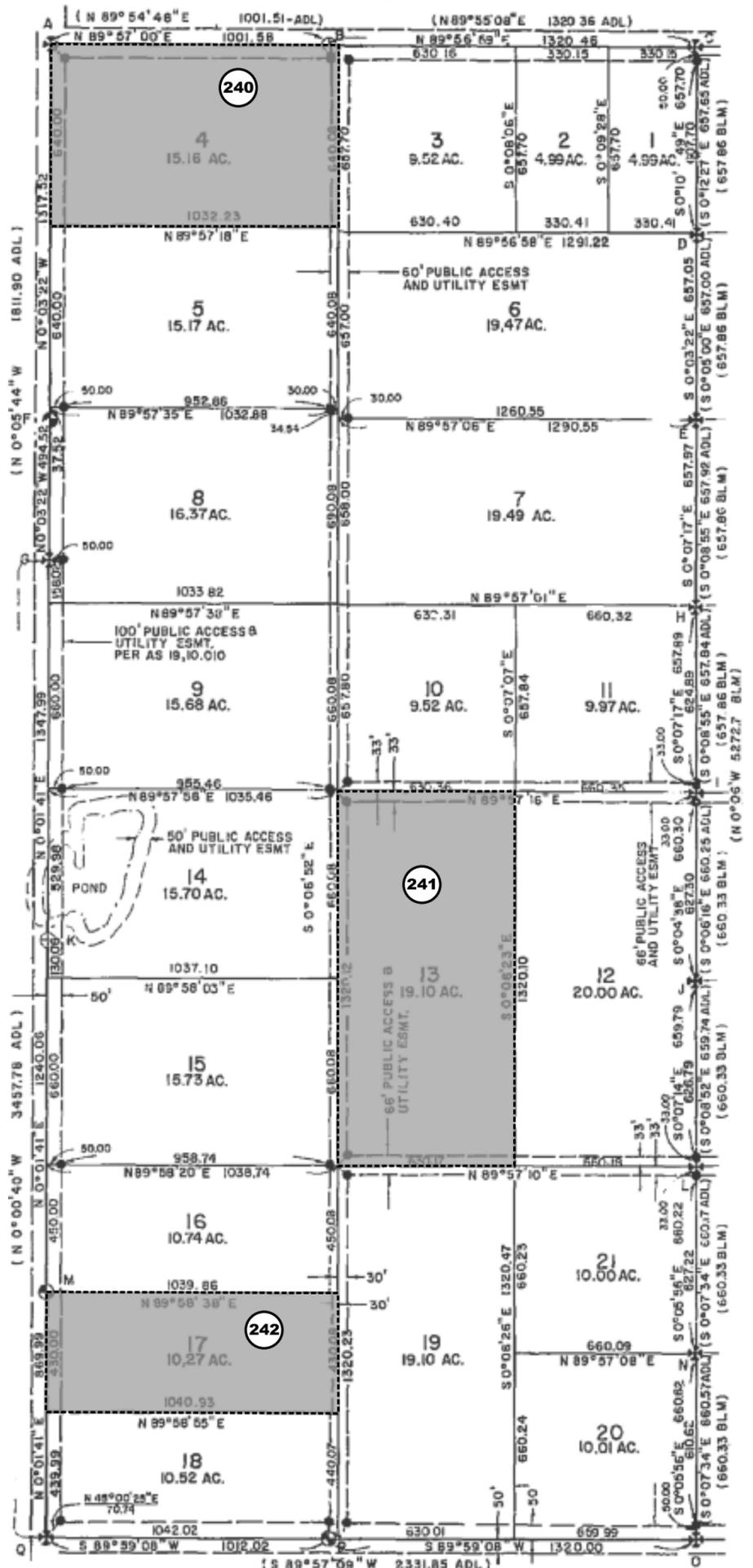
Township 4 North, Range 1 West, Sec. 7, 30
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
240	203159	C004N001W07	ASLS 79-144	4	15.160	\$8,300.00
241	203168	C004N001W07	ASLS 79-144	13	19.100	\$7,600.00
242	203172	C004N001W07	ASLS 79-144	17	10.270	\$6,900.00
243	203247	C004N001W30	ASLS 79-144	101	9.990	\$8,900.00

Sec. 30



Sec. 7



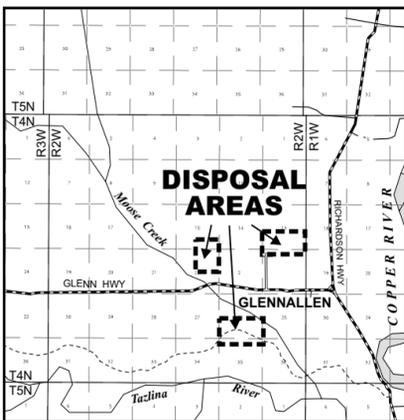
Map 35 - Glennallen II

Location	This subdivision is located near Glennallen, at about mile 186 on the Glenn Highway, approximately 2.5 miles west of the intersection with the Richardson Highway.
Topo Map	USGS Quad Gulkana A-3, A-4
Access	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
Terrain	Generally flat, on a plateau with an elevation of 1,400 to 1,500 feet comprised of black spruce and muskeg overlying a fairly level permafrost base. There is some standing water and potholes.
Soils	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
Vegetation	Stands of spruce, willow, and aspen.
Water Front	Unknown
View	Individual lots may have view of Wrangell Mountains.
Climate	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	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.
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-249, 79-250, or 79-251. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Purchasers automatically become a member of the Glennallen II Homeowner's Association, if active.
Other	Parcel 246 may have a gravel foundation, trailer, and sewage facilities on site. Parcel 247 may have large dwelling and outbuildings on parcel. Both have been withdrawn.

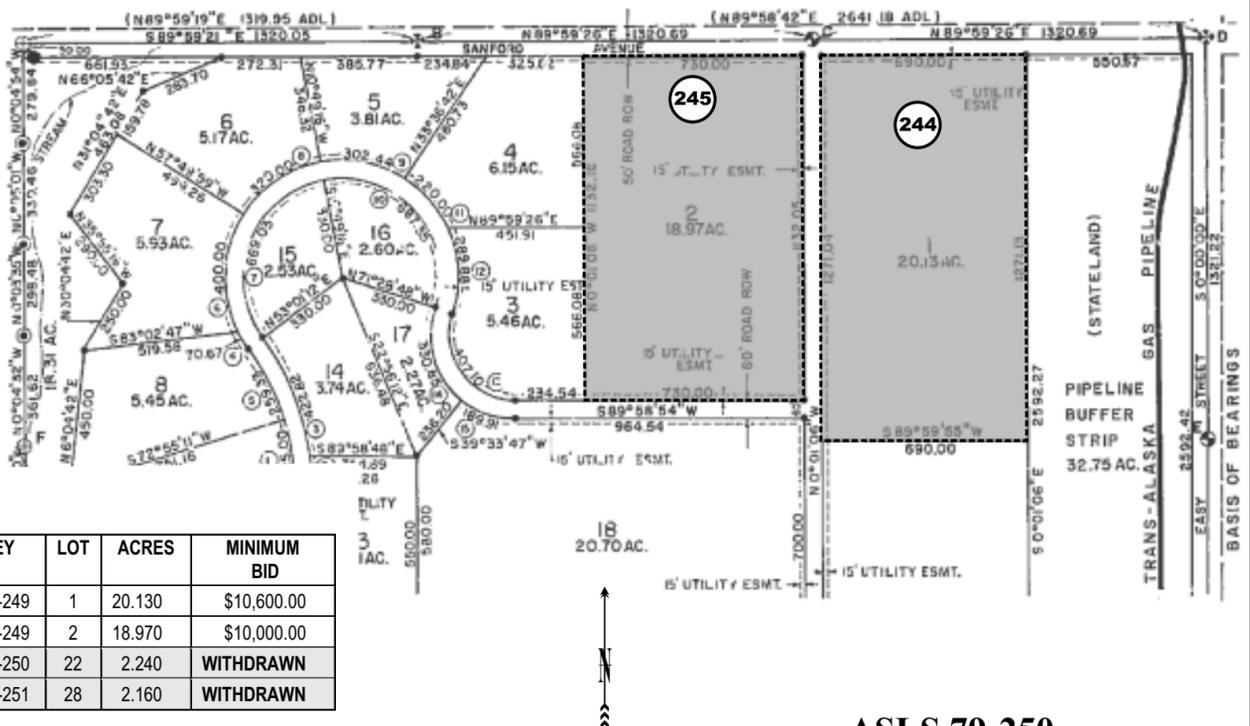
ASLS 79-251
Sec. 26



ASLS 79-249
Sec. 24

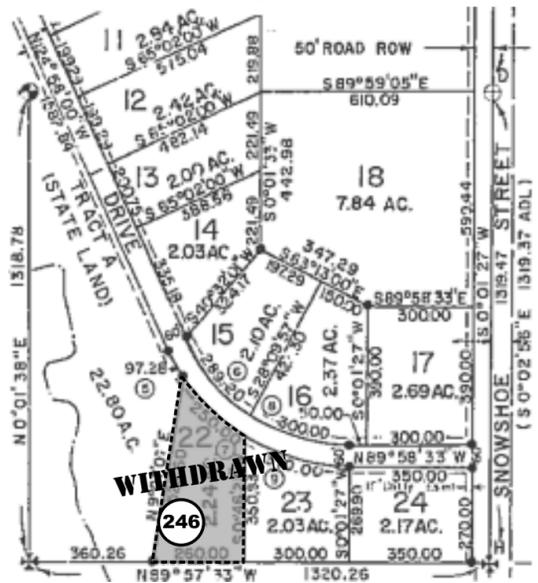


USGS Quad Gulkana A-3, A-4, Alaska
VICINITY MAP
Township 4 North,
Range 2 West, Sec. 22, 24, 26
Seward Meridian, Alaska



PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
244	204760	C004N002W24	ASLS 79-249	1	20.130	\$10,600.00
245	204761	C004N002W24	ASLS 79-249	2	18.970	\$10,000.00
246	206091	C004N002W22	ASLS 79-250	22	2.240	WITHDRAWN
247	206107	C004N002W26	ASLS 79-251	28	2.160	WITHDRAWN

ASLS 79-250
Sec. 22

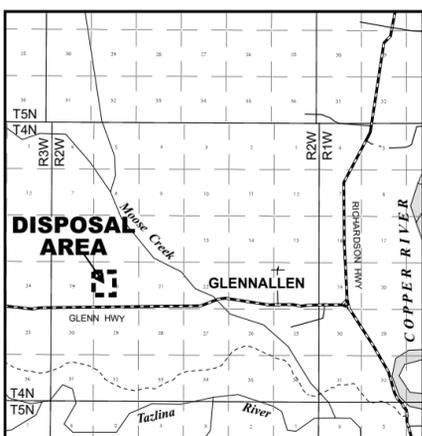


Map 36 - Glennallen OTE ASLS 79-36

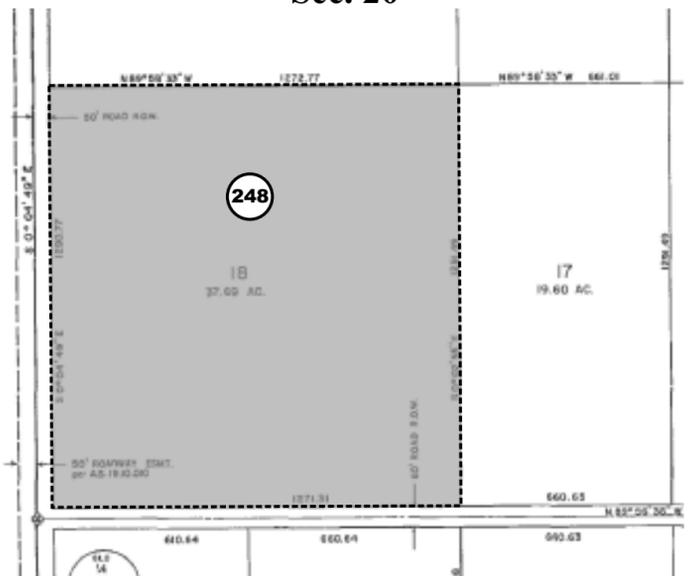
Location	Located near Glennallen at about mile 183 on the Glenn Highway and approximately 5.5 miles west of the intersection with the Richardson Highway.
Topo Map	USGS Quad Gulkana A-3, A-4
Access	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
Terrain	Area is on a plateau at about 1,400 to 1,500 foot elevation with generally flat lying terrain cut by river valleys.
Soils	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
Vegetation	The area is generally well forested with black spruce, willow, and aspen. Some locations are comprised of black spruce and muskeg overlying a fairly level permafrost base. Some areas may have standing water and potholes.
Water Front	Unknown
View	Individual lots may have a view of the Wrangell Mountains.
Climate	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	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.
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-36.
Municipal Authority	None
Homeowners Assoc.	None
Other	NO LOT CORNERS WERE SET DURING THE SURVEY. Lot lines should be located prior to construction of any structure or driveway.

Sec. 20

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
248	202142	C004N002W20	ASLS 79-36	18	37.69	\$15,800.00



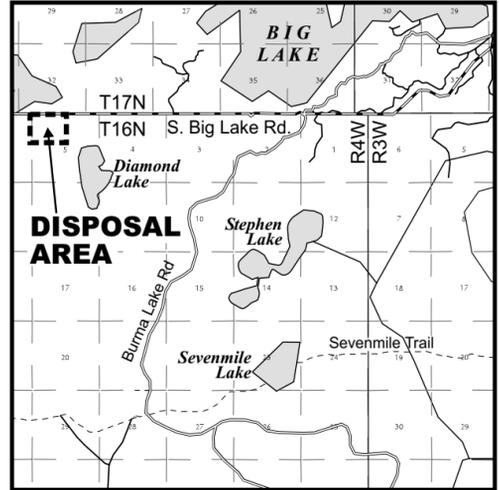
VICINITY MAP
Township 4 North,
Range 2 West, Sec. 20
Copper River Meridian, Alaska



Southcentral Region -- Fall 2002 State Land Auction # 425

Map 37 - Goldstreak ASLS 79-156

Location	Located in the Big Lake area, approximately 20 air miles north of Anchorage and 20 miles west of Wasilla.
Topo Map	USGS Quad Tyonek C-1
Access	Subdivision is located southwest of Big Lake and is directly accessible from South Big Lake Rd. Access to parcel 249 is south from South Big Lake Rd. onto Goldstreak Dr.
Terrain	Topography is comprised of low rolling hills and swamp or bog dominated lowlands.
Soils	Well-drained, gravelly, gray soils that may be covered by a poorly drained fibrous peat layer, which freezes in winter.
Vegetation	Trees consists mostly of birch and spruce with some aspen and alder.
Water Front	None
View	Unknown
Climate	Local temperatures range from 40 to 70 degrees F in summer, to 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches including 92 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	ADEC has approved all parcels for on-site sewage and must be constructed and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-156.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Goldstreak Homeowner's Association, if active. Covenants are recorded in Book 220, page 83, within the Palmer Recording District.
Other	There is an abandoned vehicle and delapidated wood foundation on this parcel.

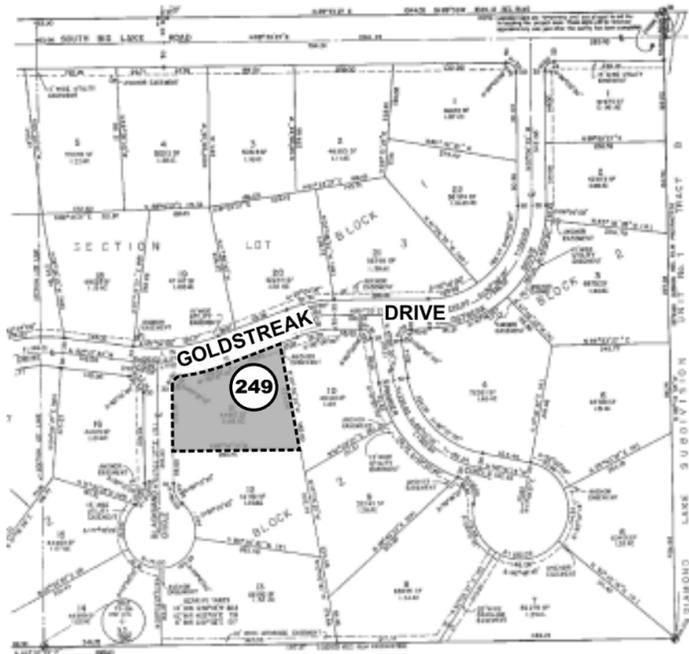


USGS QUAD Tyonek C-1, Alaska

VICINITY MAP
Township 16 North, Range 4 West, Sec. 5
Seward Meridian, Alaska

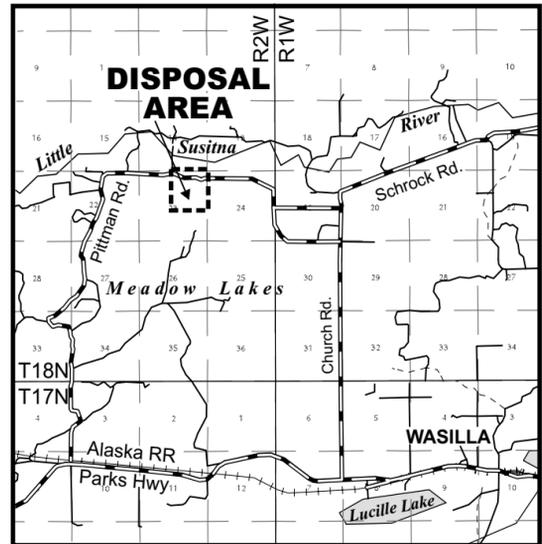
Sec. 5

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
249	206120	S016N004W05	ASLS 79-156	11	2	1.3	\$6,800.00



Map 38 - Greensward ASLS 79-154

Location	Located within the Meadow Lakes Community, approximately 6 miles northwest of Wasilla and about 1/2 mile south of the Little Susitna River.
Topo Map	USGS Quad Anchorage C-7
Access	Direct access to Greensward Subdivision is by North Pittman Road and then turn south on Greensward Drive to Lot 14 of Block 5. Access to North Pittman Road is at mile 48.8 of the Parks Highway. Access to North Pittman Road can also be gained by either Church Road, mile 44.4 of the Parks Highway, or Schrock Road.
Terrain	Parcel is level.
Soils	Well-drained, gravelly, gray soil and may be covered by a poorly drained fibrous peat layer, which freezes in winter.
Vegetation	Vegetation consists mostly of cottonwood, alder, birch, and some black spruce.
Water Front	None
View	Unknown
Climate	Local temperatures range from 46 to 70 degrees F in summer, to 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches including 92 inches of snow.
Water Source	Water availability and quality are expected to be good.
Water/Sewage Disposal	ADEC has approved parcels within this subdivision for on-site sewage and must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Phone and electricity have been provided to existing private parcels within the subdivision.
Restrictions	Subject to platted easements and reservations, see ASLS 79-154.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Greensward Homeowners' Association, if active. Covenants are recorded in Book 220, Page 38, within the Palmer Recording District.
Other	A small debris pile is located on parcel.

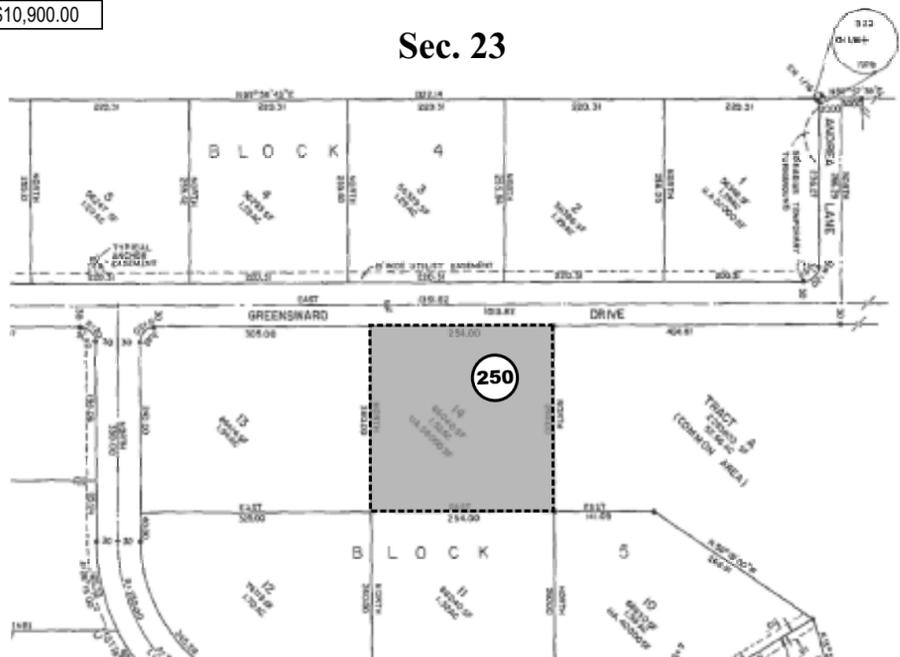


USGS Quads Anchorage C-7, Alaska

VICINITY MAP
Township 18 North, Range 2 West, Sec. 23
Seward Meridian, Alaska

Sec. 23

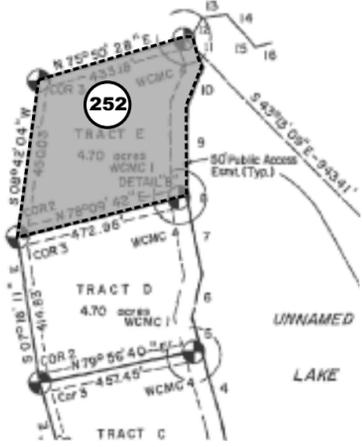
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
250	206158	S018N002W23	ASLS 79-154	14	5	1.520	\$10,900.00



Map 39 - Heiden View ASLS 85-89. Parcel 251 has been withdrawn.

Map 40 - Hewitt Lake Remote Odd Lots

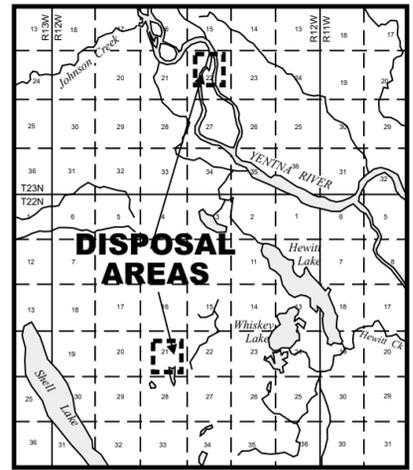
Location	The Hewitt Lake Remote area is approximately 68 to 85 miles northwest of Anchorage and 41 to 56 miles west-northwest of Willow. Parcel 252 is located on a small unnamed lake between Shell Lake and Hewitt Lake. Parcel 253 is located off of a slough of the Yentna River.
Topo Map	USGS Quad Talkeetna A-3 and Tyonek D-4
Access	Access to area is fly-in on Shell Lake, Hewitt Lake, or the Yentna River or by riverboat on the Yentna River, then by ATV or snow machine across unreserved state land.
Terrain	The disposal area is generally moderate to steep, dry rolling terrain interspersed with muskeg formations.
Soils	Sandy silt with some clay pockets. Little to no perma-frost was found in the test holes.
Vegetation	Mixed spruce, birch, and aspen with large cottonwoods prevalent along the water drainages. Ground cover consists primarily of low alder, grasses, and berry bushes.
Water Front	Parcel 252 has frontage along an unnamed lake. Parcel 253 has frontage along the Yentna River (slough).
View	Potentially good views of the unnamed lake and Yentna River are possible.
Climate	January temperatures range from -30 to 33 degrees F; July can vary from 42 to 83 degrees F. Annual precipitation averages 28 inches, including 70 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations. Please refer to the appropriate ASLS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Areas along water bodies tend to be boggy.



PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
252	206375	S022N012W21	ASLS 83-108	E	4.700	\$10,300.00
253	209538	S023N012W22	ASLS 89-243		34.560	\$36,000.00

ASLS 83-108 Sec. 21

VICINITY MAP
Township 22 North,
Range 12 West, Sec. 21
Township 23 North,
Range 12 West, Sec. 22
Seward Meridian, Alaska



USGS Quad Talkeetna A-3, Alaska
USGS Quad Tyonek D-4, Alaska

Map 41 - Hewitt Whiskey Lakes I ASLS 79-148

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
254	205133	S022N012W12	ASLS 79-148	1	1	4.901	\$4,700.00
255	205134	S022N012W12	ASLS 79-148	2	1	4.982	\$4,700.00
256	205135	S022N012W12	ASLS 79-148	3	1	4.982	\$4,700.00
257	205136	S022N012W12	ASLS 79-148	4	1	4.982	\$4,700.00
258	205137	S022N012W12	ASLS 79-148	5	1	5.000	\$4,800.00
259	205138	S022N012W12	ASLS 79-148	6	1	4.994	\$4,700.00
260	205139	S022N012W12	ASLS 79-148	7	1	4.995	\$4,700.00
261	205141	S022N012W12	ASLS 79-148	9	1	4.950	\$4,700.00
262	205142	S022N012W12	ASLS 79-148	10	1	4.990	\$4,700.00
263	205143	S022N012W12	ASLS 79-148	11	1	4.990	\$4,700.00
264	205144	S022N012W12	ASLS 79-148	12	1	4.972	\$4,700.00
265	205147	S022N012W12	ASLS 79-148	3	2	4.990	\$4,700.00
266	205148	S022N012W12	ASLS 79-148	4	2	4.950	\$4,700.00
267	205149	S022N012W12	ASLS 79-148	5	2	4.950	\$4,700.00
268	205151	S022N012W12	ASLS 79-148	7	2	4.975	\$4,700.00
269	205152	S022N012W12	ASLS 79-148	8	2	4.960	\$4,700.00
270	205153	S022N012W12	ASLS 79-148	9	2	4.954	\$4,700.00
271	205154	S022N012W12	ASLS 79-148	10	2	4.898	\$4,700.00
272	205156	S022N012W12	ASLS 79-148	12	2	4.902	\$4,700.00
273	205157	S022N012W12	ASLS 79-148	13	2	4.902	\$4,700.00
274	205158	S022N012W12	ASLS 79-148	14	2	4.900	\$4,700.00
275	205160	S022N012W01	ASLS 79-148	1	3	4.999	\$4,700.00
276	205161	S022N012W01	ASLS 79-148	2	3	5.000	\$4,800.00
277	205162	S022N012W01	ASLS 79-148	3	3	5.000	\$4,800.00
278	205163	S022N012W01	ASLS 79-148	4	3	5.000	\$4,800.00
279	205164	S022N012W01	ASLS 79-148	5	3	5.000	\$4,800.00
280	205165	S022N012W01	ASLS 79-148	6	3	5.000	\$4,800.00
281	205166	S022N012W01	ASLS 79-148	7	3	5.000	\$4,800.00
282	205167	S022N012W01	ASLS 79-148	8	3	5.000	\$4,800.00
283	205168	S022N012W01	ASLS 79-148	9	3	5.000	\$4,800.00
284	205169	S022N012W01	ASLS 79-148	10	3	5.000	\$4,800.00
285	205170	S022N012W01	ASLS 79-148	11	3	5.000	\$4,800.00
286	205171	S022N012W01	ASLS 79-148	12	3	5.000	\$4,500.00
287	205172	S022N012W01	ASLS 79-148	13	3	5.000	\$4,300.00
288	205173	S022N012W01	ASLS 79-148	14	3	5.000	\$4,500.00
289	205174	S022N012W01	ASLS 79-148	15	3	5.000	\$4,800.00
290	205175	S022N012W01	ASLS 79-148	16	3	5.000	\$4,800.00
291	205184	S022N012W01	ASLS 79-148	25	3	4.998	\$4,700.00
292	205185	S022N012W01	ASLS 79-148	26	3	5.000	\$4,800.00
293	205186	S022N012W01	ASLS 79-148	27	3	5.000	\$4,800.00
294	205187	S022N012W01	ASLS 79-148	28	3	5.000	\$4,800.00
295	205188	S022N012W01	ASLS 79-148	29	3	5.000	\$4,800.00
296	205189	S022N012W01	ASLS 79-148	30	3	5.000	\$4,800.00
297	205190	S022N012W01	ASLS 79-148	31	3	4.999	\$4,700.00
298	205191	S022N012W01	ASLS 79-148	32	3	4.999	\$4,700.00
299	205210	S022N012W01	ASLS 79-148	3	4	4.999	\$4,700.00
300	205211	S022N012W01	ASLS 79-148	4	4	4.999	\$4,700.00
301	205212	S022N012W01	ASLS 79-148	5	4	4.999	\$4,700.00

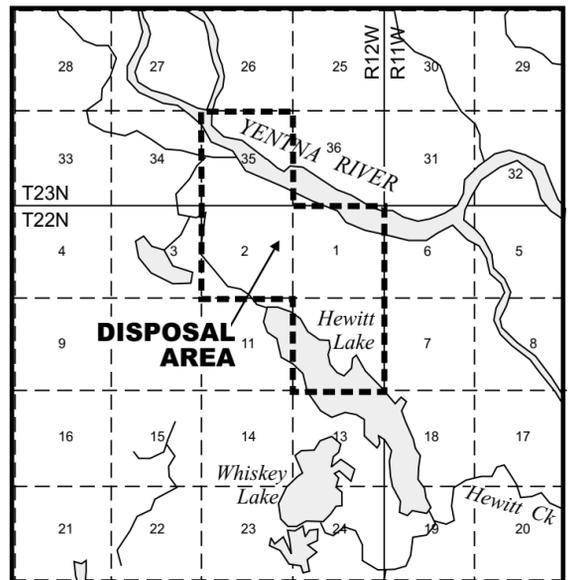
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
302	205213	S022N012W01	ASLS 79-148	6	4	4.946	\$4,700.00
303	205214	S022N012W01	ASLS 79-148	7	4	4.930	\$4,700.00
304	205215	S022N012W01	ASLS 79-148	8	4	4.994	\$4,700.00
305	205216	S022N012W01	ASLS 79-148	9	4	5.000	\$4,800.00
306	205217	S022N012W01	ASLS 79-148	10	4	5.000	\$4,800.00
307	205218	S022N012W01, 02	ASLS 79-148	11	4	5.000	\$4,800.00
308	205219	S022N012W01, 02	ASLS 79-148	12	4	4.992	\$4,700.00
309	205222	S022N012W02	ASLS 79-148	3	5	4.993	\$4,700.00
310	205223	S022N012W02	ASLS 79-148	4	5	4.993	\$4,700.00
311	205225	S022N012W02	ASLS 79-148	6	5	4.993	\$4,700.00
312	205226	S022N012W02	ASLS 79-148	7	5	4.993	\$4,700.00
313	205227	S022N012W02	ASLS 79-148	8	5	4.993	\$4,700.00
314	205228	S022N012W02	ASLS 79-148	9	5	4.993	\$4,700.00
315	205232	S022N012W02	ASLS 79-148	13	5	4.991	\$4,700.00
316	205234	S022N012W02	ASLS 79-148	2	6	4.938	\$4,700.00
317	205235	S022N012W02	ASLS 79-148	3	6	4.945	\$4,700.00
318	205236	S022N012W02	ASLS 79-148	4	6	4.943	\$4,700.00
319	205237	S022N012W02	ASLS 79-148	5	6	4.952	\$4,700.00
320	205238	S022N012W02	ASLS 79-148	6	6	4.998	\$4,700.00
321	205239	S022N012W02	ASLS 79-148	7	6	4.959	\$4,700.00
322	205240	S022N012W02	ASLS 79-148	8	6	4.957	\$4,700.00
323	205242	S022N012W02	ASLS 79-148	2	7	4.959	\$4,700.00
324	205243	S022N012W02	ASLS 79-148	3	7	4.987	\$4,700.00
325	205244	S022N012W02	ASLS 79-148	4	7	4.997	\$4,700.00
326	205245	S022N012W02	ASLS 79-148	5	7	5.000	\$4,800.00
327	205246	S022N012W02	ASLS 79-148	6	7	4.999	\$4,700.00
328	205247	S022N012W02	ASLS 79-148	7	7	4.991	\$4,700.00
329	205248	S022N012W02	ASLS 79-148	8	7	4.959	\$4,700.00
330	205249	S022N012W02	ASLS 79-148	9	7	4.959	\$4,700.00
331	205251	S022N012W02	ASLS 79-148	1	8	4.998	\$4,700.00
332	205252	S022N012W01, 02	ASLS 79-148	2	8	5.000	\$4,700.00
333	205253	S022N012W01, 02	ASLS 79-148	3	8	4.980	\$4,700.00
334	205254	S022N012W01	ASLS 79-148	4	8	4.980	\$4,700.00
335	205255	S022N012W01	ASLS 79-148	5	8	4.989	\$4,700.00
336	205256	S022N012W01	ASLS 79-148	6	8	4.980	\$4,700.00
337	205257	S022N012W01, 02	ASLS 79-148	7	8	4.999	\$4,700.00
338	205258	S022N012W01, 02	ASLS 79-148	8	8	4.999	\$4,700.00
339	205259	S022N012W01, 02	ASLS 79-148	9	8	4.999	\$4,700.00
340	205262	S022N012W02	ASLS 79-148	12	8	4.999	\$4,700.00
341	205263	S022N012W02	ASLS 79-148	13	8	4.999	\$4,700.00
342	205264	S022N012W02	ASLS 79-148	14	8	4.999	\$4,700.00
343	205265	S022N012W02	ASLS 79-148	15	8	4.999	\$4,700.00
344	205266	S023N012W35	ASLS 79-148	16	8	4.999	\$4,700.00
345	205267	S023N012W35	ASLS 79-148	17	8	4.999	\$4,700.00
346	205269	S023N012W35	ASLS 79-148	19	8	4.999	\$4,500.00
347	205270	S022N012W02	ASLS 79-148	20	8	4.993	\$4,700.00
348	205271	S022N012W02	ASLS 79-148	21	8	4.993	\$4,700.00
349	205272	S022N012W02	ASLS 79-148	22	8	4.993	\$4,700.00
350	205273	S022N012W02	ASLS 79-148	23	8	4.993	\$4,700.00

Map 41 - Hewitt Whiskey Lakes I ASLS 79-148 continues on the following page

Map 41 - Hewitt Whiskey Lakes I ASLS 79-148

Map 41 continues from the previous page

Location	The subdivision is located between the Yentna River and Hewitt Lake, approximately 60 miles northwest of Anchorage and 8 miles northwest of Skwentna.
Topo Map	USGS Quad Tyonek D-4
Access	The Yentna River provides boat access during the summer or snow machine access during the winter. Aircraft access to the area is possible with floatplanes on the rivers and lakes or wheel aircraft on gravel bars or public airstrips. Conditions of landing areas are unknown. Access to individual lots is by platted rights-of-way or across unreserved state land.
Terrain	Topography is nearly level to gently rolling, to mountain foot slopes. Elevations range from 200 to 1,500 feet above sea level.
Soils	Area ranges from well-drained soils on the lower hills and terraces to poorly drained, fibrous, organic soils in depressions in and between glacial moraines, as well as on parts of terraces and floodplains.
Vegetation	White spruce, paper birch, alder, willow, cottonwood, tall grasses, forbs, shrubs, mosses, lichens, and other small alpine plants in the well-drained areas. In the poorly drained areas you will find mosses, low shrubs, forbs, sedges, black spruce, patches of tall alder, and willow.
Water Front	None
View	Unknown
Climate	January temperatures range from -30 to 33 degrees F; July can vary from 42 to 83 degrees F. Annual precipitation averages 28 inches, including 70 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-148. Parcels within this subdivision may contain wetlands and may require a permit from the Army Corps of Engineers prior to the placement of fill material.
Municipal Authority	Located within the taxing authority of Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Tract G within the subdivision has been designated for future use as a public landing strip, conditions of which are unknown.

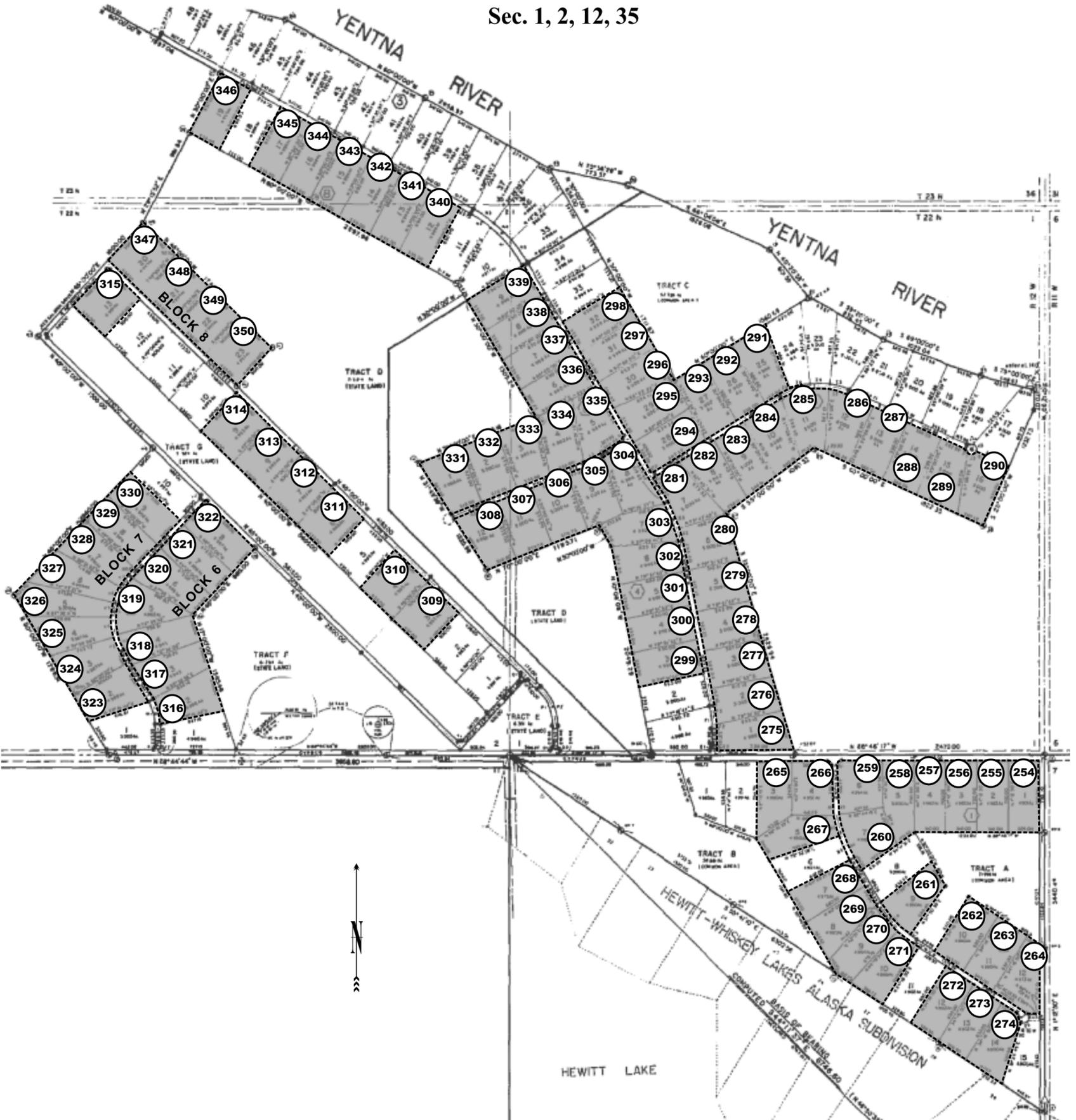


USGS Quad Tyonek D-4, Alaska

VICINITY MAP

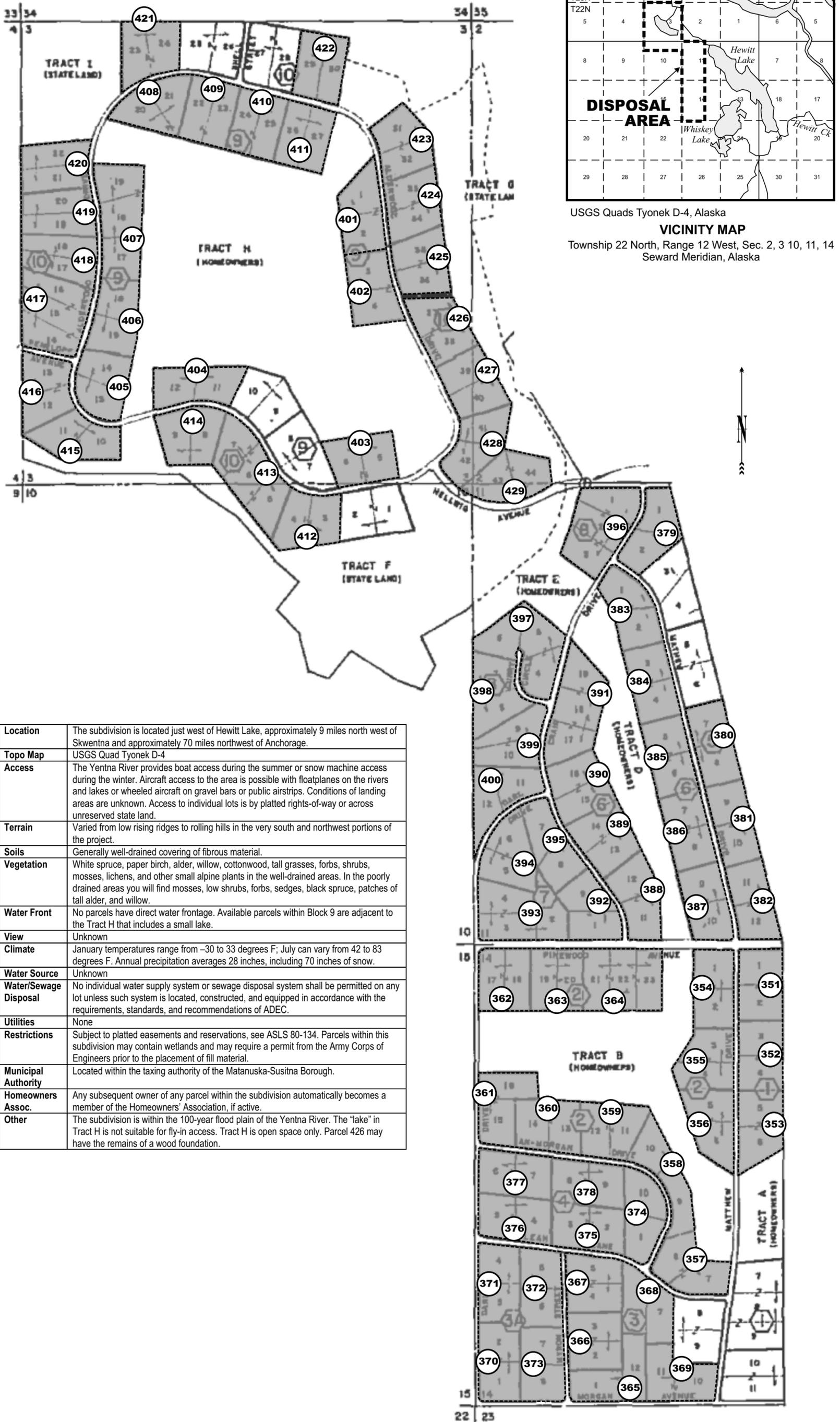
Township 22 North, Range 12 West, Sec. 1, 2, 12
 Township 23 North, Range 12 West, Sec. 35
 Seward Meridian, Alaska

Sec. 1, 2, 12, 35



Map 42 - Hewitt Whiskey Lakes II ASLS 80-134

Sec. 2, 3, 10, 11, 14



USGS Quads Tyonek D-4, Alaska
VICINITY MAP
 Township 22 North, Range 12 West, Sec. 2, 3 10, 11, 14
 Seward Meridian, Alaska

Location	The subdivision is located just west of Hewitt Lake, approximately 9 miles north west of Skwentna and approximately 70 miles northwest of Anchorage.
Topo Map	USGS Quad Tyonek D-4
Access	The Yentna River provides boat access during the summer or snow machine access during the winter. Aircraft access to the area is possible with floatplanes on the rivers and lakes or wheeled aircraft on gravel bars or public airstrips. Conditions of landing areas are unknown. Access to individual lots is by platted rights-of-way or across unreserved state land.
Terrain	Varied from low rising ridges to rolling hills in the very south and northwest portions of the project.
Soils	Generally well-drained covering of fibrous material.
Vegetation	White spruce, paper birch, alder, willow, cottonwood, tall grasses, forbs, shrubs, mosses, lichens, and other small alpine plants in the well-drained areas. In the poorly drained areas you will find mosses, low shrubs, forbs, sedges, black spruce, patches of tall alder, and willow.
Water Front	No parcels have direct water frontage. Available parcels within Block 9 are adjacent to the Tract H that includes a small lake.
View	Unknown
Climate	January temperatures range from -30 to 33 degrees F; July can vary from 42 to 83 degrees F. Annual precipitation averages 28 inches, including 70 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-134. Parcels within this subdivision may contain wetlands and may require a permit from the Army Corps of Engineers prior to the placement of fill material.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	The subdivision is within the 100-year flood plain of the Yentna River. The "lake" in Tract H is not suitable for fly-in access. Tract H is open space only. Parcel 426 may have the remains of a wood foundation.

Southcentral Region -- Fall 2002 State Land Auction # 425
Map 42 - Hewitt Whiskey Lakes II ASLS 80-134
 Map 42 continues from the previous page

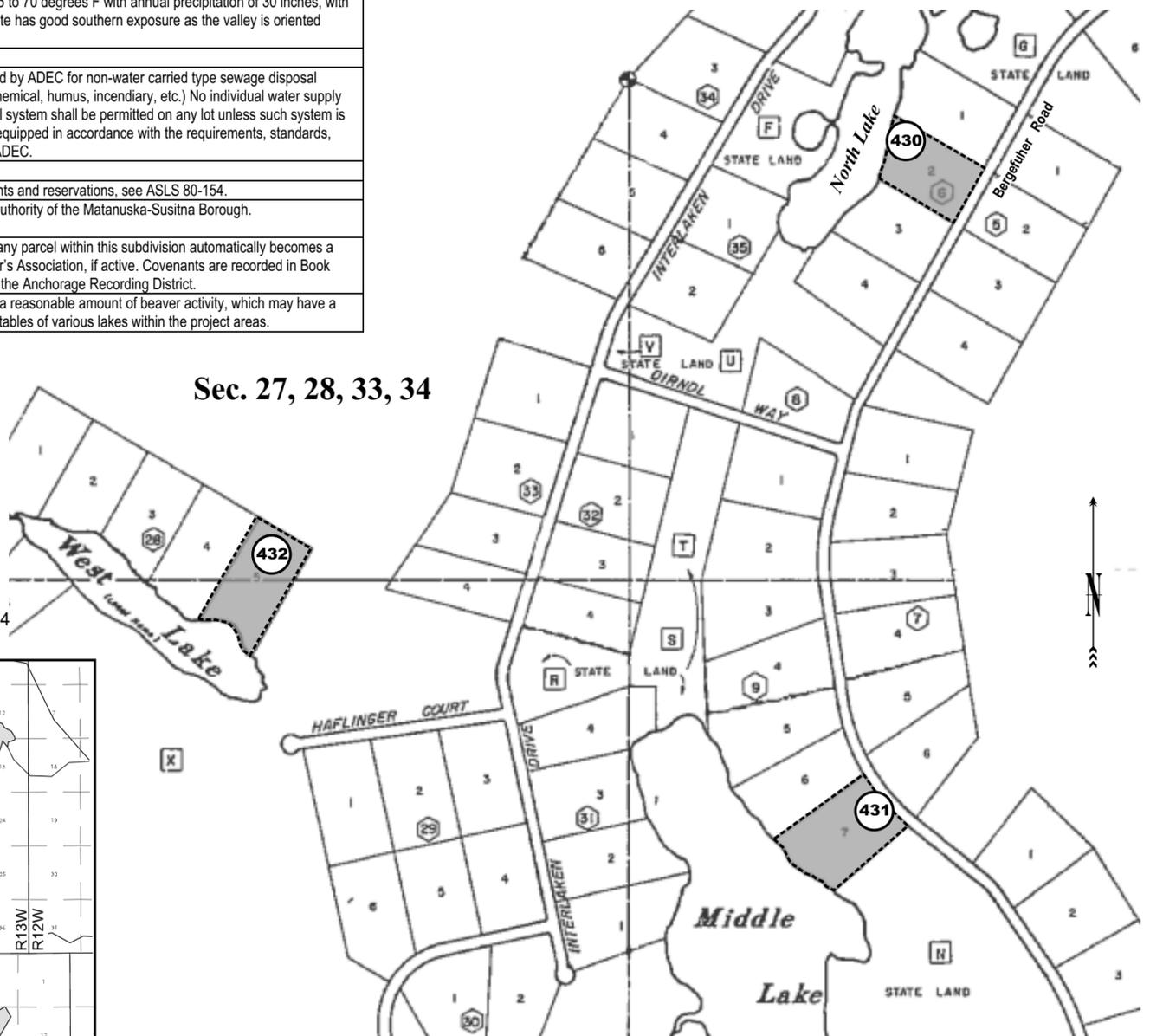
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
351	214154	S022N012W14	ASLS 80-134	1, 2	1	9.700	\$7,800.00
352	214155	S022N012W14	ASLS 80-134	3, 4	1	9.700	\$7,800.00
353	214156	S022N012W14	ASLS 80-134	5, 6	1	9.700	\$7,800.00
354	214159	S022N012W14	ASLS 80-134	1, 2	2	9.885	\$7,900.00
355	214160	S022N012W14	ASLS 80-134	3, 4	2	9.885	\$7,900.00
356	214161	S022N012W14	ASLS 80-134	5, 6	2	9.885	\$7,900.00
357	214162	S022N012W14	ASLS 80-134	7, 8	2	9.994	\$8,000.00
358	214163	S022N012W14	ASLS 80-134	9, 10	2	9.998	\$8,000.00
359	214164	S022N012W14	ASLS 80-134	11, 12	2	9.998	\$8,000.00
360	214165	S022N012W14	ASLS 80-134	13, 14	2	9.998	\$8,000.00
361	214166	S022N012W14	ASLS 80-134	15, 16	2	9.981	\$8,000.00
362	214167	S022N012W14	ASLS 80-134	17, 18	2	9.920	\$7,900.00
363	214168	S022N012W14	ASLS 80-134	19, 20	2	9.960	\$8,000.00
364	214169	S022N012W14	ASLS 80-134	21, 22, 23	2	14.940	\$10,500.00
365	214170	S022N012W14	ASLS 80-134	1, 12	3	9.921	\$7,900.00
366	214171	S022N012W14	ASLS 80-134	2, 3	3	9.826	\$7,900.00
367	214172	S022N012W14	ASLS 80-134	4, 5	3	9.837	\$7,900.00
368	214173	S022N012W14	ASLS 80-134	6, 7	3	9.866	\$7,900.00
369	214175	S022N012W14	ASLS 80-134	10, 11	3	9.949	\$8,000.00
370	214176	S022N012W14	ASLS 80-134	1, 2	3A	10.000	\$8,000.00
371	214177	S022N012W14	ASLS 80-134	3, 4	3A	9.997	\$8,000.00
372	214178	S022N012W14	ASLS 80-134	5, 6	3A	9.980	\$8,000.00
373	214179	S022N012W14	ASLS 80-134	7, 8	3A	9.980	\$8,000.00
374	214180	S022N012W14	ASLS 80-134	1, 10	4	9.949	\$8,000.00
375	214181	S022N012W14	ASLS 80-134	2, 3	4	9.932	\$7,900.00
376	214182	S022N012W14	ASLS 80-134	4, 5	4	9.999	\$8,000.00
377	214183	S022N012W14	ASLS 80-134	6, 7	4	9.998	\$8,000.00
378	214184	S022N012W14	ASLS 80-134	8, 9	4	9.902	\$7,900.00
379	214185	S022N012W11	ASLS 80-134	1, 2	5	9.616	\$7,700.00
380	214188	S022N012W11	ASLS 80-134	7, 8	5	9.616	\$7,700.00
381	214189	S022N012W11	ASLS 80-134	9, 10	5	9.616	\$7,300.00
382	214190	S022N012W11	ASLS 80-134	11, 12	5	9.611	\$7,700.00
383	214191	S022N012W11	ASLS 80-134	1, 2	6	9.969	\$8,000.00
384	214192	S022N012W11	ASLS 80-134	3, 4	6	9.956	\$8,000.00
385	214193	S022N012W11	ASLS 80-134	5, 6	6	9.956	\$8,000.00
386	214194	S022N012W11	ASLS 80-134	7, 8	6	9.956	\$8,000.00
387	214195	S022N012W11	ASLS 80-134	9, 10	6	9.955	\$8,000.00
388	214196	S022N012W11	ASLS 80-134	11, 12	6	9.957	\$8,000.00
389	214197	S022N012W11	ASLS 80-134	13, 14	6	10.000	\$8,000.00
390	214198	S022N012W11	ASLS 80-134	15, 16	6	9.987	\$8,000.00
391	214199	S022N012W11	ASLS 80-134	17, 18, 19	6	14.996	\$10,600.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
392	214200	S022N012W11	ASLS 80-134	1, 9	7	9.929	\$7,900.00
393	214201	S022N012W11	ASLS 80-134	2, 3, 4	7	14.860	\$10,500.00
394	214202	S022N012W11	ASLS 80-134	5, 6	7	9.885	\$7,900.00
395	214203	S022N012W11	ASLS 80-134	7, 8	7	9.930	\$8,000.00
396	214204	S022N012W11	ASLS 80-134	1, 2, 3	8	14.551	\$10,200.00
397	214205	S022N012W11	ASLS 80-134	4, 5, 6	8	14.850	\$10,500.00
398	214206	S022N012W11	ASLS 80-134	7, 8	8	9.930	\$7,900.00
399	214207	S022N012W11	ASLS 80-134	9, 10	8	9.880	\$7,900.00
400	214208	S022N012W11	ASLS 80-134	11, 12	8	9.885	\$7,900.00
401	214226	S022N012W03	ASLS 80-134	1, 2	9	10.000	\$8,000.00
402	214227	S022N012W03	ASLS 80-134	3, 4	9	10.000	\$8,000.00
403	214209	S022N012W03, 10	ASLS 80-134	5, 6	9	10.000	\$8,000.00
404	214212	S022N012W03	ASLS 80-134	11, 12	9	10.000	\$8,000.00
405	214213	S022N012W03	ASLS 80-134	13, 14	9	9.983	\$8,000.00
406	214214	S022N012W03	ASLS 80-134	15, 16	9	9.993	\$8,000.00
407	214215	S022N012W03	ASLS 80-134	17, 18, 19	9	14.990	\$10,600.00
408	214235	S022N012W03	ASLS 80-134	20, 21	9	9.962	\$8,000.00
409	214236	S022N012W03	ASLS 80-134	22, 23	9	9.923	\$7,900.00
410	214237	S022N012W03	ASLS 80-134	24, 25	9	9.930	\$7,900.00
411	214238	S022N012W03	ASLS 80-134	26, 27	9	9.930	\$7,500.00
412	214217	S022N012W10	ASLS 80-134	3, 4	10	10.000	\$7,200.00
413	214218	S022N012W03, 10	ASLS 80-134	5, 6, 7	10	15.000	\$8,800.00
414	214219	S022N012W03	ASLS 80-134	8, 9	10	10.000	\$8,000.00
415	214220	S022N012W03	ASLS 80-134	10, 11	10	10.000	\$8,000.00
416	214221	S022N012W03	ASLS 80-134	12, 13	10	10.000	\$8,000.00
417	214222	S022N012W03	ASLS 80-134	14, 15, 16	10	14.900	\$10,500.00
418	214223	S022N012W03	ASLS 80-134	17, 18	10	10.000	\$8,000.00
419	214224	S022N012W03	ASLS 80-134	19, 20	10	10.000	\$8,000.00
420	214225	S022N012W03	ASLS 80-134	21, 22	10	9.982	\$8,000.00
421	214239	S022N012W03	ASLS 80-134	23, 24	10	10.000	\$8,000.00
422	214242	S022N012W03	ASLS 80-134	29, 30	10	9.805	\$7,800.00
423	214228	S022N012W03	ASLS 80-134	31, 32	10	10.000	\$8,000.00
424	214229	S022N012W03	ASLS 80-134	33, 34	10	10.000	\$8,000.00
425	214230	S022N012W03	ASLS 80-134	35, 36	10	10.000	\$8,000.00
426	214231	S022N012W02, 03	ASLS 80-134	37, 38	10	9.930	\$7,900.00
427	214232	S022N012W02, 03	ASLS 80-134	39, 40	10	9.930	\$7,900.00
428	214233	S022N012W02, 03, 10	ASLS 80-134	41, 42	10	9.930	\$7,900.00
429	214234	S022N012W02, 03, 10, 11	ASLS 80-134	43, 44	10	9.928	\$7,900.00

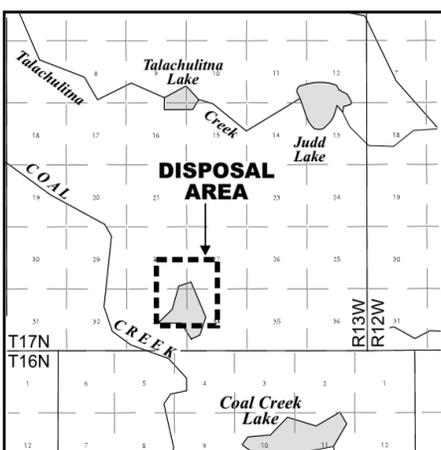
Map 43 - High Mountain Lakes ASLS 80-154

Location	Located approximately 65 miles northwest of Anchorage, 9 miles north of Beluga Lake, and 3 miles southwest of Judd Lake.
Topo Map	USGS Quad Tyonek C-5
Access	North Lake and Middle Lake can be accessed by floatplane while the two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only.
Terrain	Gently to moderately steep slopes with elevation between 1,000 to 2,000 feet above mean sea level.
Soils	An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at deeper depths. Ground water is present at a 5' minimum depth throughout most of the area.
Vegetation	The well drained sites consist of a mixed forest of alder, birch, cottonwood, white spruce, and willow while low lying areas primarily consist of low brush and grassy bogs.
Water Front	Each lot has lakeshore frontage on either West, North, or Middle Lake.
View	The south end of the project has potential views of the Alaska Range, specifically of Mt. Spur and Mt. Gerdine to the southwest.
Climate	Temperatures range from 5 to 70 degrees F with annual precipitation of 30 inches, with 120 inches of snow. The site has good southern exposure as the valley is oriented north-south.
Water Source	Unknown
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems, (i.e. pit privies, chemical, humus, incendiary, etc.) 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-154.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowner's Association, if active. Covenants are recorded in Book 588, Page 954-958, within the Anchorage Recording District.
Other	It should be noted there is a reasonable amount of beaver activity, which may have a direct impact on the water tables of various lakes within the project areas.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
430	210382	S017N013W27	ASLS 80-154	2	6	3.990	\$7,000.00
431	210321	S017N013W34	ASLS 80-154	7	9	4.870	\$9,500.00
432	210685	S017N013W28, 33	ASLS 80-154	5	28	4.570	\$8,000.00



VICINITY MAP
 Township 17 North,
 Range 13 West, Sec. 27, 28, 33, 34
 Seward Meridian, Alaska

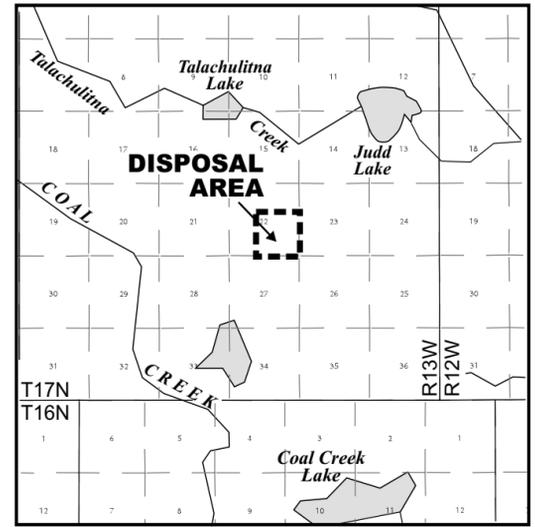


USGS Quad Tyonek C-5, Alaska

9/16/02

Map 44 - High Mountain Lakes Addition ASLS 81-194

Location	Located approximately 65 miles northwest of Anchorage, 9 miles north of Beluga Lake, and 2 miles southwest of Judd Lake.
Topo Map	USGS Quad Tyonek C-5
Access	Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for air access. Other means is by overland hiking or by snowmachine.
Terrain	Topography is flat to fairly steep with elevation between 1,000 to 2,000 feet above mean sea level. Small lakes and streams are scattered throughout the area.
Soils	A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Overall, the area is well drained.
Vegetation	Scattered to moderate stands of large spruce and cottonwood trees are found throughout the valleys as well as grassy wet and dry meadows, willow, and alder. The surrounding hills are predominately covered by low vegetation.
Water Front	None
View	Potential views of the Alaska Range and lakes scattered throughout the area.
Climate	Temperatures range from an average low of 5 degrees F to a high of 58 degrees F, with extremes down to -50 degrees F and up to 80 degrees F. Annual precipitation is 25 to 30 inches including 130 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	All lots are approved by ADEC pursuant to 18 AAC 72.065 for on-site pit privy 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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-194.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the High Mountain Lakes Homeowner's Association, if active. Covenants are recorded in Book 699, Page 915, within the Anchorage Recording District.

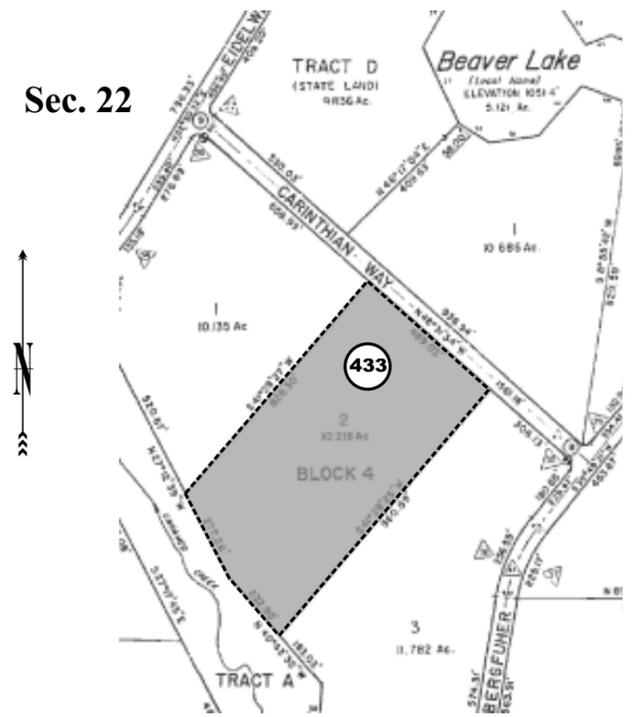


VICINITY MAP
Township 17 North,
Range 13 West, Sec. 22
Seward Meridian, Alaska

USGS Quad Tyonek C-5, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
433	213333	S017N013W22	ASLS 81-194	2	4	10.218	\$8,200.00

Sec. 22

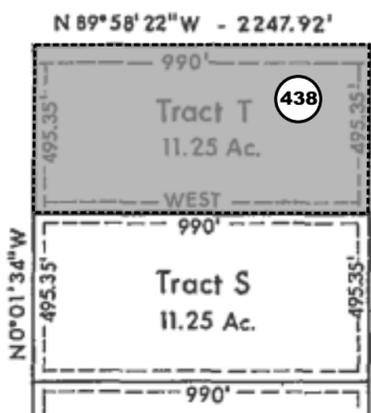


Map 45 - Hiline Lake Odd Lots

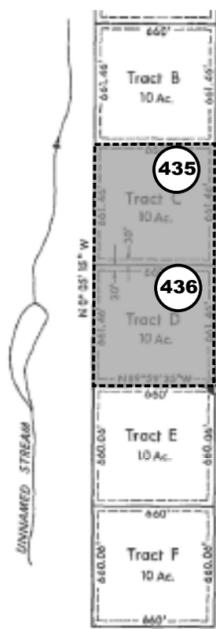
Location	Located approximately 65 miles northwest of Anchorage in the Talachulitna River drainage. Beluga Mountain rises to the east. The Talachulitna River is approximately 1.5 - 3 miles to the east.
Topo Map	USGS Quad Tyonek C-4
Access	Fly-in by floatplane or ski plane offer the only viable means of access to the area. Conditions of landing areas are unknown.
Terrain	Nearly level to gently rolling along the shoreline of Hiline lake, giving way to steep rugged terrain east of the lake. Elevation ranges from 800 to 1,000 feet above sea level.
Soils	Soils consist of well-drained soils that occur extensively in the low hills, terraces, and the outwash plains. Also present are very poorly drained fibrous organic soils in depressions in and between glacial moraines and low parts of terraces and floodplains.
Vegetation	Vegetation includes forests dominated by white spruce and paper birch in the well-drained areas. The poorly drained soils support mosses and associated shrubs.
Water Front	None
View	Potential views of Mt. Susitna, the Alaska Range, and the Mountains of the Alaska Peninsula.
Climate	Temperatures range from a maximum mean of 69 degrees F in July to a minimum mean of -4 degrees F in January. Average precipitation is 113 inches including snowfall.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 91-257, 90-116, or the appropriate ASCS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Unknown

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
434	224601	S019N012W24	ASLS 91-257	A	20.010	\$12,000.00
435	224185	S019N012W22	ASCS	C	10.000	\$8,000.00
436	224186	S019N012W22	ASCS	D	10.000	\$8,000.00
437	224726	S019N012W22	ASLS 91-257	S	20.02	\$12,100.00
438	224202	S019N012W24	ASCS	T	11.250	\$8,700.00
439	224608	S019N012W22	ASLS 90-116		20.060	\$12,000.00

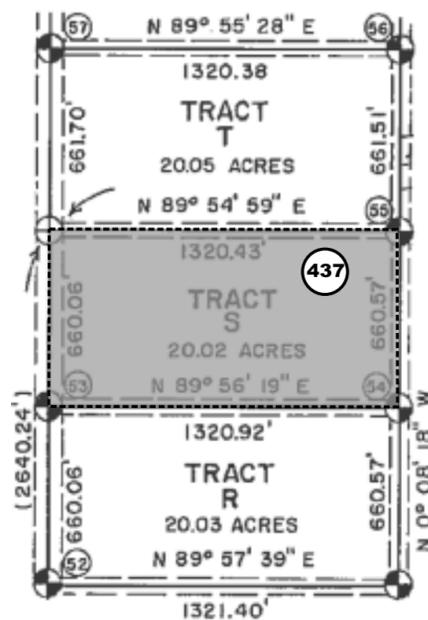
ASCS Sec. 24



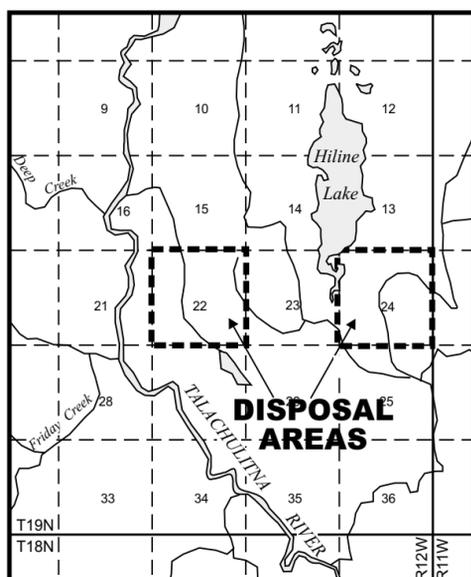
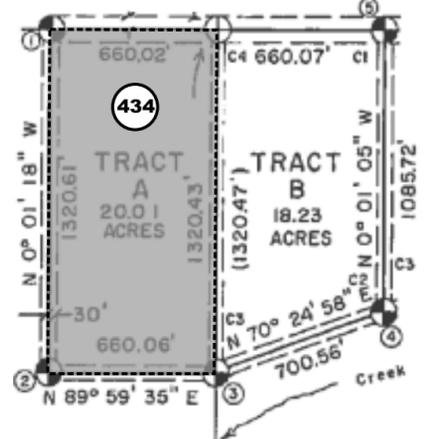
ASCS Sec. 22



ASLS 91-257 Sec. 22



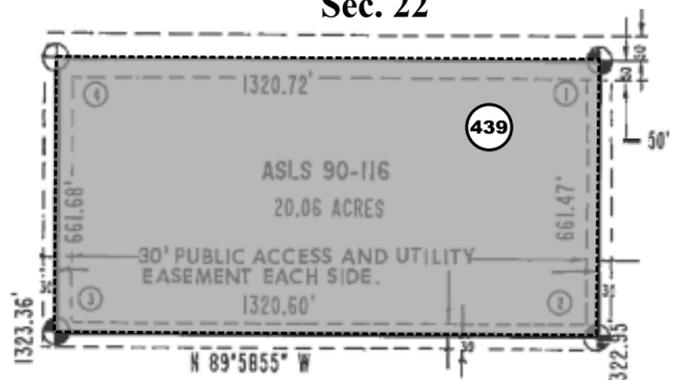
ASLS 91-257 Sec. 24



VICINITY MAP
Township 19 North,
Range 12 West, Sec. 22, 24
Seward Meridian, Alaska

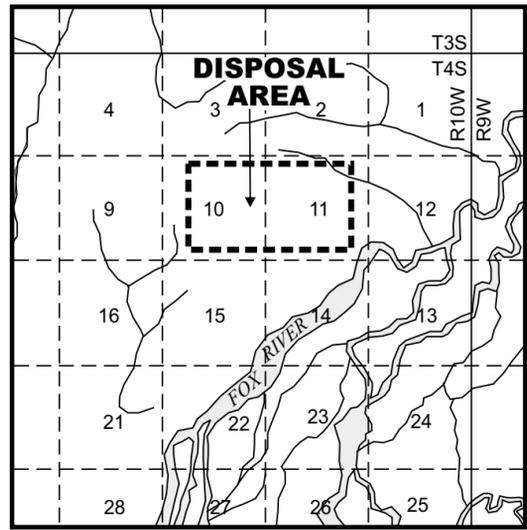
USGS Quad Tyonek C-4, Alaska

ASLS 90-116 Sec. 22



Map 46 - Homer Remote Odd Lots

Location	Located approximately 40 miles northeast of Homer and about 1.5 miles north of Kachemak Bay.
Topo Map	USGS Quad Seldovia D-3
Access	East end road runs within 12 miles of the area, allowing walk in or ATV access via right-of-ways, seismic lines, or other public lands. Fly-in access is located 2 miles to the north via Caribou Lake.
Terrain	The area is characterized by a high upland plateau separated by the steep canyon of the Fox River valley and steep bluffs along the Fox River. Elevations range from 1,000 to 1,200 feet, with south and southeast exposure.
Soils	Soils are composed of shallow to moderately deep, well-drained, silt loams.
Vegetation	Local vegetation is predominately Coastal Western and Sitka Spruce forest.
Water Front	None
View	Unknown
Climate	Temperatures average 42 to 59 degrees F in summer, and 17 to 42 degrees F in winter with extremes from -17 to 81 degrees F. Precipitation in the area averages 28 inches annually including 28 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see the appropriate ASLS.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula borough.
Homeowners Assoc.	None



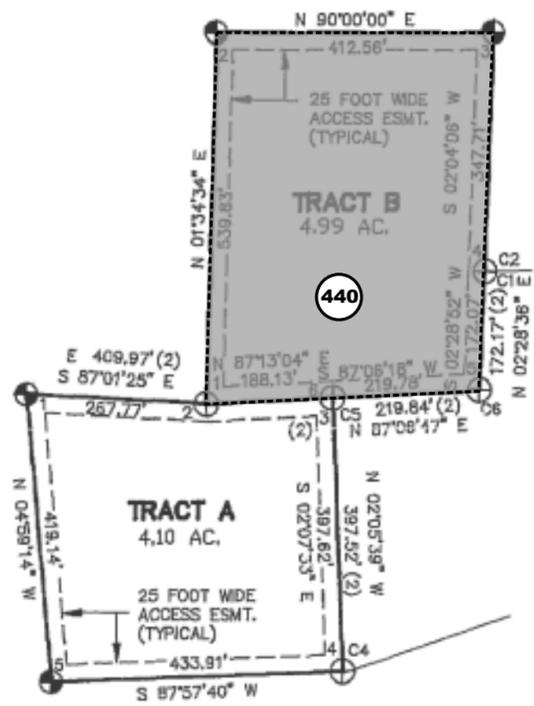
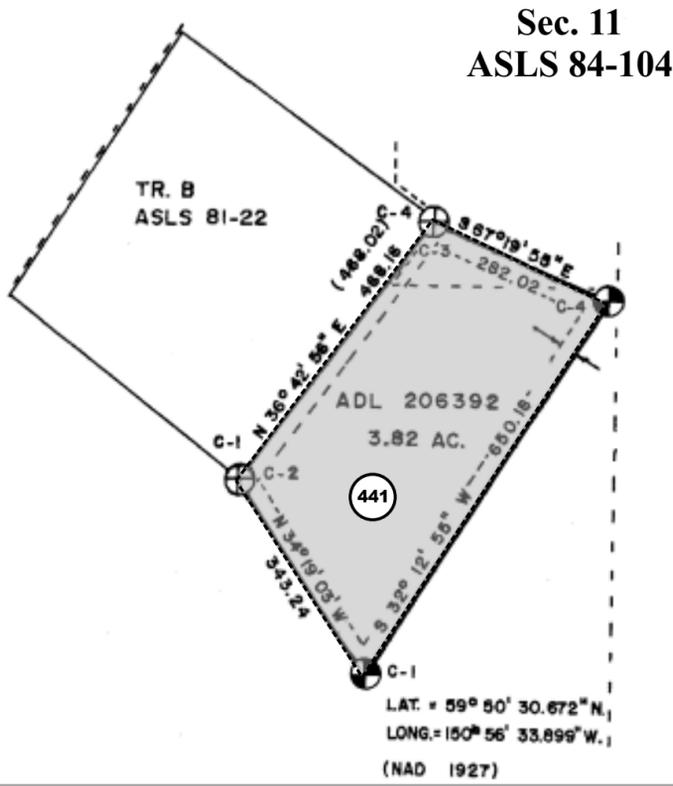
USGS Quad Seldovia D-3, Alaska

VICINITY MAP

Township 4 South, Range 10 West, Sec. 10, 11
Seward Meridian, Alaska

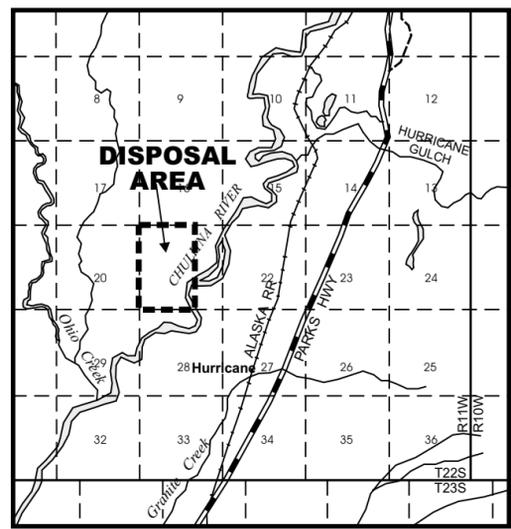
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
440	215093	S004S010W10	ASLS 90-208	B	4.990	\$4,000.00
441	206392	S004S010W11	ASLS 84-104		3.820	\$4,000.00

**Sec. 10
ASLS 90-208**



Map 47 - Hurricane Remote Odd Lot ASLS 89-45

Location	Located west of the Chulitna River, about one mile west of mile 175 of the Parks Hwy.
Topo Map	USGS Quad Healy A-6 and Talkeetna Mountains D-6
Access	Float plain access on to local water bodies or wheeled aircraft along gravel bars of the Chulitna River. Conditions of landing areas are unknown. A portion of the lands between the Parks Highway and Chulitna River belong to the Alaska Railroad. No provisions for access across these lands have been secured. Access via foot, ATV, or snowmachine across railroad lands requires the consent of the railroad.
Terrain	Lands along the Chulitna River are characterized by a narrow floodplain, extending to banks which rise steeply, approximately 300 feet to a plateau overlooking the valley. The plateau is composed of gently rolling elongated hills, separated by large poorly drained muskeg formations.
Soils	Permafrost may be present throughout the area. The mean annual soil temperature is below freezing.
Vegetation	Vegetation consists of willow, alders, tall grasses, shrubs, and widely scattered black spruce. The scattered black spruce become denser along the plateau near the Chulitna River.
Water Front	None
View	Unknown
Climate	Temperatures range from a low of -4 degrees F in January to a high of 70 degrees F in July. Extremes between -45 and 85 degrees F may be encountered. Annual precipitation is 20 inches, including 114 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 89-45.
Municipal Authority	Located within the taxing authority of the Matanuska-Sustina Borough.
Homeowners Assoc.	None



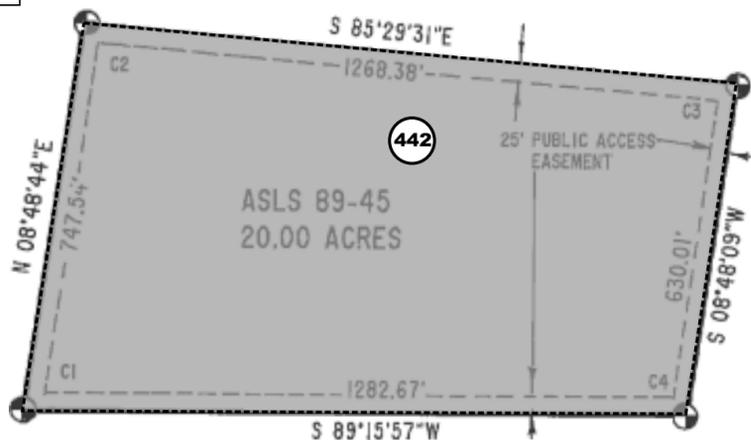
USGS Quad Talkeetna Mts. D-6, Healy A-6, Alaska

VICINITY MAP

Township 22 South, Range 11 West, Sec. 21
Fairbanks Meridian, Alaska

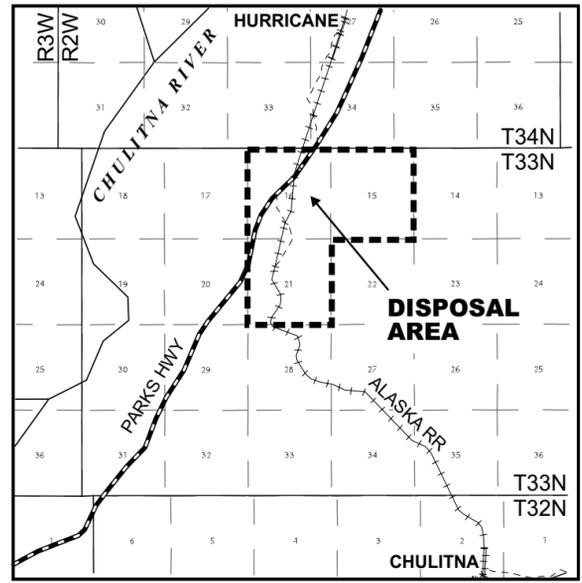
Sec. 21

PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
442	220136	F022S011W21	ASLS 89-45	20	\$13,000.00



Map 48 - Indian River ASLS 80-131

Location	Indian River Subdivision is approximately 40 air miles north by northeast of Talkeetna, adjacent to and lying east of the Alaska Railroad and the Parks Highway.
Topo Map	USGS Quad Talkeetna Mountains D-6
Access	Access is from the Parks Highway at about mile 169, just north of the railroad crossing, utilizing one of two platted rights-of-way: Kieen Lane or Travois Lane. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way will result in a trespass action and possible prosecution (AS 11.46.330).
Terrain	Terrain consists of poorly drained uplands. Areas between ridges have bogs or pockets of peat. Small lakes are located within the southern portions of Section 15. Parcels may be wet.
Soils	Soils consist of gravelly silt with pockets of peat occurring in the lower bogs. Lower parcels are typically wet.
Vegetation	Primary vegetative cover is alder and spruce with very few birch trees.
Water Front	Division Creek runs through ASLS 80-131. See notes on ASLS 80-131 for further restrictions and setbacks.
View	Potentially excellent views of Denali from the subdivision.
Climate	Temperatures range from 45 to 69 degrees F in summer and -4 to 40 degrees F in winter with extremes between -48 and 90 degrees F. Annual precipitation is 20 inches, including 114 inches of snow
Water Source	Unknown
Water/Sewage Disposal	Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-131. All lands encompassed by ASLS 80-131 are subject to a fifty-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Due to the many boggy areas within the lower portion of this subdivision, it is best suited for winter recreational activities. Site inspection is highly recommended prior to submitting a bid.

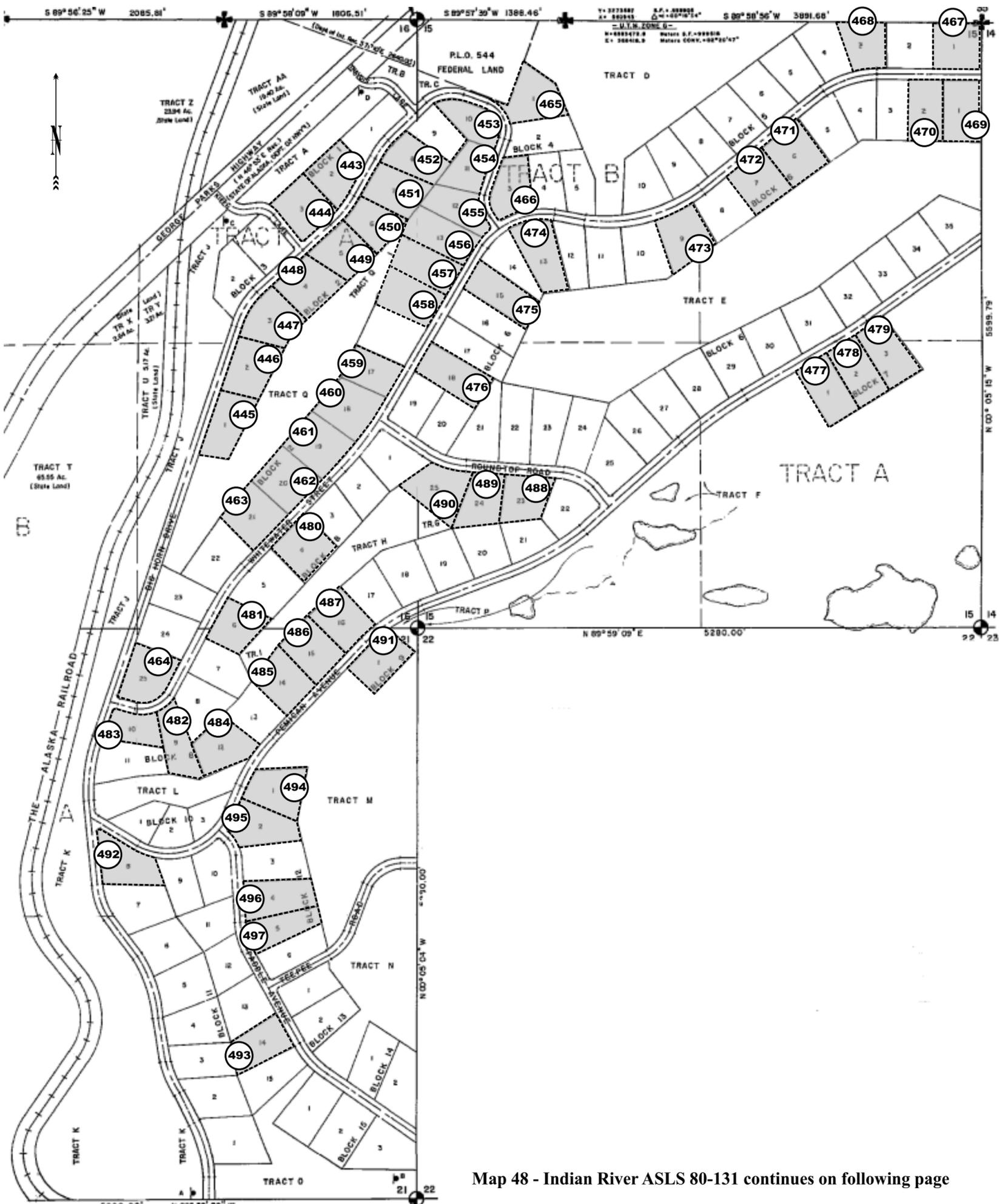


USGS Quad Talkeetna Mtns. D-6, Alaska

VICINITY MAP

Township 33 North, Range 2 West, Sec. 15, 16, 21
Seward Meridian, Alaska

Sec. 15, 16, 21



Map 48 - Indian River ASLS 80-131 continues on following page

Map 48 - Indian River ASLS 80-131

Map 48 continues from previous page

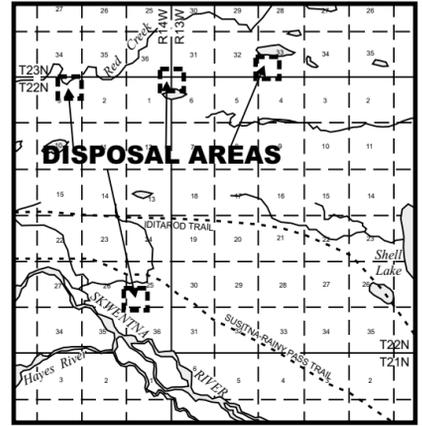
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
443	210348	S033N002W16	ASLS 80-131	2	1	4.398	\$5,600.00
444	210349	S033N002W16	ASLS 80-131	3	1	4.963	\$6,300.00
445	210350	S033N002W16	ASLS 80-131	1	2	4.484	\$5,700.00
446	210351	S033N002W16	ASLS 80-131	2	2	4.870	\$6,200.00
447	210352	S033N002W16	ASLS 80-131	3	2	4.820	\$6,100.00
448	210353	S033N002W16	ASLS 80-131	4	2	4.693	\$5,900.00
449	210354	S033N002W16	ASLS 80-131	5	2	4.280	\$5,400.00
450	210355	S033N002W16	ASLS 80-131	6	2	3.810	\$4,800.00
451	210356	S033N002W15, 16	ASLS 80-131	7	2	4.418	\$5,600.00
452	210357	S033N002W15, 16	ASLS 80-131	8	2	3.851	\$4,900.00
453	210359	S033N002W15	ASLS 80-131	10	2	3.624	\$4,600.00
454	210418	S033N002W15	ASLS 80-131	11	2	3.843	\$4,900.00
455	210419	S033N002W15	ASLS 80-131	12	2	4.114	\$5,200.00
456	210420	S033N002W15, 16	ASLS 80-131	13	2	4.952	\$6,300.00
457	210421	S033N002W15, 16	ASLS 80-131	14	2	4.940	\$6,200.00
458	210422	S033N002W15, 16	ASLS 80-131	15	2	4.992	\$6,300.00
459	210424	S033N002W16	ASLS 80-131	17	2	3.708	\$4,700.00
460	210425	S033N002W16	ASLS 80-131	18	2	4.679	\$5,900.00
461	210426	S033N002W16	ASLS 80-131	19	2	4.985	\$6,300.00
462	210427	S033N002W16	ASLS 80-131	20	2	4.975	\$6,300.00
463	210187	S033N002W16	ASLS 80-131	21	2	4.975	\$6,300.00
464	210288	S033N002W21	ASLS 80-131	25	2	4.904	\$6,200.00
465	210428	S033N002W15	ASLS 80-131	1	4	4.356	\$5,000.00
466	210430	S033N002W15	ASLS 80-131	3	4	4.147	\$4,800.00
467	210191	S033N002W15	ASLS 80-131	1	5	4.342	\$4,500.00
468	210193	S033N002W15	ASLS 80-131	3	5	3.809	\$3,900.00
469	210201	S033N002W15	ASLS 80-131	1	6	4.431	\$4,600.00
470	210202	S033N002W15	ASLS 80-131	2	6	4.277	\$4,400.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
471	210206	S033N002W15	ASLS 80-131	6	6	4.622	\$4,800.00
472	210207	S033N002W15	ASLS 80-131	7	6	4.408	\$4,600.00
473	210209	S033N002W15	ASLS 80-131	9	6	4.371	\$4,500.00
474	210212	S033N002W15	ASLS 80-131	13	6	4.281	\$4,900.00
475	210214	S033N002W15	ASLS 80-131	15	6	4.922	\$5,700.00
476	210217	S033N002W15, 16	ASLS 80-131	18	6	4.697	\$5,400.00
477	210234	S033N002W15	ASLS 80-131	1	7	4.839	\$5,000.00
478	210235	S033N002W15	ASLS 80-131	2	7	4.405	\$4,600.00
479	210236	S033N002W15	ASLS 80-131	3	7	4.519	\$4,700.00
480	210240	S033N002W16	ASLS 80-131	4	8	4.702	\$5,400.00
481	210242	S033N002W16, 21	ASLS 80-131	6	8	4.652	\$5,300.00
482	210245	S033N002W21	ASLS 80-131	9	8	4.070	\$5,100.00
483	210246	S033N002W21	ASLS 80-131	10	8	3.223	\$4,100.00
484	210248	S033N002W21	ASLS 80-131	12	8	4.724	\$6,000.00
485	210250	S033N002W21	ASLS 80-131	14	8	4.260	\$4,900.00
486	210251	S033N002W16, 21	ASLS 80-131	15	8	4.576	\$5,300.00
487	210252	S033N002W16, 21	ASLS 80-131	16	8	4.314	\$5,000.00
488	210259	S033N002W15	ASLS 80-131	23	8	3.749	\$4,300.00
489	210260	S033N002W15	ASLS 80-131	24	8	3.877	\$4,500.00
490	210261	S033N002W15, 16	ASLS 80-131	25	8	4.485	\$4,400.00
491	210262	S033N002W21	ASLS 80-131	1	9	4.420	\$5,100.00
492	210273	S033N002W21	ASLS 80-131	8	11	4.657	\$5,900.00
493	210279	S033N002W21	ASLS 80-131	14	11	4.646	\$5,300.00
494	210281	S033N002W21	ASLS 80-131	1	12	4.815	\$5,500.00
495	210282	S033N002W21	ASLS 80-131	2	12	4.791	\$5,500.00
496	210284	S033N002W21	ASLS 80-131	4	12	4.670	\$5,400.00
497	210285	S033N002W21	ASLS 80-131	5	12	3.948	\$4,500.00

Map 49 - Johnson Creek Remote Odd Lots

Location	Located approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yentna River. The area is bound on the north by Johnson Creek and on the South by the Skwentna River.
Topo Map	USGS Quad Talkeetna A-4, Tyonek D-5
Access	Access is by boat via the Skwentna River or by Johnson Creek during high water. Further access is by floatplane to Shell Lake or other local lakes suitable for landing. Wheeled aircraft may land on some of the gravel bars along the Skwentna River. Snowmachine or ATV access may be possible along platted section line easements or existing public trails.
Terrain	Generally moderate to steeply rolling terrain interspersed with lowland bogs.
Soils	Unknown
Vegetation	Ridges and other high ground are well drained and forested; spruce, birch, and aspen are dominant. On poorly drained areas, black spruce, swamp grass, and willow bushes are dominant.
Water Front	Parcels 499 and 501 have water frontage on an unnamed lake.
View	Unknown
Climate	Temperatures range from 44 to 69 degrees F in summer, and -4 to 40 degrees F in winter, with extremes of -50 to 90 degrees F. Annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS.
Municipal Authority	Within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	There may be federal, state, and local requirements governing land use. It is the responsibility of the buyer to obtain a determination if such requirements apply.

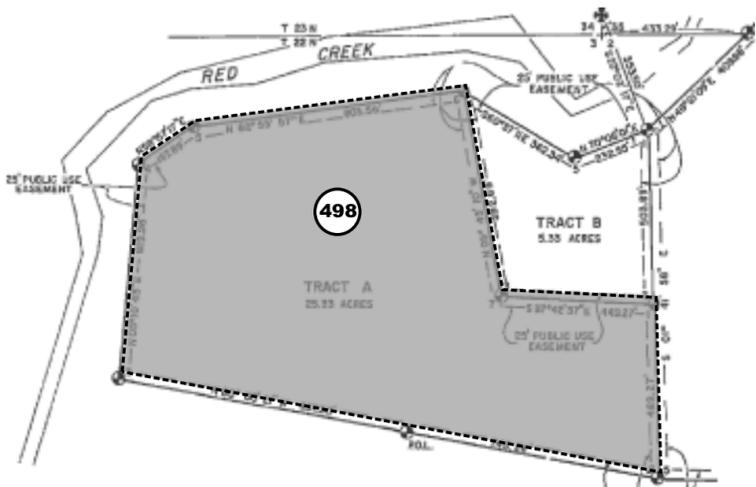
VICINITY MAP
 Township 22 North,
 Range 13 West, Sec. 6
 Township 22 North,
 Range 14 West, Sec. 1, 3, 25
 Township 23 North,
 Range 13 West, Sec. 33
 Seward Meridian, Alaska



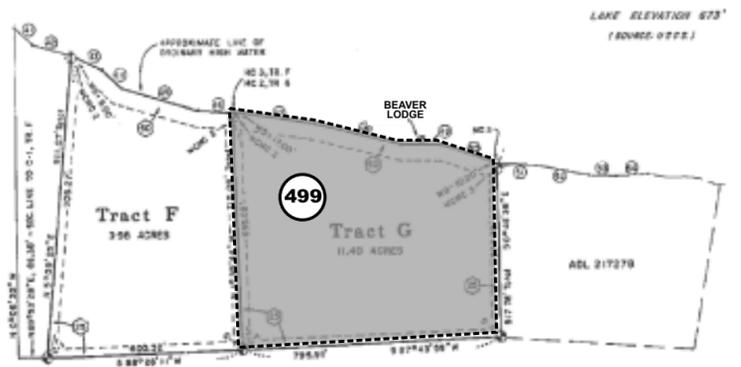
USGS Quad Talkeetna A-4, Tyonek D-5, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
498	220148	S022N014W03	ASLS 89-53	A	25.330	\$13,400.00
499	217205	S023N013W33	ASLS 84-152	G	11.400	\$15,800.00
500	225018	S022N014W25	ASLS 89-79		11.700	\$23,300.00
501	215431	S022N013W06 S022N014W01	ASLS 89-54		39.730	\$26,500.00

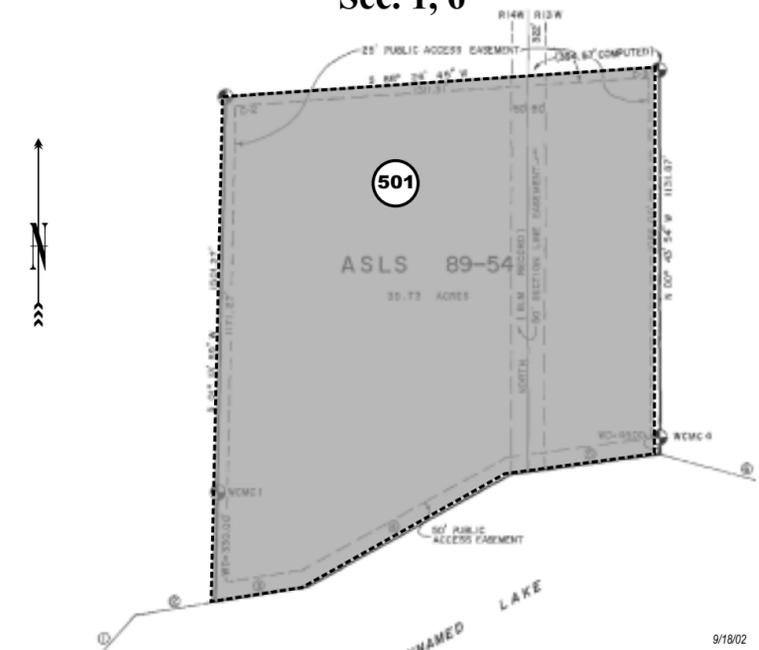
ASLS 89-53
Sec. 3



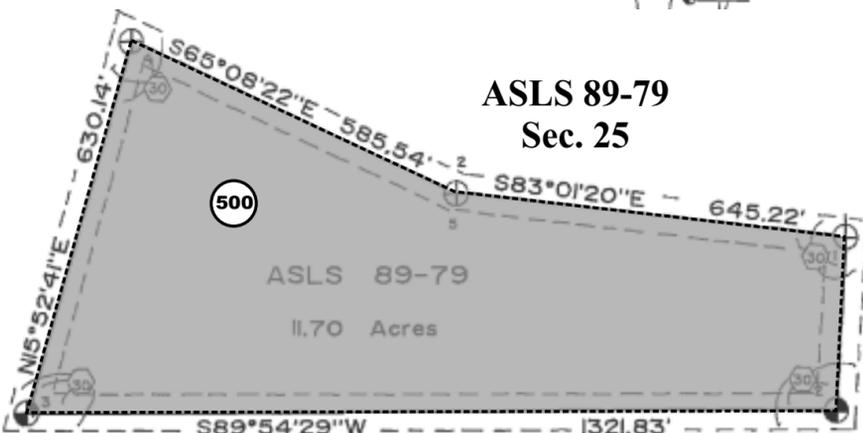
ASLS 84-152
Sec. 33



ASLS 89-54
Sec. 1, 6

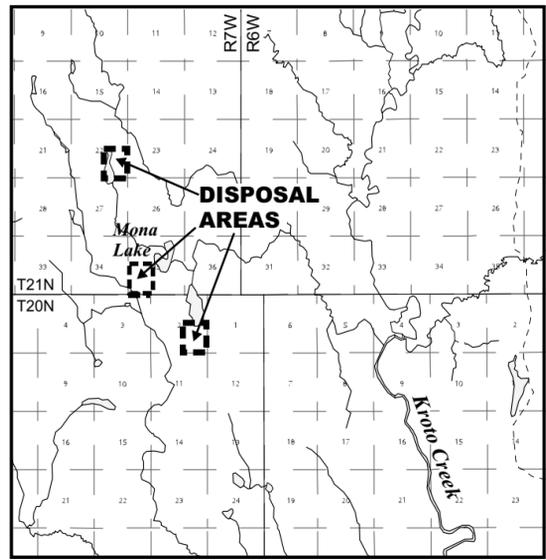


ASLS 89-79
Sec. 25



Map 50 - Kahiltna Flats ASLS 80-175

Location	Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA. Deshka River).
Topo Map	USGS Quad Tyonek D-2
Access	Access is limited to small amphibious planes although there are only a few lakes in the area large enough to serve as float plane access. Potential access by riverboat up the Yentna and then hike or ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.
Terrain	Area is nearly level supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.
Soils	Varies from well drained on the uplands to poorly drained peat on the lower muskeg bogs.
Vegetation	Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.
Water Front	Parcel 502 has water frontage on an un-named lake. Parcel 503 is adjacent to a tract of land surrounding Mona Lake.
View	Unknown
Climate	Local temperatures range from 0 degrees F in January to 68 degrees F in July. Annual precipitation varies around 100 inches, including 20 inches of snow.
Water Source	Water availability and quality within the area is believed to be good based on wells drilled in adjacent areas.
Water/Sewage Disposal	This subdivision has been approved by ADEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, no individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-175.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna borough.
Homeowners Assoc.	Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active.
Other	Primary recreation use in vicinity has been hunting, fishing, and snow machining.



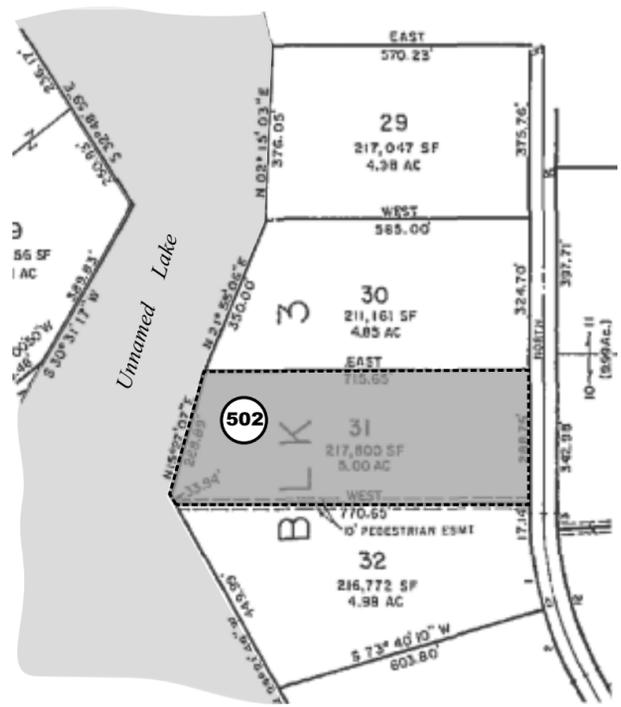
USGS Quad Tyonek D-2, Alaska

VICINITY MAP

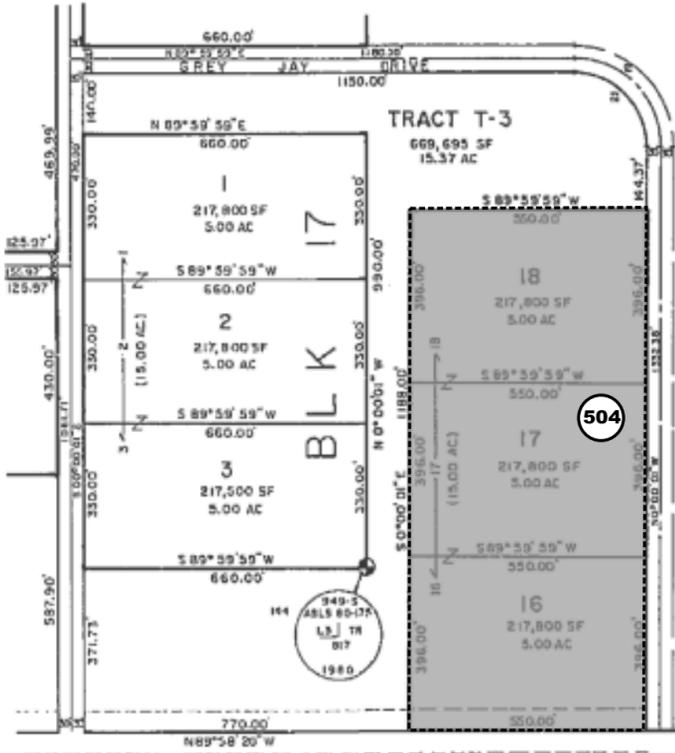
Township 20 North, Range 7 West, Sec. 2
Township 21 North, Range 7 West, Sec. 22, 35
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
502	213660	S021N007W22	ASLS 80-175	31	3	5	\$11,000.00
503	213512	S021N007W35	ASLS 80-175	10, 11	9	10	\$9,200.00
504	213705	S020N007W02	ASLS 80-175	16, 17, 18	17	15	\$10,600.00

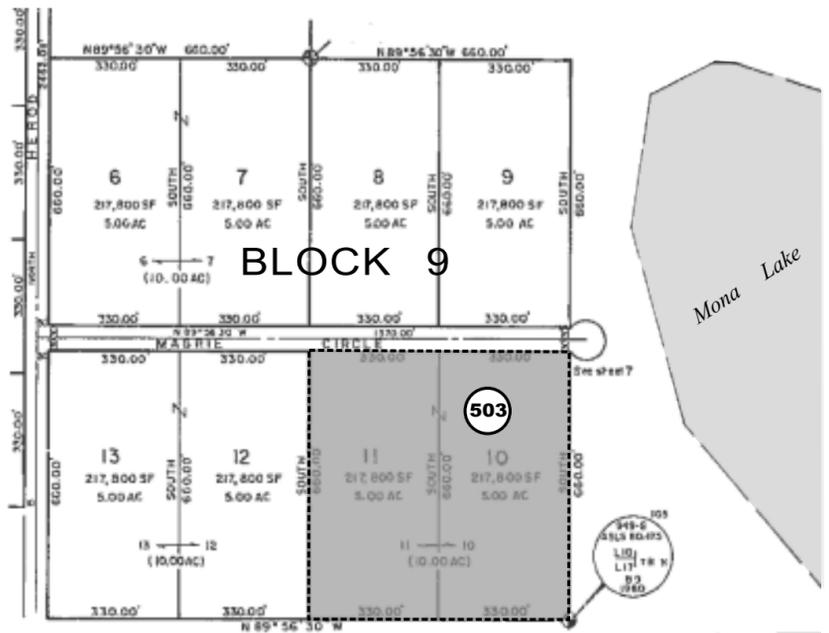
Sec. 22



Sec. 2



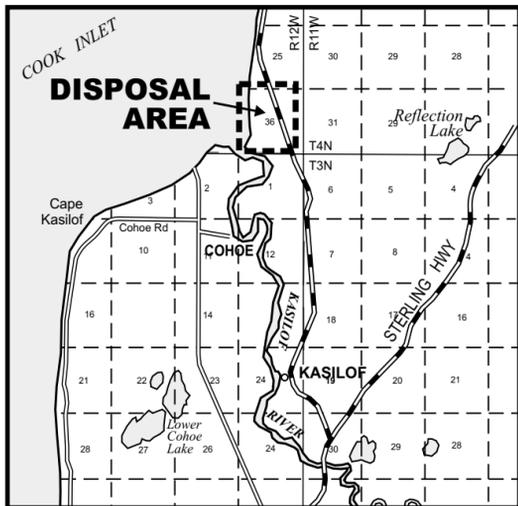
Sec. 35



Map 51 - Kasilof Alaska Subdivision EPF 54-12

Location	Kasilof Alaska Subdivision is located on the Kenai Peninsula within one mile north of the mouth of the Kasilof River and approximately five miles north of Kasilof. It is bounded by Cook Inlet to the west and Kalifornsky Beach Road to the east.
Topo Map	USGS Quad Kenai B-4
Access	From mile 109 of the Sterling Hwy, turn west onto Kalifornsky Beach Road and travel approximately 5 miles. Parcel 508 is directly accessible from Kalifornsky Beach Road. To access the remaining parcels, turn onto one of two gravel roads leading into the subdivision.
Terrain	Level at road grade. Parcels may be swampy.
Soils	Soils are mostly Tustumena silt loam and are well drained. Parcels 505-507 are mostly wet.
Vegetation	The subdivision mostly consists of aspen and spruce trees on the uplands.
Water Front	Lot 11 Block 4 lies adjacent to the Cook Inlet shoreline. Bluff is subject to active erosion, no vegetation.
View	Potentially excellent view of Cook Inlet and the Aleutian Range.
Climate	Winter temperatures range from 14 to 27 degrees F; summer temperatures vary from 45 to 65 degrees F. Average annual precipitation is 24 inches.
Water Source	Unknown
Water/Sewage Disposal	On-site water/septic required. 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 ADEC.
Utilities	Electricity and phone service is available to the subdivision. An electrical hook-up box is located on Parcel 508.
Restrictions	Subject to platted easements and reservations of record, see EPF 54-12. Parcel 508 may be subject to a 50 foot public access and utility easement along the north lot line/section line. Parcel 509 is subject to a 50 foot public access easement along the ordinary high water mark along the west lot line. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	None
Other	There are a few empty 55-gallon drums located on Parcel 508 along with a 13' x 16' wood frame building/shed and an outhouse, both of no contributory market value. Lots 17, 18 & 19 Block 1 and Lot 11 Block 4 are on Flood Insurance Rate Map Panel 020012-2390. Lots 17, 18 & 19 Block 1 are located within a Zone C - "areas of minimal flooding". The area of Lot 11 Block 4 is located within a Zone V - "areas of 100 year coastal flood with velocity".

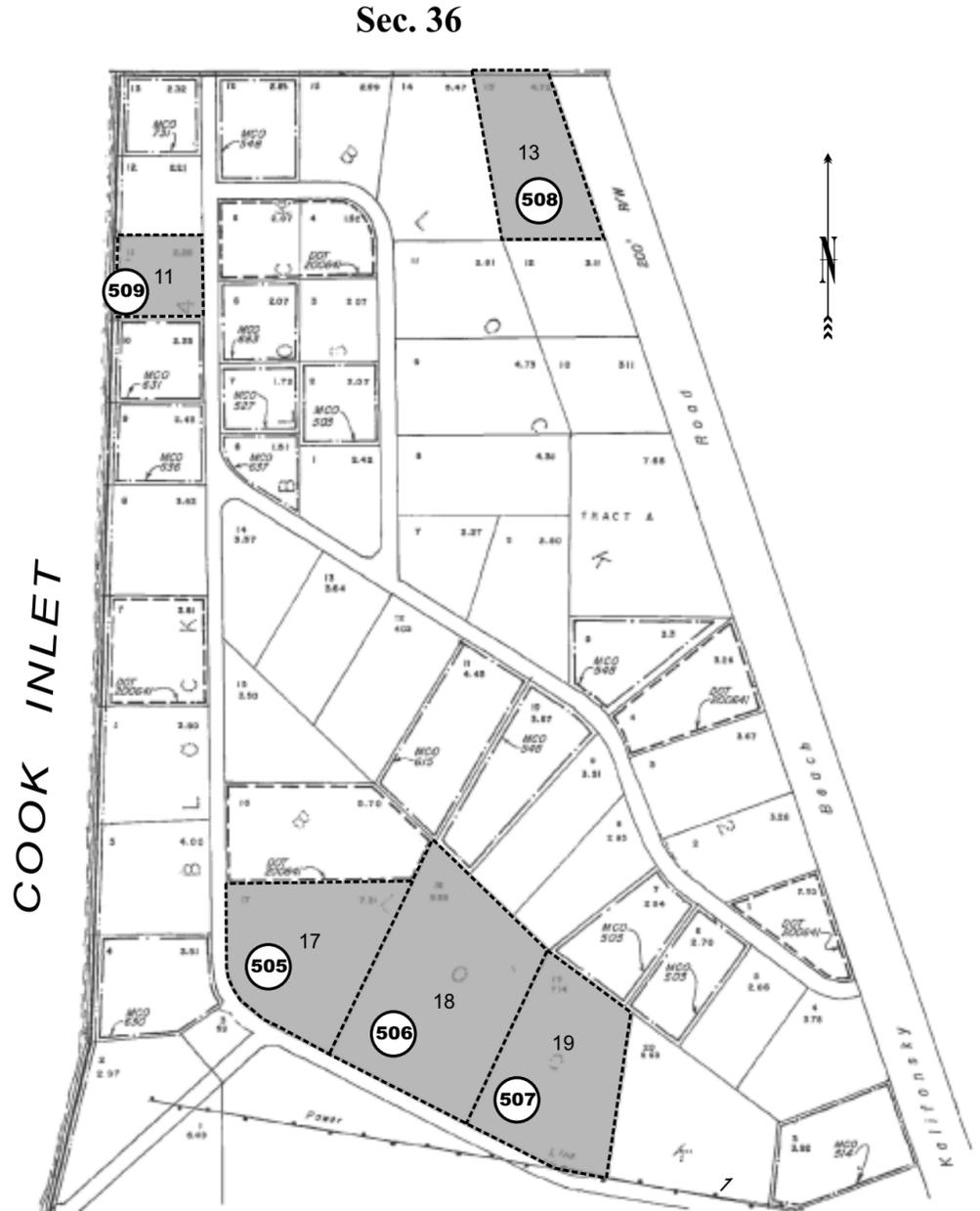
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
505	40207	S004N012W36	EPF 54-12	17	1	7.31	\$18,000.00
506	65255	S004N012W36	EPF 54-12	18	1	9.99	\$13,000.00
507	65256	S004N012W36	EPF 54-12	19	1	7.14	\$12,500.00
508	65258	S004N012W36	EPF 54-12	13	2	4.72	\$22,000.00
509	36117	S004N012W36	EPF 54-12	11	4	2.26	\$63,000.00



USGS Quad Kenai B-4, Alaska

VICINITY MAP

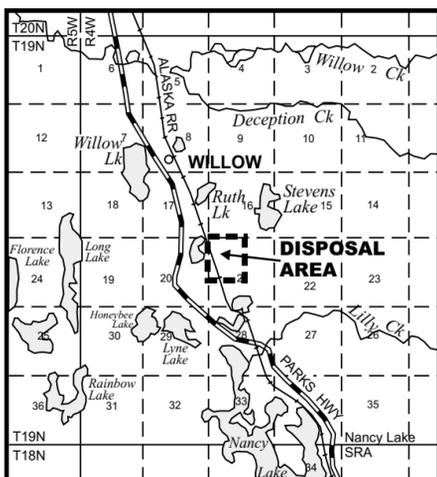
Township 4 North, Range 12 West, Sec. 36
Seward Meridian, Alaska



Map 52 - Kelly Lake Odd Lots ASCS

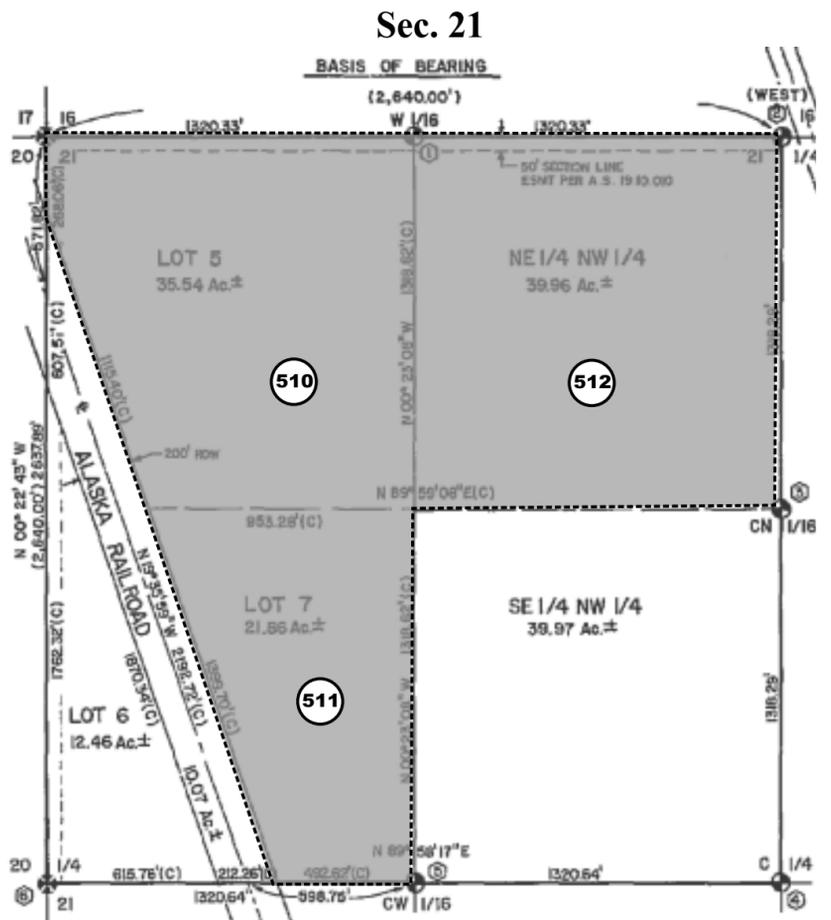
Location	Located approximately 2 miles south of Willow, and one mile east of Mile Post 68.5 of the Parks Highway. The property is on the east side of the Alaska Railroad at Mile Post 184 of the railroad.
Topo Map	USGS Quads Anchorage C-8 & D-8 and Tyonek C-1 & D-1
Access	Access is by hiking, ATV or snowmachine in the winter. The closest road is the Parks Highway located approximately one mile west of the area. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way will result in a trespass action and possible prosecution (AS 11.46.330).
Terrain	Fairly level, well-drained land, with elevations ranging from 0 to 100 feet above sea level.
Soils	Soils consist of an undetermined depth of organic overburden covering sandy, silty gravel.
Vegetation	Covered with small to medium sized black spruce, birch, and alder.
Water Front	None
View	Potential views of the surrounding mountains.
Climate	January temperatures range from -33 to 33 degrees F; July can vary from 42 to 83 degrees F. Rainfall ranges from 16 to 27 inches, with 48 to 150 inches of snow annually.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations. Each parcel is subject to a 30 foot public access and utility easement along all interior lot lines. Parcels adjacent to a section line are subject to a 50 foot section line easement.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcels may be wet. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

PARCEL	ADL #	MTRS	SURVEY	LOT	ALIQUOT PART	ACRES	MINIMUM BID
510	219568	S019N004W21	ASCS	5		35.54	\$29,700.00
511	219570	S019N004W21	ASCS	7		21.86	\$33,900.00
512	219569	S019N004W21	ASCS		NE4NW4	39.96	\$26,400.00



VICINITY MAP

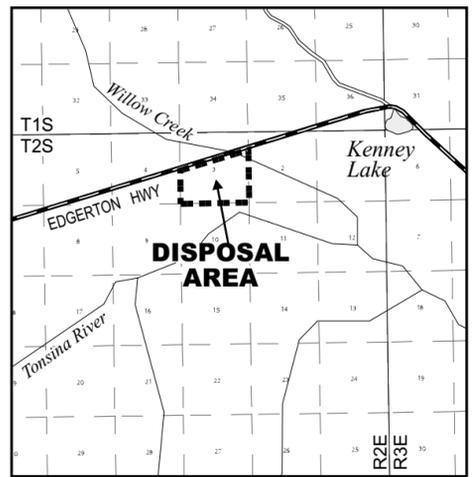
Township 19 North,
Range 4 West, Sec. 21
Seward Meridian, Alaska



USGS Quad Tyonek C-1, D-1, Alaska
USGS Quad Anchorage C-8, D-8, Alaska

Map 53 - Kenney Lake ASLS 81-193

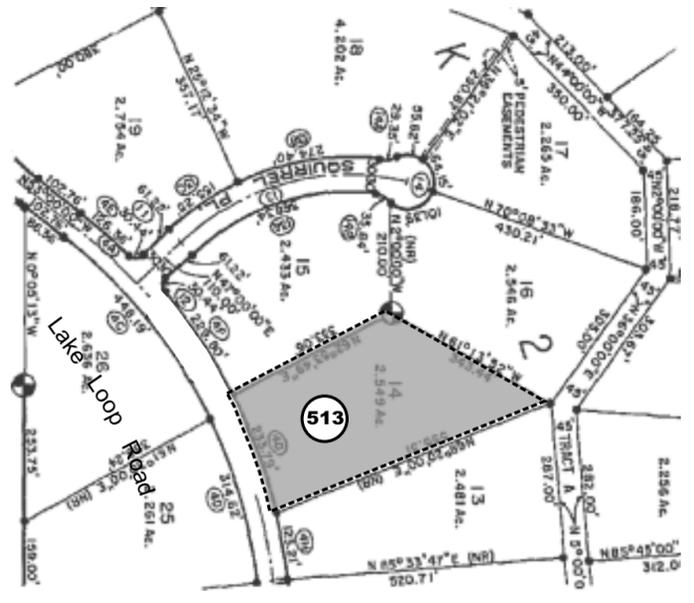
Location	Situated on the south side of the Edgerton Highway about 5 miles east of the Richardson Highway.
Topo Map	USGS Quad Valdez C-3
Access	Parcel is accessible from the Edgerton Highway utilizing platted rights-of-way. Platted rights-of-way may not yet be developed.
Terrain	Gently sloping terrain that "stair steps" downward towards the Tonsina River which lies outside the subdivision project. The bluffs create a terrace effect.
Soils	Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses occurring.
Vegetation	Tree cover varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.
Water Front	None
View	Potential view of Chugach Mountains to the south and the Wrangell Mountains to the northeast.
Climate	Temperatures in the area range from 60 to 80 degrees F during the summer and from -10 to 40 degrees F in the winter.
Water Source	Unknown
Water/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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-193.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner's Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 13, Page 463, recorded on 2-23-82 within the Chitina Recording District.



VICINITY MAP
Township 2 South,
Range 2 East, Sec. 3
Copper River Meridian, Alaska

USGS Quad Valdez C-3, Alaska

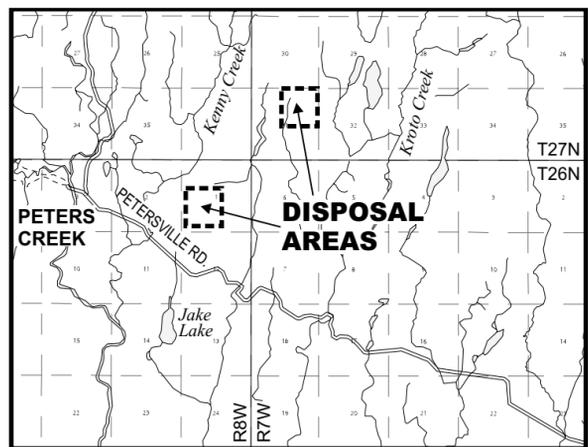
Sec. 3



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
513	213186	C002S002E03	ASLS 81-193	14	2	2.549	\$12,000.00

Map 54 - Kenny Creek ASLS 80-143

Location	Approximately one to five miles north of mile 15 of the Petersville Road, about two miles east of the Forks Roadhouse.
Topo Map	USGS Quad Talkeetna B-2
Access	Access is via Petersville Road and platted rights-of-way. Due to the extensive use of snowmachine trails in the area, special care should be taken to locate oneself on platted rights-of-way.
Terrain	Site topography consists of a nearly level landscape characterized by terraces and moraines of glacial till. The remaining undeveloped lands have been incorporated into a continuous greenbelt system to allow for pedestrian circulation throughout the subdivision.
Soils	Soils consist of slightly silty, gravelly sands to very silty sands. Subsurface soils are well drained with a large portion of coarse grained material.
Vegetation	A tree cover of paper birch and white spruce is limited to the higher, well-drained areas, while muskeg, black spruce, moss, and sedges are present in the wetland areas.
Water Front	None
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in summer, and 0 to 40 degrees F in winter, with extremes between -30 and 90 degrees F. Annual precipitation is 29 inches, including 102 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC. This subdivision has been approved by the ADEC pursuant to 18 AAC 72.065 with the condition that only non-discharge sewage systems (i.e. chemical, humus or incendiary toilets) and non-pressured water supply systems (hand hauled) are allowed only on certain lots, see notes ASLS 80-143.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-143.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Covenants recorded in the Talkeetna Recording District, Book 79, Page 865.
Other	Many traditional dog sled and snow machine trails exist in the area. Use existing trails and rights-of-way to reduce further damage to vegetation.

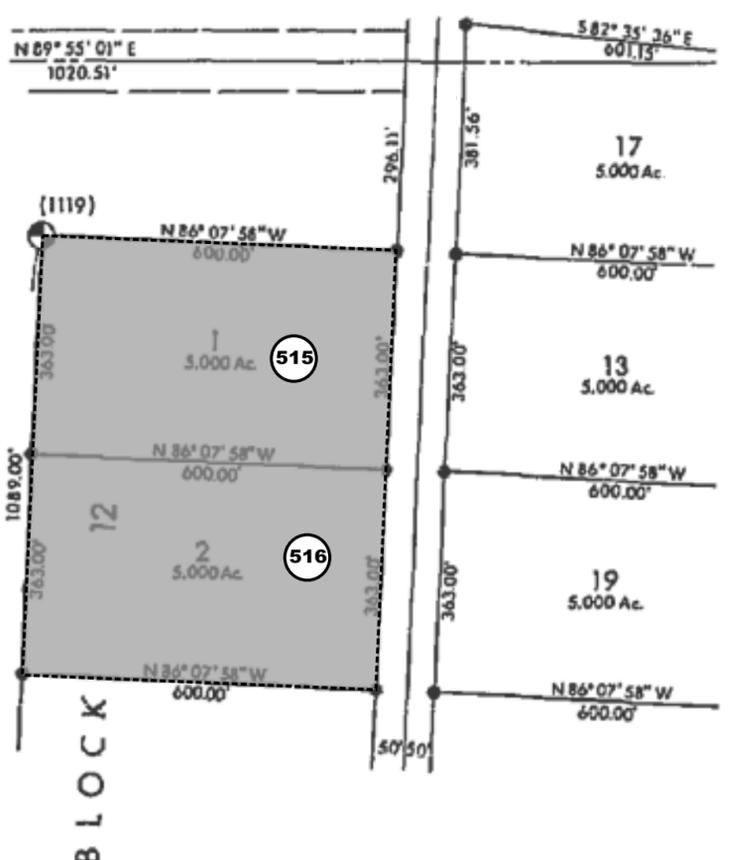


USGS Quad Talkeetna B-2, Alaska

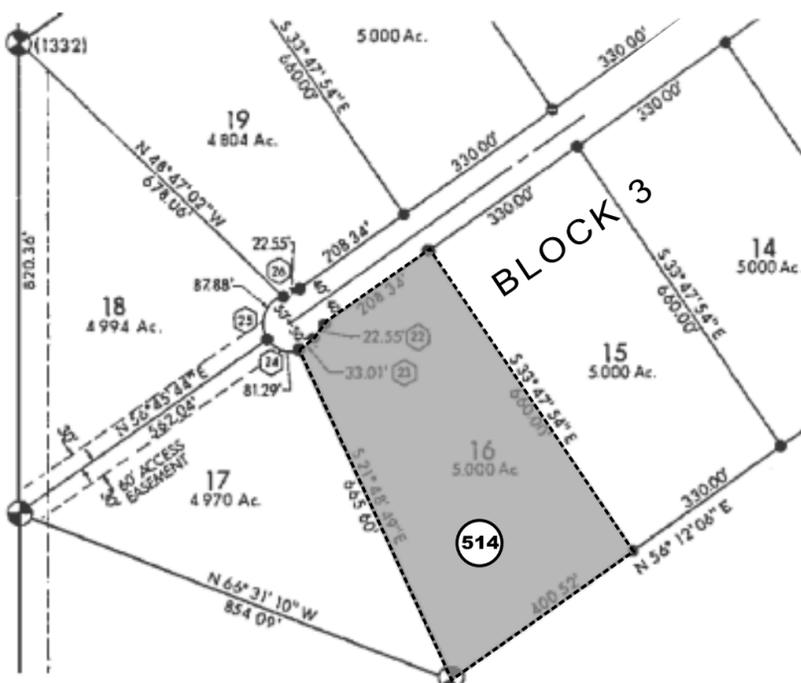
VICINITY MAP

Township 26 North, Range 8 West, Sec. 1
Township 27 North, Range 7 West, Sec. 31
Seward Meridian, Alaska

Sec. 31



Sec. 1

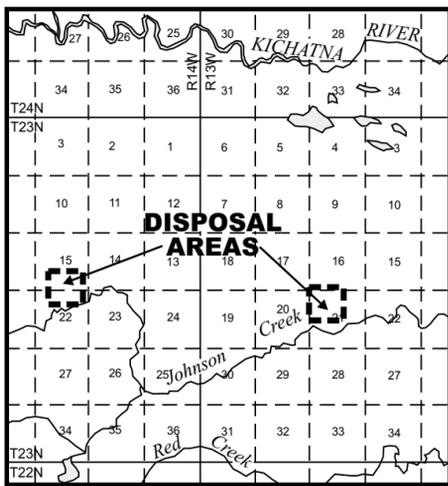
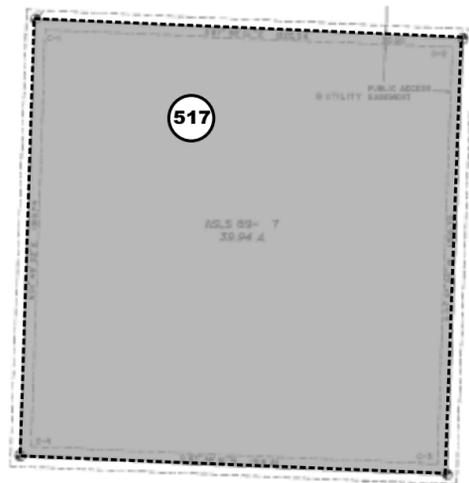


Map 55 - Kichatna Remote Odd Lots

Location	Located approximately 85 air miles northwest of Anchorage between the Alaska range and the Yenlo Hills. The area is bound by the Kichatna River to the north with Johnson Creek lying approximately one mile south.
Topo Map	USGS Quad Talkeetna A-4
Access	Primary access is by boat via the Susitna and Yentna Rivers and by Johnson Creek at times of high water. Access is also possible by floatplane to an unnamed lake located northwest of the area. Overland access may be by snowmachine during the winter.
Terrain	Topography typically consists of broad, nearly level floodplains and terraces. Meandering streams and sloughs are prominent features of the landscape. Moraine hills and low bench like ridges are also present.
Soils	Soils in the valleys are generally well drained sediments of various thickness.
Vegetation	Most well drained soils in the valley bottoms and terraces are forested. Dense patches of tall brush are found on poorly drained soils. Some muskeg areas support low shrubs and stands of black spruce. Permafrost is generally absent.
Water Front	Parcel 518 has waterfront along Nettle Creek.
View	Unknown
Climate	Temperatures in the area usually range from 44 to 69 degrees F in summer and from -3 to 39 degrees F in winter with extremes between -50 degrees and 90 degrees F. Annual precipitation is about 29 inches with between 100 and 120 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None

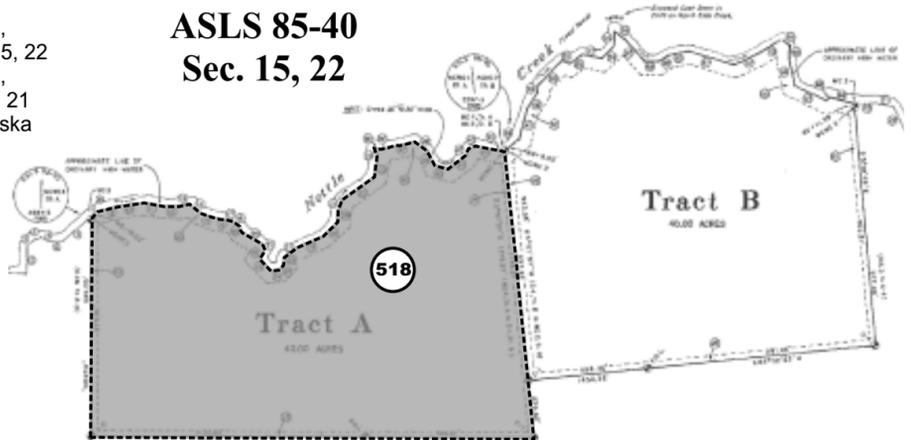
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
517	222366	S023N013W21	ASLS 89-7		39.940	\$16,300.00
518	215587	S023N014W15, 22	ASLS 85-40	A	40.000	\$16,300.00

ASLS 89-7 Sec. 21



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

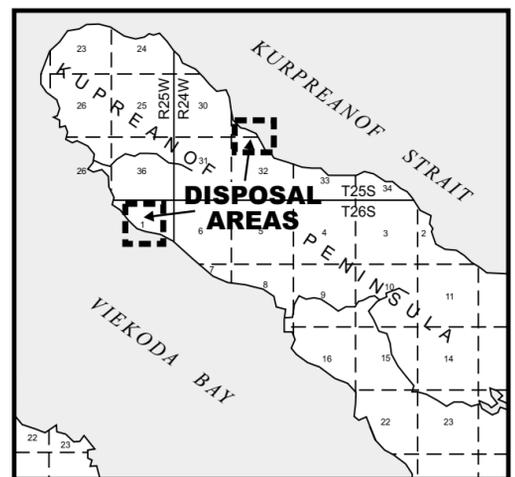
ASLS 85-40 Sec. 15, 22



USGS Quad Talkeetna A-4, Alaska

Map 56 - Kupreanof Peninsula Homestead

Location	Located on the north shore of Kodiak Island, approximately 5 miles west of Port Bailey cannery. The parcels are located on the upland shores of Kupreanof Strait and Viekoda Bay.
Topo Map	USGS Quad Kodiak D-4
Access	Access is by boat or floatplane into either Kupreanof Strait or Viekoda Bay. Locations to anchor a boat or float plane may be difficult to find.
Terrain	Kupreanof Strait and Viekoda Bay are within a broad east-west valley bordered by mountainous terrain, dominated by stands of Sitka Spruce.
Soils	Exposed bedrock and shallow soils prevail, including silty volcanic ash.
Vegetation	The valley vegetation consists of tall grasses and forbes interspersed with several small ponds and streams.
Water Front	Parcel 520 has waterfront on Kupreanof Strait, and Parcel 519 has waterfront on Viekoda Bay.
View	Potentially excellent views of the surrounding mountains and water bodies.
Climate	Located within a maritime climatic zone, which has high humidity and frequent clouds. Temperatures seldom drop below freezing and the occurrence of severe storms with high winds is common. Temperatures range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see the appropriate ASLS.
Municipal Authority	Located within the taxing authority of the Kodiak Island Borough.
Homeowners Assoc.	None



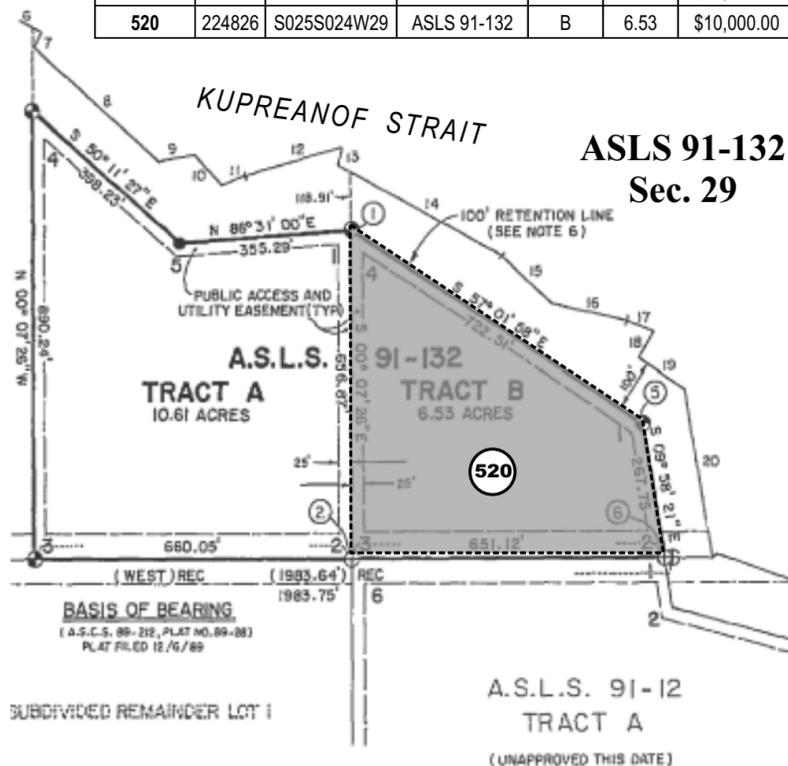
USGS Quad Kodiak D-4, Alaska

VICINITY MAP

Township 26 South, Range 25 West, Sec. 1
Township 25 South, Range 24 West, Sec. 29
Seward Meridian, Alaska

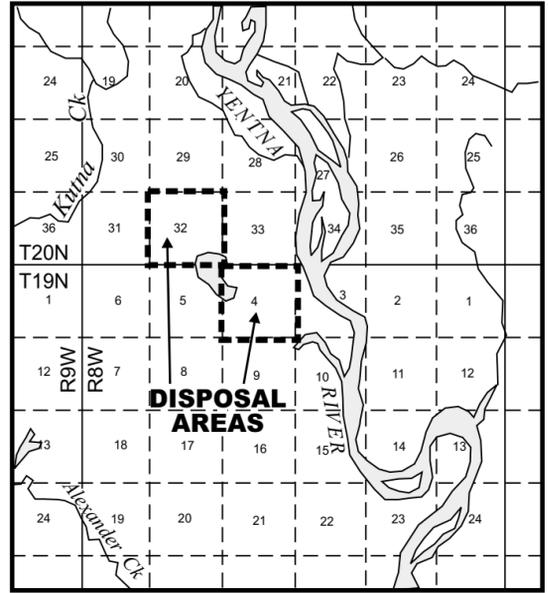
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
519	224831	S026S025W01	ASLS 91-131	B	12.67	\$21,000.00
520	224826	S025S024W29	ASLS 91-132	B	6.53	\$10,000.00

ASLS 91-131 Sec. 1



Map 57 - Kutna Creek ASLS 80-157

Location	Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.
Topo Map	USGS Quads Tyonek D-2, D-3
Access	Access is by float-plane to an unnamed lake located in the center of the subdivision. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.
Terrain	The area is fairly flat with an approximate elevation of 150 feet above sea level.
Soils	The southern portion of the surveyed area generally contains alluvial sands and gravels below a mantle of windblown silts. Areas of more poorly drained soils have been incorporated into an open spaced continuous green-belt system.
Vegetation	Vegetation consists of large birch intermixed with stands of spruce.
Water Front	Parcels 588 & 597 has frontage along an un-named lake.
View	Unknown
Climate	Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-157. This subdivision may contain wetlands and may require Department of the Army Corps of Engineers permits prior to the placement of any fill material into these areas.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.
Other	Reports of minor localized flooding from small streams within the designated area. The nearest flood plain is one-quarter mile east along the Yentna River. Parcel 605 may have the remains of a cabin on site.



USGS Quad Tyonek D-2, D-3, Alaska

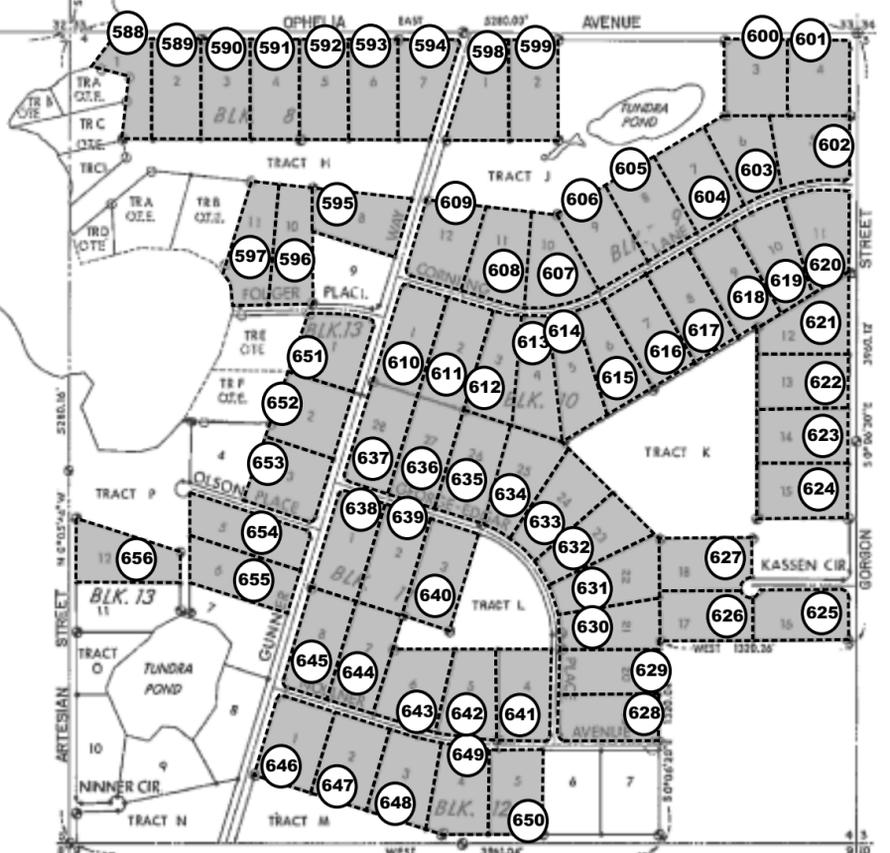
VICINITY MAP

Township 19 North, Range 8 West, Sec. 4
 Township 20 North, Range 8 West, Sec. 32
 Seward Meridian, Alaska

Sec. 32



Sec. 4



Map 57 - Kutna Creek ASLS 80-157 continues on the following page

Southcentral Region -- Fall 2002 State Land Auction # 425

Map 57 - Kutna Creek ASLS 80-157

Kutna Creek ASLS 80-157 continues from previous page

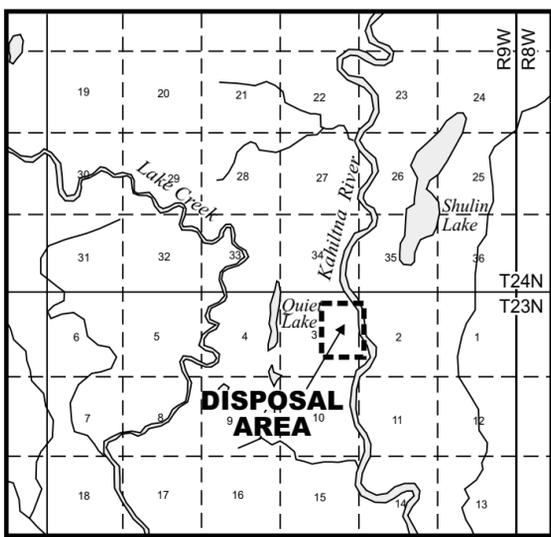
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
521	211365	S020N008W32	ASLS 80-157	1	1	4.994	\$4,700.00
522	211366	S020N008W32	ASLS 80-157	2	1	4.939	\$4,700.00
523	211367	S020N008W32	ASLS 80-157	3	1	4.999	\$4,700.00
524	211368	S020N008W32	ASLS 80-157	4	1	4.978	\$4,300.00
525	211369	S020N008W32	ASLS 80-157	5	1	5.000	\$4,000.00
526	211370	S020N008W32	ASLS 80-157	6	1	5.000	\$4,800.00
527	211371	S020N008W32	ASLS 80-157	7	1	5.000	\$4,300.00
528	211372	S020N008W32	ASLS 80-157	8	1	5.000	\$3,800.00
529	211373	S020N008W32	ASLS 80-157	9	1	5.000	\$3,800.00
530	211374	S020N008W32	ASLS 80-157	10	1	5.000	\$4,000.00
531	211375	S020N008W32	ASLS 80-157	11	1	5.000	\$4,300.00
532	211376	S020N008W32	ASLS 80-157	12	1	4.915	\$4,200.00
533	211377	S020N008W32	ASLS 80-157	13	1	4.599	\$3,700.00
534	211378	S020N008W32	ASLS 80-157	14	1	4.758	\$3,600.00
535	211379	S020N008W32	ASLS 80-157	15	1	4.964	\$4,200.00
536	211380	S020N008W32	ASLS 80-157	1	2	4.659	\$4,400.00
537	211381	S020N008W32	ASLS 80-157	2	2	4.762	\$4,500.00
538	211382	S020N008W32	ASLS 80-157	1	3	4.996	\$4,700.00
539	211383	S020N008W32	ASLS 80-157	2	3	5.000	\$4,800.00
540	211384	S020N008W32	ASLS 80-157	3	3	4.775	\$4,500.00
541	211386	S020N008W32	ASLS 80-157	1	4	4.140	\$3,900.00
542	211387	S020N008W32	ASLS 80-157	2	4	4.958	\$4,700.00
543	211388	S020N008W32	ASLS 80-157	3	4	4.999	\$4,700.00
544	211389	S020N008W32	ASLS 80-157	4	4	4.999	\$4,700.00
545	211391	S020N008W32	ASLS 80-157	7	4	5.000	\$4,800.00
546	211392	S020N008W32	ASLS 80-157	8	4	5.000	\$4,800.00
547	211393	S020N008W32	ASLS 80-157	9	4	4.996	\$4,700.00
548	211394	S020N008W32	ASLS 80-157	10	4	4.996	\$4,700.00
549	211395	S020N008W32	ASLS 80-157	11	4	5.000	\$4,800.00
550	211396	S020N008W32	ASLS 80-157	12	4	5.000	\$4,800.00
551	211397	S020N008W32	ASLS 80-157	13	4	5.000	\$4,800.00
552	211398	S020N008W32	ASLS 80-157	14	4	4.938	\$4,700.00
553	211399	S020N008W32	ASLS 80-157	15	4	4.905	\$4,700.00
554	211400	S020N008W32	ASLS 80-157	16	4	4.949	\$4,700.00
555	211401	S020N008W32	ASLS 80-157	17	4	5.000	\$4,800.00
556	211402	S020N008W32	ASLS 80-157	18	4	4.917	\$4,700.00
557	211403	S020N008W32	ASLS 80-157	19	4	4.896	\$4,700.00
558	211404	S020N008W32	ASLS 80-157	1	5	4.607	\$4,400.00
559	211405	S020N008W32	ASLS 80-157	2	5	4.991	\$4,700.00
560	211406	S020N008W32	ASLS 80-157	3	5	5.000	\$4,800.00
561	211407	S020N008W32	ASLS 80-157	4	5	5.000	\$4,800.00
562	211408	S020N008W32	ASLS 80-157	5	5	5.000	\$4,800.00
563	211409	S020N008W32	ASLS 80-157	6	5	4.948	\$4,700.00
564	211410	S020N008W32	ASLS 80-157	7	5	4.870	\$4,600.00
565	211411	S020N008W32	ASLS 80-157	8	5	4.852	\$4,600.00
566	211412	S020N008W32	ASLS 80-157	9	5	4.984	\$4,700.00
567	211413	S020N008W32	ASLS 80-157	10	5	4.792	\$4,600.00
568	211414	S020N008W32	ASLS 80-157	11	5	4.710	\$4,000.00
569	211415	S020N008W32	ASLS 80-157	12	5	4.982	\$4,700.00
570	211416	S020N008W32	ASLS 80-157	13	5	4.982	\$4,700.00
571	211417	S020N008W32	ASLS 80-157	14	5	4.971	\$4,700.00
572	211419	S020N008W32	ASLS 80-157	16	5	4.924	\$4,700.00
573	211420	S020N008W32	ASLS 80-157	17	5	4.924	\$4,700.00
574	211421	S020N008W32	ASLS 80-157	18	5	4.924	\$4,700.00
575	211422	S020N008W32	ASLS 80-157	19	5	4.759	\$4,500.00
576	211423	S020N008W32	ASLS 80-157	20	5	4.891	\$4,600.00
577	213343	S020N008W32	ASLS 80-157	1	6	5.000	\$4,300.00
578	213344	S020N008W32	ASLS 80-157	2	6	5.000	\$4,800.00
579	213345	S020N008W32	ASLS 80-157	3	6	4.977	\$4,500.00
580	213346	S020N008W32	ASLS 80-157	4	6	4.982	\$4,300.00
581	213347	S020N008W32	ASLS 80-157	5	6	4.982	\$3,800.00
582	213348	S020N008W32	ASLS 80-157	6	6	4.977	\$3,800.00
583	211424	S020N008W32	ASLS 80-157	1	7	4.994	\$4,700.00
584	211425	S020N008W32	ASLS 80-157	2	7	4.999	\$4,700.00
585	211426	S020N008W32	ASLS 80-157	3	7	4.999	\$4,700.00
586	211427	S020N008W32	ASLS 80-157	4	7	4.255	\$4,000.00
587	211428	S020N008W32	ASLS 80-157	5	7	4.999	\$3,800.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
588	211429	S019N008W04	ASLS 80-157	1	8	3.483	\$8,700.00
589	211430	S019N008W04	ASLS 80-157	2	8	5.000	\$4,800.00
590	211431	S019N008W04	ASLS 80-157	3	8	5.000	\$4,800.00
591	211432	S019N008W04	ASLS 80-157	4	8	5.000	\$4,800.00
592	211433	S019N008W04	ASLS 80-157	5	8	5.000	\$4,800.00
593	211434	S019N008W04	ASLS 80-157	6	8	5.000	\$4,800.00
594	211435	S019N008W04	ASLS 80-157	7	8	4.786	\$4,500.00
595	211436	S019N008W04	ASLS 80-157	8	8	4.751	\$4,500.00
596	211438	S019N008W04	ASLS 80-157	10	8	4.800	\$4,600.00
597	211439	S019N008W04	ASLS 80-157	11	8	4.805	\$10,600.00
598	211440	S019N008W04	ASLS 80-157	1	9	4.780	\$4,500.00
599	211441	S019N008W04	ASLS 80-157	2	9	5.000	\$4,800.00
600	211442	S019N008W04	ASLS 80-157	3	9	4.726	\$4,300.00
601	211443	S019N008W04	ASLS 80-157	4	9	4.718	\$4,500.00
602	211444	S019N008W04	ASLS 80-157	5	9	4.794	\$4,600.00
603	211445	S019N008W04	ASLS 80-157	6	9	4.654	\$4,200.00
604	211446	S019N008W04	ASLS 80-157	7	9	4.998	\$4,500.00
605	211447	S019N008W04	ASLS 80-157	8	9	4.998	\$4,700.00
606	211448	S019N008W04	ASLS 80-157	9	9	4.998	\$4,700.00
607	211449	S019N008W04	ASLS 80-157	10	9	4.782	\$4,500.00
608	211450	S019N008W04	ASLS 80-157	11	9	4.991	\$4,700.00
609	211451	S019N008W04	ASLS 80-157	12	9	4.982	\$4,700.00
610	213349	S019N008W04	ASLS 80-157	1	10	4.994	\$4,700.00
611	213350	S019N008W04	ASLS 80-157	2	10	4.999	\$4,700.00
612	213351	S019N008W04	ASLS 80-157	3	10	3.970	\$4,100.00
613	213352	S019N008W04	ASLS 80-157	4	10	4.466	\$4,200.00
614	213353	S019N008W04	ASLS 80-157	5	10	4.407	\$4,200.00
615	213354	S019N008W04	ASLS 80-157	6	10	4.226	\$4,000.00
616	213355	S019N008W04	ASLS 80-157	7	10	5.000	\$4,800.00
617	213356	S019N008W04	ASLS 80-157	8	10	5	\$4,800.00
618	213357	S019N008W04	ASLS 80-157	9	10	5.000	\$4,800.00
619	213358	S019N008W04	ASLS 80-157	10	10	4.786	\$4,300.00
620	213359	S019N008W04	ASLS 80-157	11	10	4.877	\$4,400.00
621	213360	S019N008W04	ASLS 80-157	12	10	4.979	\$4,700.00
622	213361	S019N008W04	ASLS 80-157	13	10	4.999	\$4,700.00
623	213362	S019N008W04	ASLS 80-157	14	10	4.999	\$4,700.00
624	213363	S019N008W04	ASLS 80-157	15	10	4.999	\$3,800.00
625	213364	S019N008W04	ASLS 80-157	16	10	4.809	\$4,100.00
626	213365	S019N008W04	ASLS 80-157	17	10	4.814	\$4,600.00
627	213366	S019N008W04	ASLS 80-157	18	10	4.814	\$4,300.00
628	213367	S019N008W04	ASLS 80-157	19	10	4.559	\$4,300.00
629	213368	S019N008W04	ASLS 80-157	20	10	4.560	\$4,300.00
630	213369	S019N008W04	ASLS 80-157	21	10	4.413	\$4,200.00
631	213370	S019N008W04	ASLS 80-157	22	10	4.903	\$4,700.00
632	213371	S019N008W04	ASLS 80-157	23	10	4.794	\$4,600.00
633	213372	S019N008W04	ASLS 80-157	24	10	4.898	\$4,700.00
634	213373	S019N008W04	ASLS 80-157	25	10	4.944	\$4,700.00
635	213374	S019N008W04	ASLS 80-157	26	10	4.999	\$4,700.00
636	213375	S019N008W04	ASLS 80-157	27	10	4.999	\$4,700.00
637	213376	S019N008W04	ASLS 80-157	28	10	4.994	\$4,700.00
638	213377	S019N008W04	ASLS 80-157	1	11	4.994	\$4,700.00
639	213378	S019N008W04	ASLS 80-157	2	11	4.999	\$4,700.00
640	213379	S019N008W04	ASLS 80-157	3	11	4.999	\$4,700.00
641	213380	S019N008W04	ASLS 80-157	4	11	4.954	\$4,700.00
642	213381	S019N008W04	ASLS 80-157	5	11	4.721	\$4,500.00
643	213382	S019N008W04	ASLS 80-157	6	11	4.872	\$4,600.00
644	213383	S019N008W04	ASLS 80-157	7	11	4.999	\$4,700.00
645	213384	S019N008W04	ASLS 80-157	8	11	4.994	\$4,700.00
646	213385	S019N008W04	ASLS 80-157	1	12	4.920	\$4,700.00
647	213386	S019N008W04	ASLS 80-157	2	12	4.924	\$4,700.00
648	213387	S019N008W04	ASLS 80-157	3	12	4.881	\$4,600.00
649	213388	S019N008W04	ASLS 80-157	4	12	4.898	\$4,700.00
650	213389	S019N008W04	ASLS 80-157	5	12	4.882	\$4,600.00
651	213392	S019N008W04	ASLS 80-157	1	13	4.540	\$4,300.00
652	213393	S019N008W04	ASLS 80-157	2	13	4.775	\$4,500.00
653	213394	S019N008W04	ASLS 80-157	3	13	4.940	\$4,700.00
654	213396	S019N008W04	ASLS 80-157	5	13	4.890	\$4,200.00
655	213397	S019N008W04	ASLS 80-157	6	13	4.974	\$4,300.00
656							

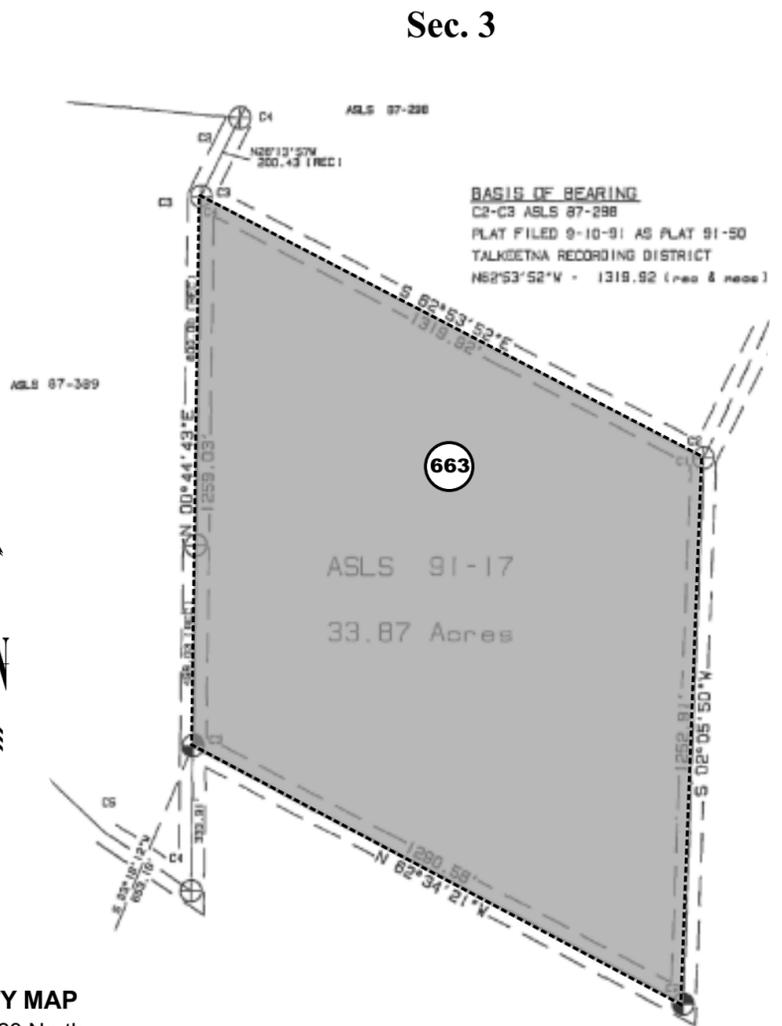
Map 59 - Lake Creek Homestead ASLS 91-17

Location	Located approximately 60 miles northwest of Anchorage and about 30 miles southwest of Talkeetna, between Lake Creek and Kahiltna Rivers.
Topo Map	USGS Quad Talkeetna A-2
Access	Several lakes as well as the Yentna River and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine.
Terrain	Terrain consists of flat, forested expanses broken by muskeg formations. Along portions of Lake Creek and the Kahiltna River the terrain becomes extremely steep, creating a canyon effect. Elevations range from 475 feet to 1,040 feet above sea level.
Soils	Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains.
Vegetation	Forested areas are dominated by white spruce and paper birch; whereas the lower lying poorly drained areas support sedges, mosses, and large areas of black spruce forest.
Water Front	None
View	Unknown
Climate	Summer temperatures average from 37 to 63 degrees F, and -7 to 34 degrees F in winter. Extreme temperatures are -50 to 90 degrees F. Precipitation in the area is approximately 29 inches, including 119 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 91-17.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None

PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
663	224986	S023N009W03	ASLS 91-17	33.870	\$16,500.00



USGS Quad Talkeetna A-2, Alaska

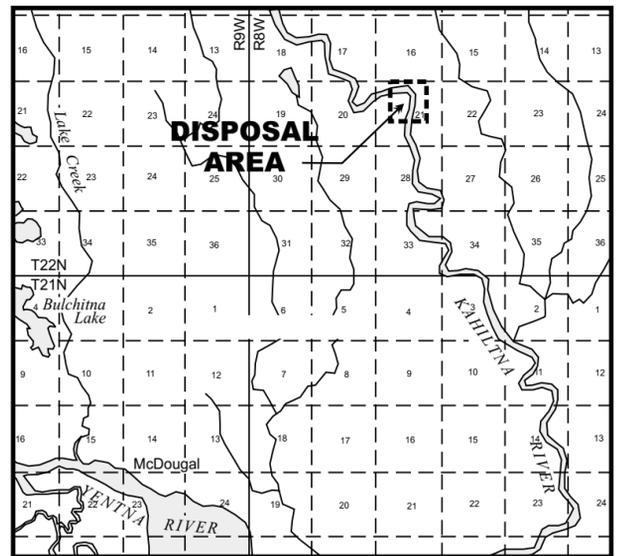


VICINITY MAP
Township 23 North,
Range 9 West, Sec. 3
Seward Meridian, Alaska

Map 60 - Lake Creek / McDougal Remote Odd Lot ASLS 85-331

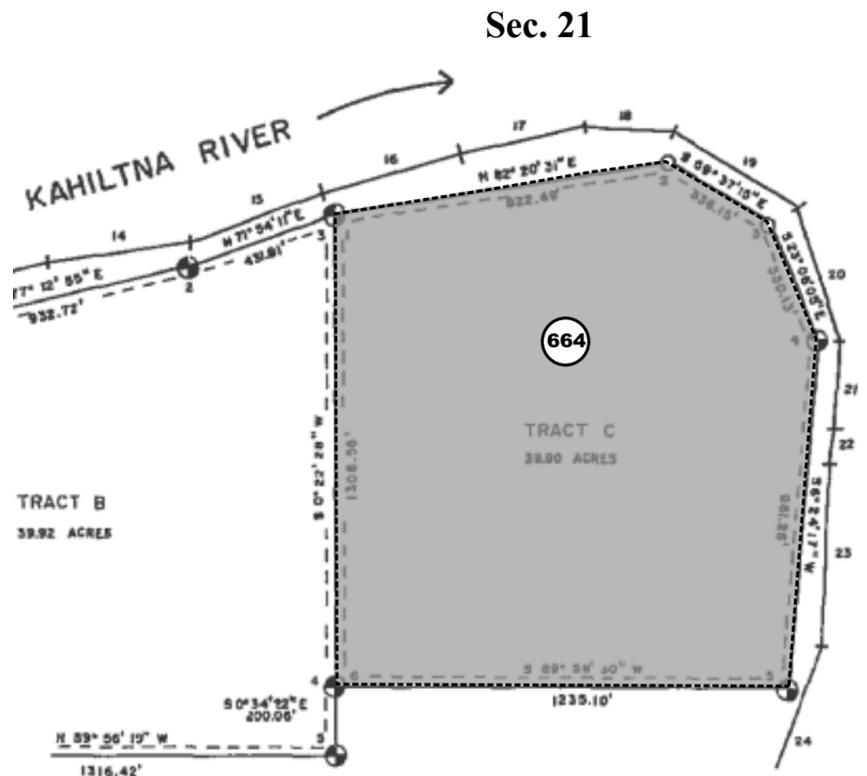
Location	Located approximately 60 miles northwest of Anchorage, about 30 miles southwest of Talkeetna, and approximately 9 miles north of the confluence of the Yentna and Kahiltna Rivers.
Topo Map	USGS Quads Tyonek D-2 & D-3
Access	Several lakes as well as the Yentna River, Kahiltna River, and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine.
Terrain	Terrain consists of flat, forested expanses broken by muskeg formations. Along portions of Lake Creek and the Kahiltna River the terrain becomes extremely steep, creating a canyon effect. Elevations range from 475 feet to 1,040 feet above sea level.
Soils	Well-drained loamy soils occur extensively on hills, terraces and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains.
Vegetation	Forested areas are dominated by white spruce and paper birch; whereas the lower lying poorly drained areas support sedges, mosses, and large areas of black spruce forest.
Water Front	Parcel 664 has waterfront along the Kahiltna River.
View	Unknown
Climate	Summer temperatures average from 37 to 63 degrees F and -7 to 34 degrees F in winter. Extreme temperatures are -50 to 90 degrees F. Precipitation in the area is approximately 29 inches, including 119 inches of snow.
Water Source	Unknown.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 85-331.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
664	209690	S022N008W21	ASLS 85-331	C	39.900	\$21,100.00



USGS Quad Tyonek D-2, D-3, Alaska

VICINITY MAP
Township 22 North, Range 8 West, Sec. 12
Seward Meridian, Alaska

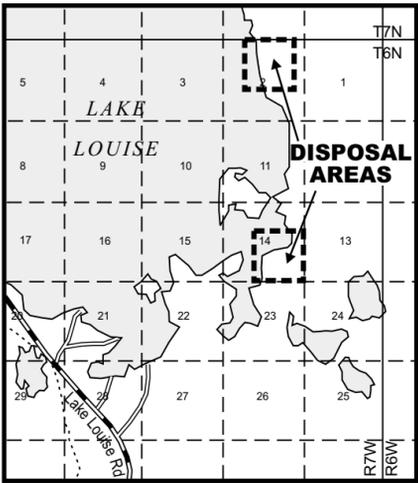
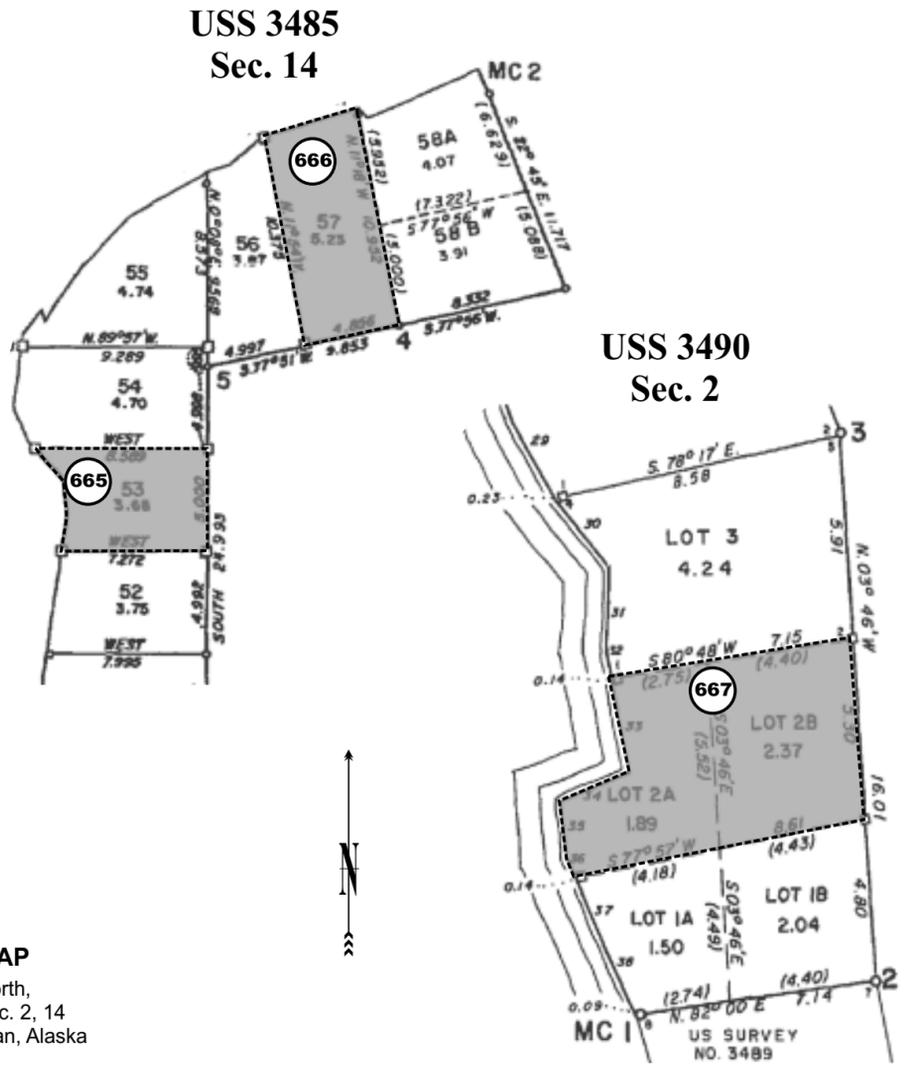


Southcentral Region -- Fall 2002 State Land Auction # 425

Map 61 - Lake Louise Small Lots

Location	Parcels are located along the east to southeast side of Lake Louise, about 32 air miles northwest of Glennallen.
Topo Map	USGS Quad Gulkana B-5
Access	Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Float plain access is also possible. Boat access to the lots can often be dangerous as the lake is susceptible to strong wind and wave action.
Terrain	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.
Soils	Soils may contain permafrost in some areas.
Vegetation	Stunted spruce on the wetter lands and small to medium diameter spruce on the better-drained lands. Firewood and house logs in the area are scarce.
Water Front	All Lots have water frontage on Lake Louise.
View	Potentially excellent view of Lake Louise as well as the Wrangell and Talkeetna Mountains.
Climate	Temperatures range from an average of -15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 9 inches. Summer frosts are common.
Water Source	Unknown
Water/Sewage Disposal	ADEC 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 by the ADEC.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record. Lots are subject to a 50 foot public access easement along the ordinary high water mark and a 25 foot wide public access and utility easement on all upland lot lines. Located within the Talkeetna Mountains Special Use District. <u>Development of lots may be restricted</u> , contact the Matanuska-Susitna Borough for further information.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	A small cabin and building materials located on Parcel 665 will be removed prior to the sale of the parcel. This is a popular area for water-related recreation activities associated with fishing, reported to be excellent. Much of the land around Lake Louise is privately owned. The sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.
.090 NOTE	A 16' X 24' frame cabin with loft and deck is located on Parcel 667. This cabin along with other improvements has an appraised value of \$18,000.00. Purchaser will be required to pay value of the improvement in full when contract is issued. Personal property located on the parcel, other than building improvements, will not be included in the sale. Land value equals \$27,000.00. Total appraised value equals \$45,000.00.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid	Comments
665	219281	C006N007W14	USS 3485	53	3.68	\$26,500.00	
666	219285	C006N007W14	USS 3485	57	5.23	\$25,200.00	
667	219309	C006N007W02	USS 3490	2A & 2B	4.26	\$45,000.00	See .090 Note

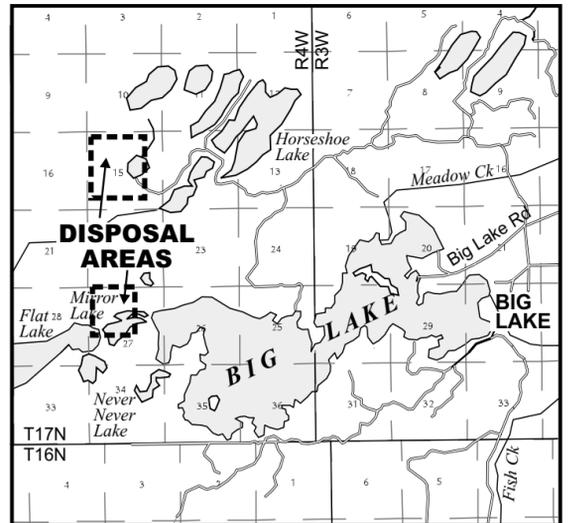


VICINITY MAP
Township 6 North,
Range 7 West, Sec. 2, 14
Copper River Meridian, Alaska

USGS Quad Gulkana B-5, Alaska

Map 62 - Leroux View Remote Odd Lots

Location	Parcels are located within one and two miles west and northwest of Big Lake. Parcel 668 is located just west of Colt Lake. Parcels 669 and 670 are located just north of Mirror Lake.
Topo Map	USGS Quad Anchorage C-8
Access	Access to the area is from the Parks Highway onto West Big Lake Road. From Big Lake road turn north onto South Beaver Lake Road, then west onto West Lakes Boulevard. To access Parcel 668 from West Lakes Blvd, turn north onto South Horseshoe Lake Road then turn west onto a gravel road that leads to Colt Lake. To access parcel 669 & 670 from the end of West Lakes Blvd, follow gravel road that leads west. From where the developed public road ends, follow platted easements and rights-of-way to the parcels. One should take careful precaution to use only public roads, easements, and rights-of-ways.
Terrain	Nearly level topography changing to undulating with steep slopes up to 30 percent.
Soils	Well-drained soils are found on plains and terraces, while poorly drained soils are located in the depressions and low areas bordering lakes and secondary streams.
Vegetation	Vegetation consists mainly of spruce and birch trees.
Water Front	None
View	Unknown
Climate	Temperatures in the area range from 6 to 21 degrees F in the winter, and 47 to 67 degrees F in the summer. Annual precipitation is approximately 17 inches, including 51 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations. see ASLS 84-7 and 90-162.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).



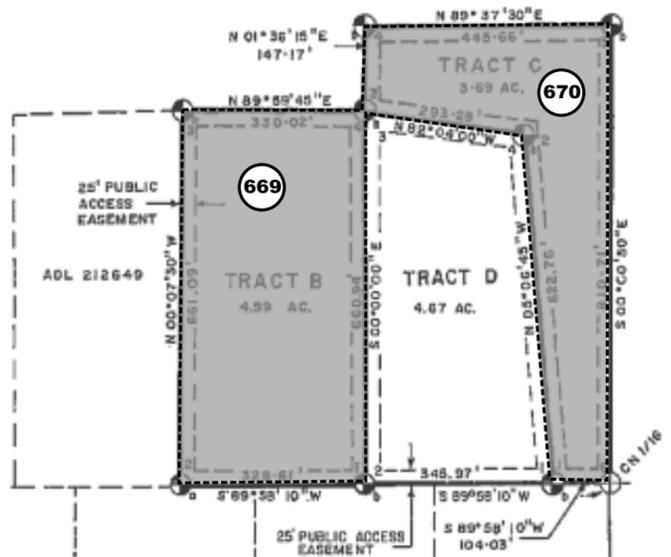
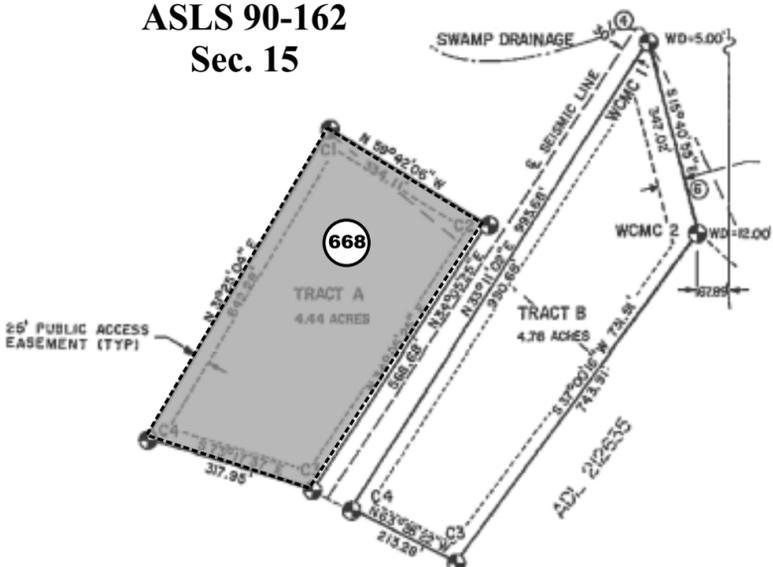
USGS Quad Anchorage C-8, Alaska

VICINITY MAP
Township 17 North, Range 4 West, Sec. 15, 27
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
668	212547	S017N004W15	ASLS 90-162	A	4.440	\$6,500.00
669	212626	S017N004W27	ASLS 84-7	B	4.990	\$12,100.00
670	212711	S017N004W27	ASLS 84-7	C	3.690	\$11,500.00

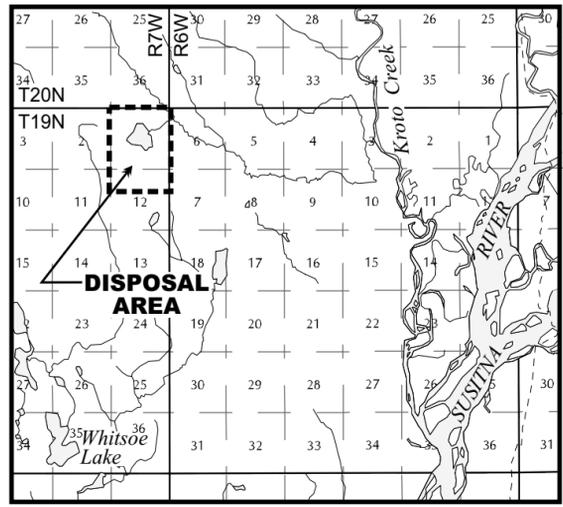
ASLS 84-7
Sec. 27

ASLS 90-162
Sec. 15



Map 63 - Lockwood Lake ASLS 80-91

Location	Located approximately 20 miles west of Willow and three miles east of Lockwood lake.
Topo Map	USGS Quad Tyonek D-2
Access	Winter access is by snow machine along existing trails and platted easements or rights-of-ways. Fly in access may be possible on one of several lakes within the area. Landing conditions of which are unknown.
Terrain	Generally level to gently rolling uplands.
Soils	Top soils are sandy silt over sub-soils of silty sandy gravel.
Vegetation	Vegetation consists of mostly birch/spruce forest.
Water Front	Parcels 673 & 686 have waterfront on Gem Lake (local name).
View	Unknown.
Climate	Local temperatures range from 0 degrees F in January to 68 degrees F in July. Annual precipitation varies around 100 inches including snowfall. Annual snowfall varies around 100 inches.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-91.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association created to govern said subdivision, if active.



USGS Quad Tyonek D-2, Alaska

VICINITY MAP

Township 19 North, Range 7 West, Sec. 1, 12
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
671	213404	S019N007W01	ASLS 80-91	1	1	5.000	\$4,800.00
672	213405	S019N007W01	ASLS 80-91	2	1	5.000	\$4,800.00
673	213407	S019N007W01	ASLS 80-91	2	2	4.997	\$11,000.00
674	213408	S019N007W01	ASLS 80-91	1	3	4.998	\$4,700.00
675	213409	S019N007W01	ASLS 80-91	1	4	4.996	\$4,700.00
676	213410	S019N007W01	ASLS 80-91	2	4	4.526	\$4,300.00
677	213415	S019N007W01	ASLS 80-91	1	8	4.972	\$4,700.00
678	213416	S019N007W01	ASLS 80-91	2	8	5.000	\$4,800.00
679	213418	S019N007W01	ASLS 80-91	2	9	5.000	\$4,800.00
680	213422	S019N007W01, 12	ASLS 80-91	1, 2	14	9.765	\$7,000.00
681	213423	S019N007W12	ASLS 80-91	3, 4, 5	14	15.000	\$9,400.00
682	213424	S019N007W01, 12	ASLS 80-91	1, 2, 3	15	14.923	\$9,400.00
683	213425	S019N007W01, 12	ASLS 80-91	1, 2, 7	16	14.992	\$9,400.00
684	213426	S019N007W01	ASLS 80-91	3, 4	16	9.866	\$7,000.00
685	213427	S019N007W01	ASLS 80-91	5, 6	16	9.733	\$6,900.00
686	213428	S019N007W01	ASLS 80-91	1, 2, 3	17	14.604	\$21,500.00
687	213429	S019N007W01	ASLS 80-91	2, 3	18	9.863	\$7,000.00

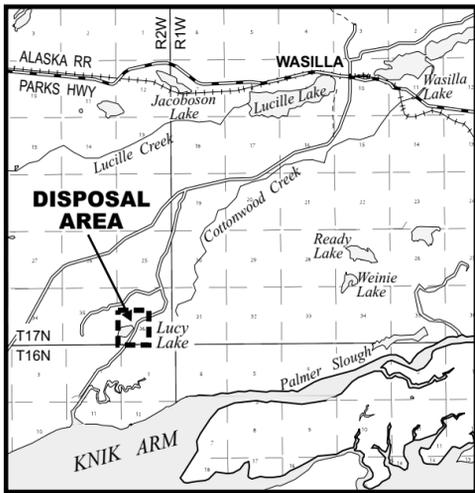
Sec. 1, 12



Map 64 - Lucy Lake Subdivision EPF 22-50

Location	Lucy Lake Alaska Subdivision is located six miles southwest of Wasilla near the community of Cottonwood.
Topo Map	USGS Quad Anchorage C-7
Access	Access to the subdivision is by road, south from mile 42 of the Parks Highway to mile 4.1 of Knik-Goose Bay Road. Turn south onto Fairview Road for approximately 2 miles and continue straight onto Hayfield Road (gravel) for one mile to Lucy Lake.
Terrain	Parcel 688 is fairly flat. Parcel 689 is slightly sloping.
Soils	Unknown
Vegetation	Parcels are thickly wooded with mostly birch and some black spruce. Trees have been cleared along the utility right-of-way on Parcel 689.
Water Front	Parcel 688 has water frontage on Lucy Lake. Lots 1 & 2, Block 1 are classified public recreation and have been reserved to provide public access to Lucy Lake.
View	Parcel 688 has potentially excellent views over looking Lucy Lake.
Climate	The average temperatures in January range from -28 to 39 degrees F and in July 44 to 83 degrees F. Annual precipitation is 16.5 inches, including 48 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	Phone and electric utilities have been serviced to the area.
Restrictions	Subject to platted easements and reservations of record, see EPF 22-50. Lot 3 Block 2 is subject to ADL 881 Right-Of-Way to Matanuska Electric Assoc. extending a width of 20 feet on either side of the centerline.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Unknown
Other	A dilapidated wood foundation of no value is located on Parcel 689.

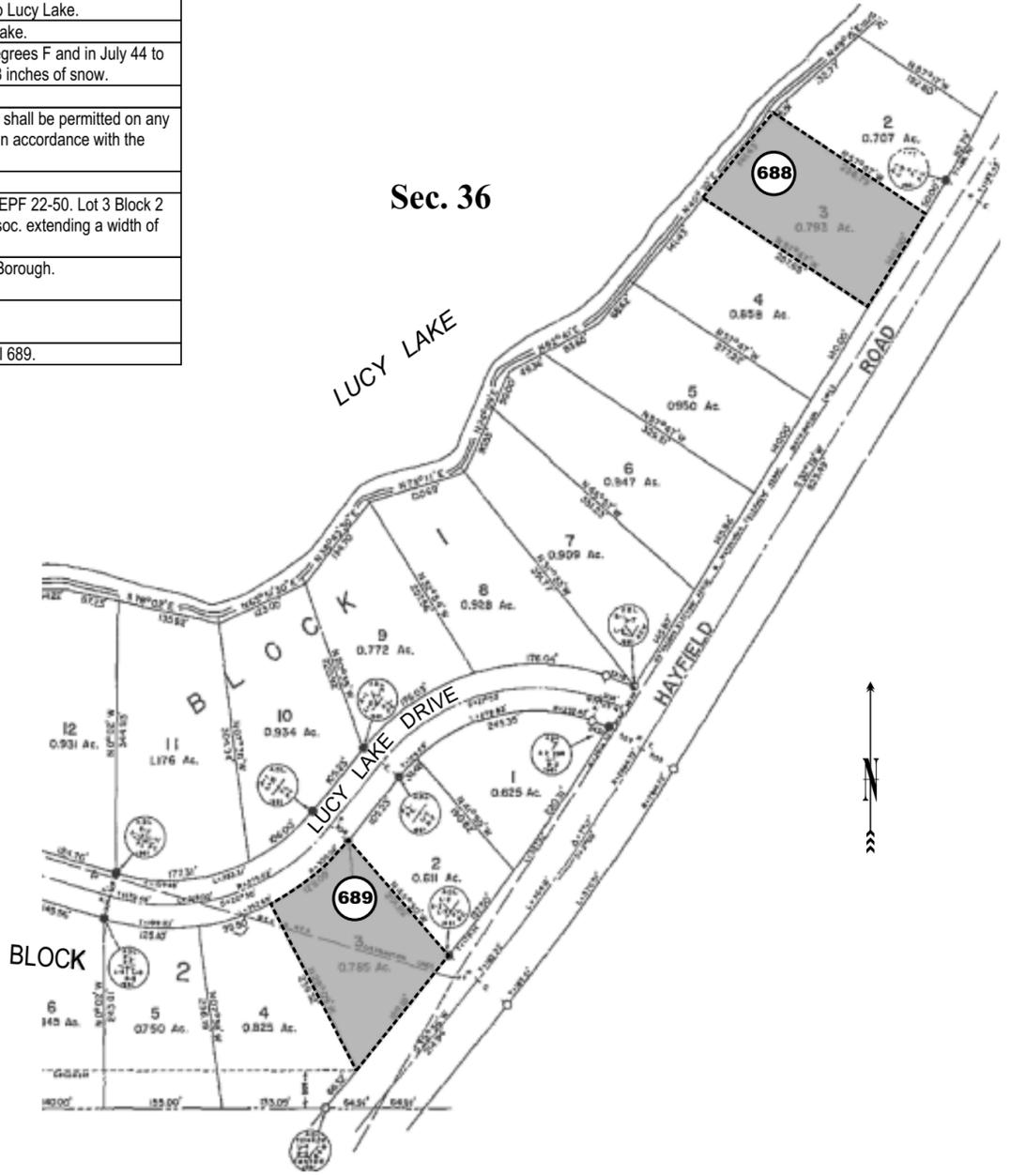
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
688	60362	S017N002W36	EPF22-50	3	1	0.793	\$15,300.00
689	52422	S017N002W36	EPF22-50	3	2	0.785	\$5,700.00



USGS Quad Anchorage C-7, Alaska

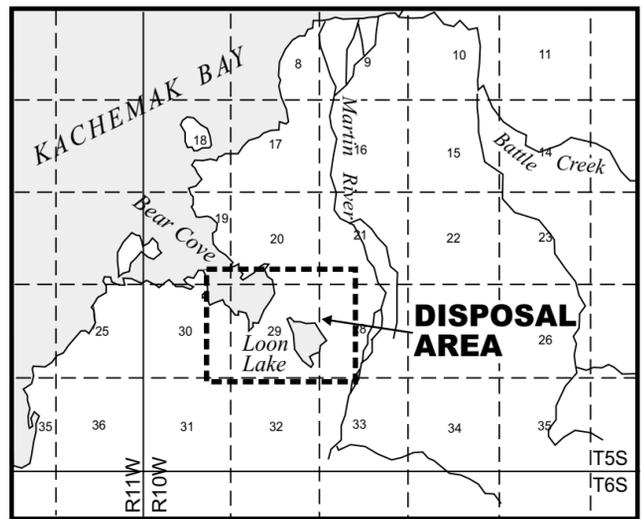
VICINITY MAP

Township 17 North, Range 2 West, Sec. 36
Seward Meridian, Alaska



Map 65 - Mariners Walk ASLS 85-225

Location	Located at the southeast end of Kachemak Bay, approximately 12 miles east of Homer. Bradley Lake is located about six miles to the northeast. Kachemak Bay State Park and Kenai National Wildlife Refuge lie within two miles to the south.
Topo Map	USGS Quad Seldovia C-3
Access	Access to the subdivision is by boat or floatplane from Homer to Bear Cove. From the coast there are numerous platted rights-of-way to reach each lot.
Terrain	Terrain ranges from gently rolling to areas of extreme slopes with numerous rock outcroppings. Elevations range near sea level to 450 feet.
Soils	Soils are generally one to two feet of organics overlying sand, silt, and gravel mixtures, with bedrock found at a depth of two to four feet.
Vegetation	The area is densely forested with predominately Sitka spruce of an average height of 60 feet. Lutz spruce, balsam, poplar, paper birch, and various shrubs are also present.
Water Front	Parcel 690 has waterfront on Loon Lake.
View	Unknown
Climate	Temperatures range from a maximum mean of 60 degrees F in July to a minimum mean of 15 degrees F in January. Rainfall averages 23 inches annually with an average snowfall of 55 inches.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 85-225.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	A dilapidated wood foundation of no value may be located on Parcel 690.



USGS Quad Seldovia C-3, Alaska

VICINITY MAP

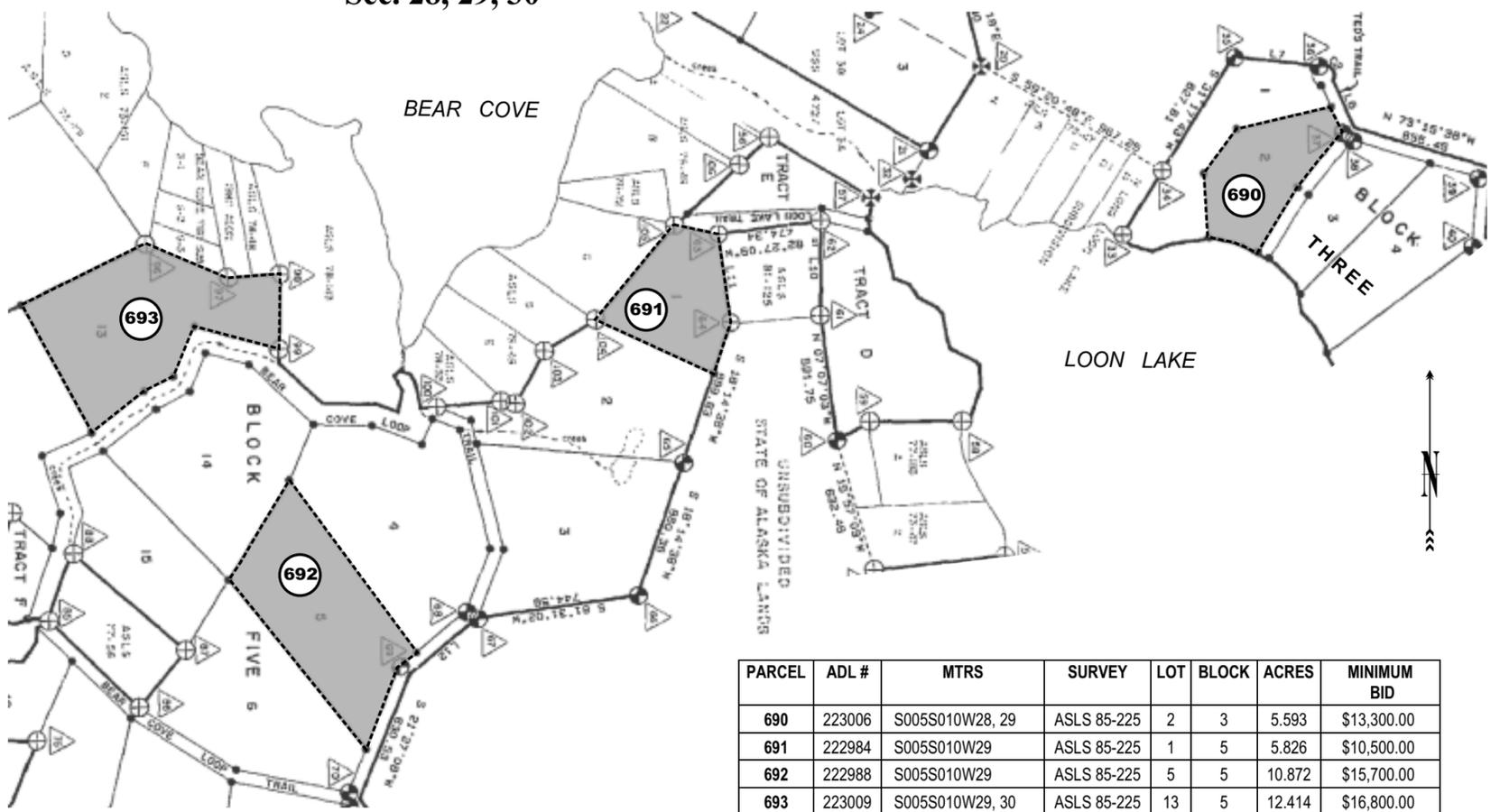
Township 5 South, Range 10 West, Sec. 28, 29, 30
Seward Meridian, Alaska

Map 65 - Mariners Walk ASLS 85-225 continues on following page

Map 65 - Mariners Walk ASLS 85-225

Mariners Walk ASLS 85-225 continues from previous page

Sec. 28, 29, 30



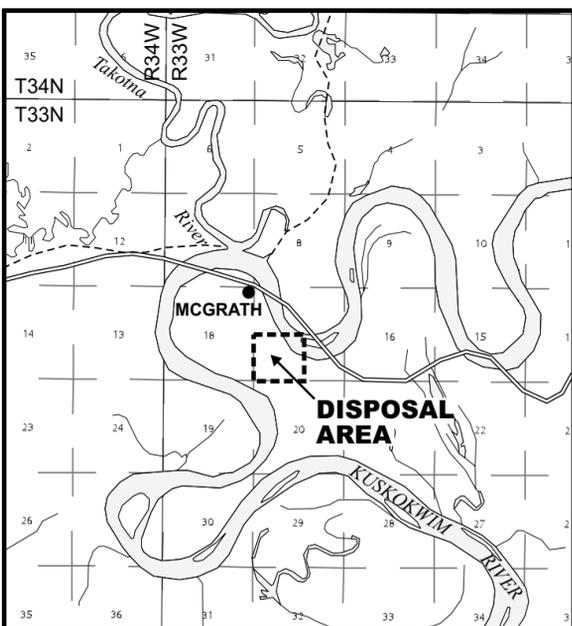
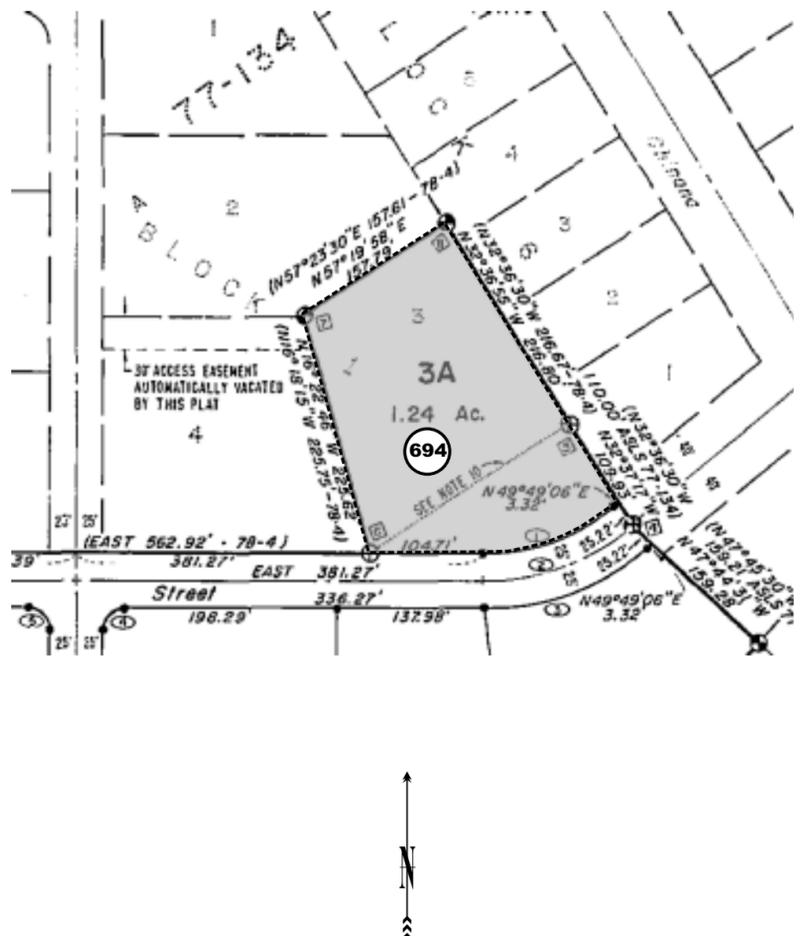
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
690	223006	S005S010W28, 29	ASLS 85-225	2	3	5.593	\$13,300.00
691	222984	S005S010W29	ASLS 85-225	1	5	5.826	\$10,500.00
692	222988	S005S010W29	ASLS 85-225	5	5	10.872	\$15,700.00
693	223009	S005S010W29, 30	ASLS 85-225	13	5	12.414	\$16,800.00

Map 66 - McGrath (Tract B) ASLS 83-199

Location	Located within the city of McGrath. McGrath is located 221 miles northwest of Anchorage and 269 miles southwest of Fairbanks.
Topo Map	USGS Quad McGrath D-6
Access	Physical access is currently available to the boundary of the parcel on the constructed Amos Avenue and on the constructed "G" Street to the intersection of "G" and Chinana. The city of McGrath is solely responsible for road construction. Additional roads may or may not exist within the subdivision. McGrath is accessible by plane.
Terrain	Generally flat floodplain with occasional rises. Elevation is approximately 334 feet to 340 feet above mean sea level.
Soils	Topsoil primarily consists of thick deposits of acidic moss peat covering alluvial deposits of silt and loess underlain by river-worked deposits of gravel and sand.
Vegetation	Primary vegetation in the lowlands is black spruce with sedges and mosses. Paper birch, willow, and grass dominate the higher, drier areas. Throughout the surrounding area are scattered stands of paper birch, quaking aspen, cottonwood, balsam poplar, and willow. Undergrowth vegetation includes alder, rose, berry bushes, Labrador tea, ferns, mosses, and fireweed.
Water Front	None
View	Unknown
Climate	Area has a cold continental climate. Average summer temperatures range from 62 to 80 degrees F; winter temperatures can range from -64 to 0 degrees F. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches.
Water Source	There is a good source of ground water and wells are common in the area.
Water/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 ADEC.
Utilities	Utilities are available in the area but may not extend to parcel.
Restrictions	Subject to platted easements and reservations, see ASLS 83-199. Subject to Federal Aviation Regulation, Part 77, which requires a formal notice to be submitted to FAA when an alteration or construction occurs to the property or facilities on the property exceeding a height of 485 feet above mean sea level, or approximately 150' above the airport runway grade elevation.
Municipal Authority	Located within the taxing authority of the City of McGrath.
Homeowners Assoc.	Unknown
Other	Located within the 100 year floodplain and may be susceptible to future flooding. Subject to the covenants and restrictions imposed by the City of McGrath and covenants within Mt. McKinley Recording District, Book 19, Page 898.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	TRACT	ACRES	MINIMUM BID
694	219075	S033N033W17	ASLS 83-199	3A	1	A	1.240	\$9,000.00

Sec. 17



USGS Quad McGrath D-6, Alaska

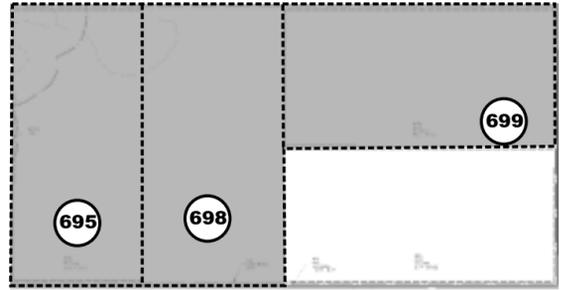
VICINITY MAP

Township 33 North, Range 33 West, Sec. 17
Seward Meridian, Alaska

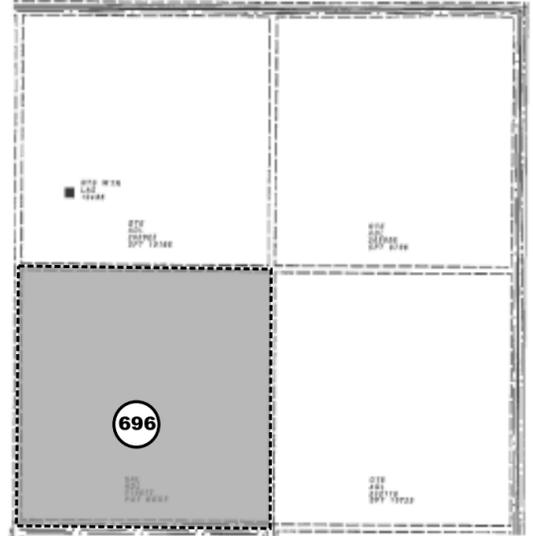
Map 67 - Montana Creek Odd Lots USRS

Location	Located in the Montana Creek District. These sites are from 1 to 5 miles east of approximately mile 93 of the Parks Highway.
Topo Map	USGS Quads Talkeetna A-1 and Talkeetna Mts. A-6
Access	Access is by foot, snowmachine, or ATV from the Parks Highway via platted rights-of-way or public access easements.
Terrain	Topography is generally level to slightly rolling terrain.
Soils	Soils consist of organic overburden covering sandy, silty gravel.
Vegetation	Vegetation is primarily spruce, birch, and alder.
Water Front	Goose Creek may run through the northern portions of Parcels 695 & 698. There may be small streams located on the remaining parcels.
View	Potential views of Talkeetna Mountains and the Alaska Range.
Climate	January temperatures range from -33 to 33 degrees F; July can vary from 42 to 83 degrees F. Rainfall ranges from 16 inches to 27 inches, with 48 to 150 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to a 25-foot utility easement along all lot lines. Subject to 50-foot section line easement either side of the section lines reserved to the State of Alaska for public highways. Parcels 695 & 698 are subject to a 50-foot public access easement along ordinary high water mark of Goose Creek and its tributaries. Subject to platted easements and reservations, see appropriate US Rectangular Survey.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcel 699 is subject to a 100-foot right-of-way permit application to Matanuska Electric for a utility easement (ADL 79951). Portions of these parcels have a high water table and are considered to be swampy. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

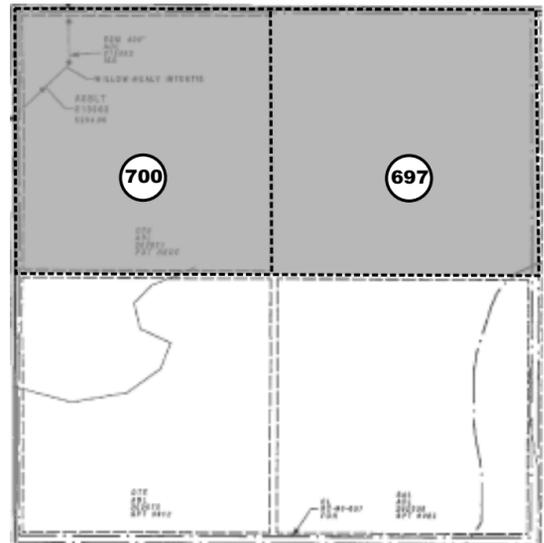
Sec. 21



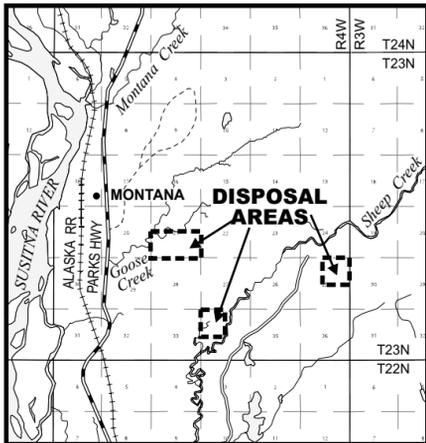
Sec. 25



Sec. 34



PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
695	219573	S023N004W21	USRS	W1/2SW1/4	80	\$64,000.00
696	219577	S023N004W25	USRS	SW1/4NE1/4	40	\$24,000.00
697	219585	S023N004W34	USRS	NE1/4NW1/4	40	\$32,000.00
698	219574	S023N004W21	USRS	E1/2SW1/4	80	\$71,200.00
699	219575	S023N004W21	USRS	N1/2SE1/4	80	\$64,000.00
700	202671	S023N004W34	USRS	NW1/4NW1/4	40	\$28,800.00



VICINITY MAP
Township 23 North,
Range 4 West, Sec. 21, 25, 34
Seward Meridian, Alaska

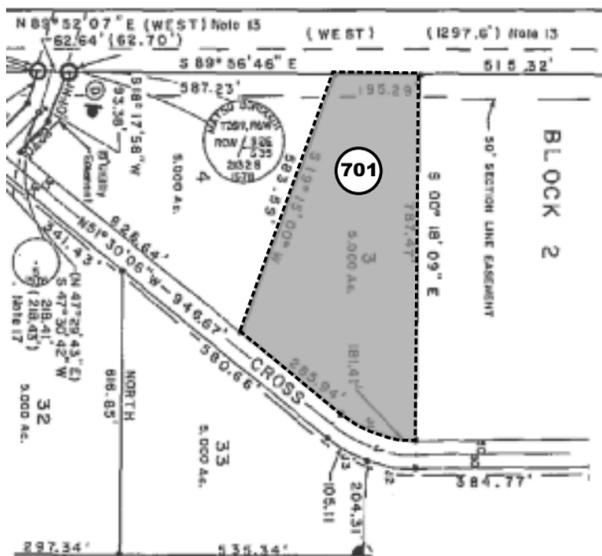
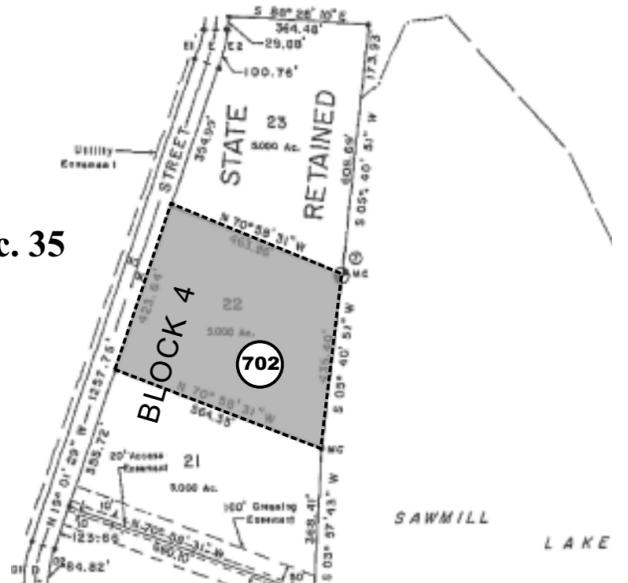
USGS Quad Talkeetna A-1, Alaska
USGS Quad Talkeetna Mtns. A-6, Alaska

Map 68 - Nine Mile Creek ASLS 80-151

Location	South of Petersville Road near Sawmill Lake, approximately 8 miles west of Talkeetna and 40 miles northwest of Willow.
Topo Map	USGS Quad Talkeetna B-1
Access	ATV, snow machine, or four-wheel drive access is possible via platted rights-of-way from Petersville Road. Rights-of-way consist of unimproved trails and are not passable to four-wheel drive vehicles when wet.
Terrain	Topography consists of flat to gentle sloping land with some ridges.
Soils	The ridges are generally well drained and composed of a layer of topsoil up to 2.5 feet deep over silty gravelly sand interspersed with large boulders. The lowland areas are generally muskeg.
Vegetation	Covered with large spruce and birch trees interspersed with alder on the ridges and flat low land covered with black spruce and moss.
Water Front	Parcel 702 has water frontage on Sawmill Lake.
View	Unknown
Climate	Temperatures in the area usually range from 44 to 68 degrees F in summer and from 0 to 40 degrees F in winter with extremes of -48 to 90 degrees F. Annual precipitation is about 29 inches with approximately 100 inches of snow.
Water Source	Availability and quality in the area is expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 80-151.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Ninemile Creek Homeowners Association, if active.
Other	Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

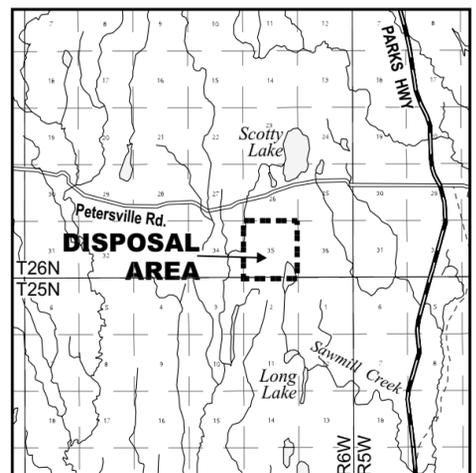
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
701	214312	S026N006W35	ASLS 80-151	3	2	5.0	\$7,000.00
702	214310	S026N006W35	ASLS 80-151	22	4	5.0	\$15,000.00

Sec. 35



Sec. 35

VICINITY MAP
Township 26 North,
Range 6 West, Sec. 35
Seward Meridian, Alaska



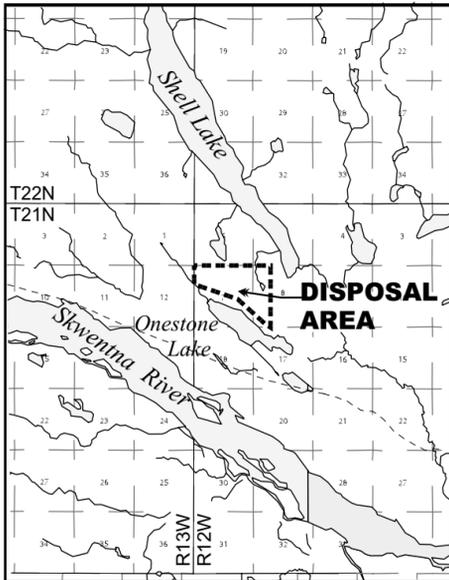
USGS Quad Talkeetna B-1, Alaska

Map 69 - Onestone Lake ASLS 81-110

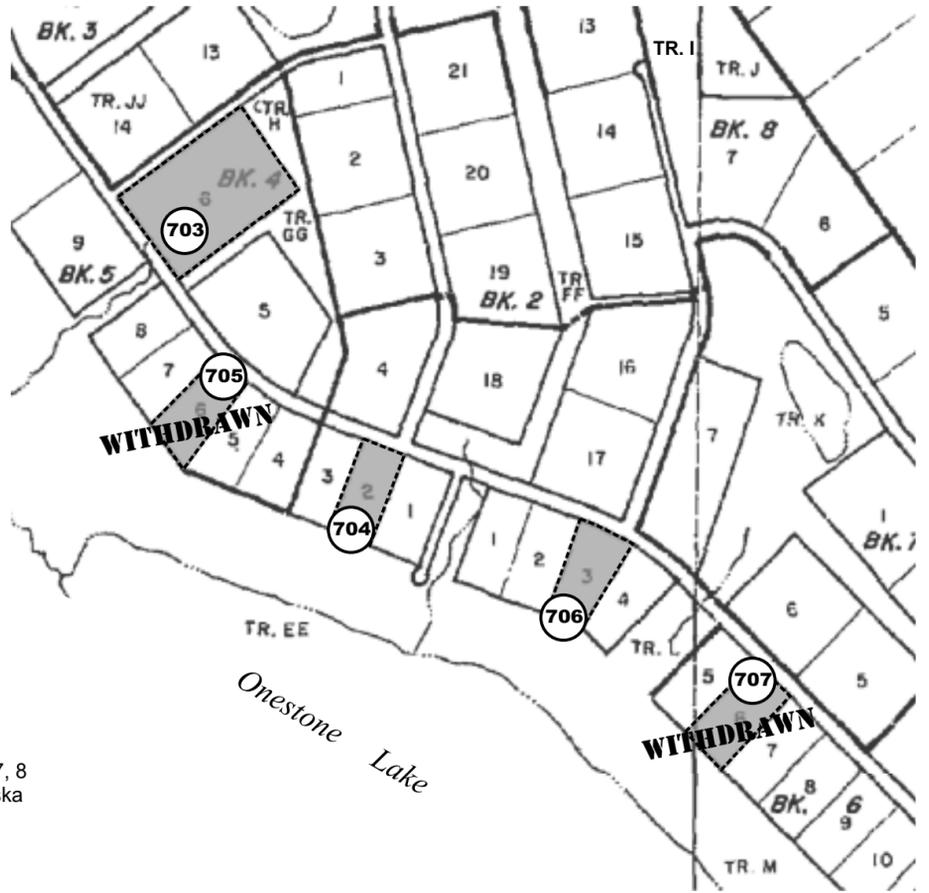
Location	Approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna, between Onestone Lake and Shell Lake.
Topo Map	USGS Quad Tyonek D-4, D-5
Access	Winter or summer fly in access is possible on Onestone Lake. Snowmachine access may be possible during the winter along existing public trails or platted easements and rights-of-way.
Terrain	Topography consist of flat to gently rolling terrain.
Soils	Soils typically consist of about six inches of organic overburden underlain by a glacial till of silty gravels.
Vegetation	Predominantly lowland spruce-hardwood forests with areas of low bush bog and muskeg.
Water Front	Parcels 704-707 lie adjacent to a tract of state land along Onestone Lake.
View	Potentially excellent view of lake and surrounding hills.
Climate	Temperatures range from a low of 0 degrees F in winter to a high of 68 degrees F in summer. Annual precipitation is approximately 29 inches including 119 inches of snow.
Water Source	Available data indicates favorable conditions for individual potable water wells to yield from 10 to 100 GPM.
Water/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, standards, and recommendations of ADEC
Utilities	None
Restrictions	Subject to platted easement and reservations of record, see ASLS 81-110.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
703	215803	S021N012W07	ASLS 81-110	6	4	14.88	\$9,300.00
704	215805	S021N012W07	ASLS 81-110	2	5	4.27	\$5,100.00
705	215809	S021N012W07	ASLS 81-110	6	5	4.59	WITHDRAWN
706	215814	S021N012W07	ASLS 81-110	3	6	4.45	\$5,300.00
707	215817	S021N012W07,8	ASLS 81-110	6	6	5.00	WITHDRAWN

Sec. 7, 8



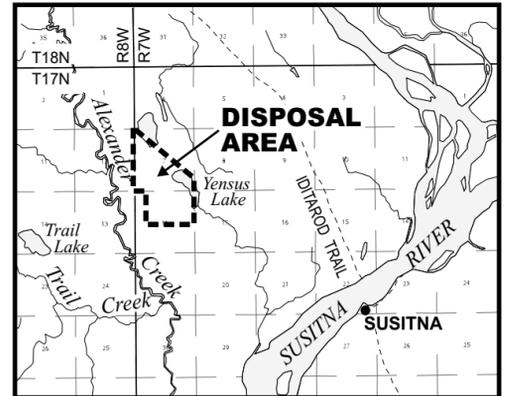
VICINITY MAP
Township 21 North,
Range 12 West, Sec. 7, 8
Seward Meridian, Alaska



USGS Quad Tyonek D-4, D-5, Alaska

Map 70 - Otter Lakes ASLS 79-147

Location	Located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately four miles northwest of the Skwentna.
Topo Map	USGS Quad Tyonek C-2
Access	Access is via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.
Terrain	The terrain of the area consists of low undulating topography with elevated areas being usually well-drained and lower portions dominated by vegetation choked lakes, bogs, and swamps.
Soils	Soils in this area are generally well-drained, strongly acidic, fibrous peat.
Vegetation	These sites are well forested with spruce, birch, and aspen.
Water Front	Parcel 723 is set back from Otter Lake.
View	Unknown
Climate	Temperatures in this area range from 40 to 70 degrees F in summer and -10 to 35 degrees F in winter with extremes between -56 to 90 degrees F. Annual precipitation is approximately 20 inches with 70 inches of snow.
Water Source	Water availability and quality is predicted to be good; however, in depth studies of the area have not been made.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-147.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 85, page 172 within the Talkeetna Recording District.

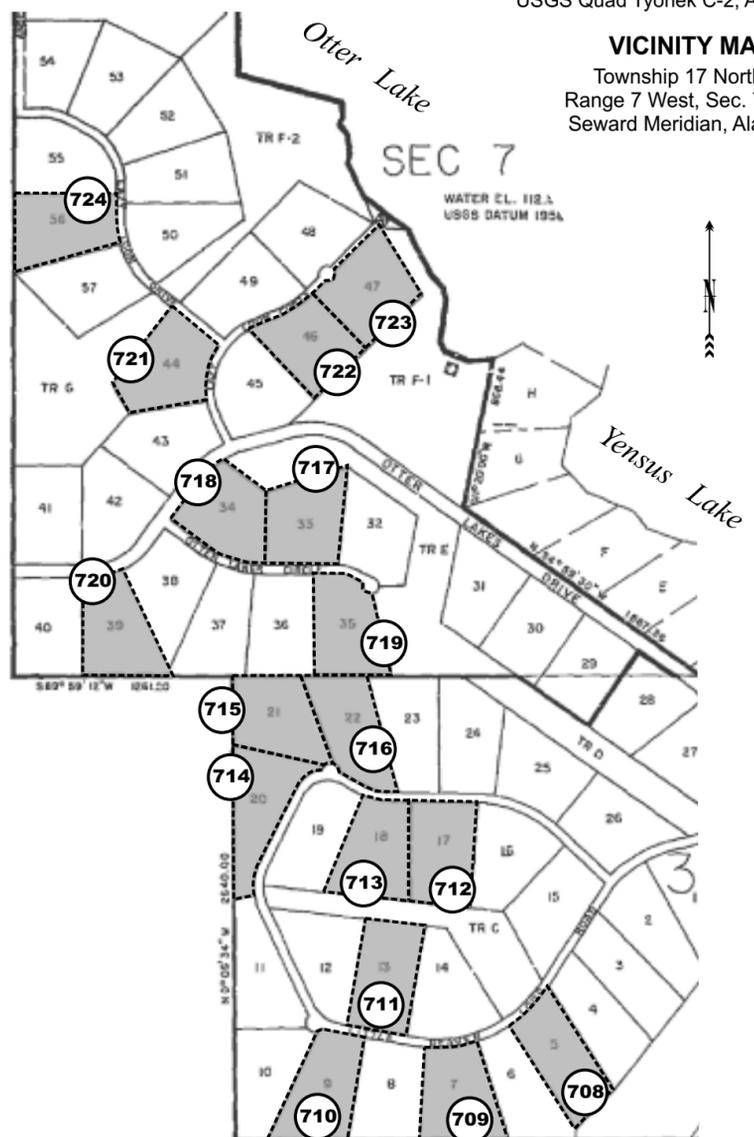


USGS Quad Tyonek C-2, Alaska

Sec. 7, 18

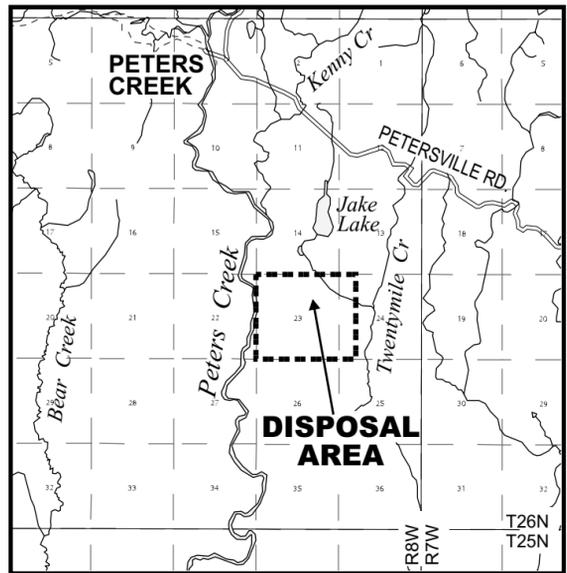
VICINITY MAP
Township 17 North,
Range 7 West, Sec. 7, 18
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
708	204986	S017N007W18	ASLS 79-147	5	4.990	\$4,800.00
709	204988	S017N007W18	ASLS 79-147	7	5.000	\$4,800.00
710	204990	S017N007W18	ASLS 79-147	9	5.000	\$4,800.00
711	204994	S017N007W18	ASLS 79-147	13	5.000	\$4,800.00
712	204998	S017N007W18	ASLS 79-147	17	4.990	\$4,700.00
713	204999	S017N007W18	ASLS 79-147	18	4.960	\$4,700.00
714	205001	S017N007W18	ASLS 79-147	20	4.960	\$4,700.00
715	205002	S017N007W18	ASLS 79-147	21	4.990	\$4,700.00
716	205003	S017N007W18	ASLS 79-147	22	5.000	\$4,800.00
717	205014	S017N007W07	ASLS 79-147	33	4.950	\$4,700.00
718	205015	S017N007W07	ASLS 79-147	34	4.860	\$4,600.00
719	205016	S017N007W07	ASLS 79-147	35	4.930	\$4,700.00
720	205020	S017N007W07	ASLS 79-147	39	4.950	\$4,700.00
721	205025	S017N007W07	ASLS 79-147	44	5.000	\$3,800.00
722	205027	S017N007W07	ASLS 79-147	46	4.47	\$4,200.00
723	205028	S017N007W07	ASLS 79-147	47	5.000	\$11,000.00
724	205037	S017N007W07	ASLS 79-147	56	5.000	\$4,800.00



Map 71 - Peters Creek Subdivision ASLS 80-144

Location	Located approximately 13 miles from the Parks Highway and approximately 2.5 miles south of Petersville Road.
Topo Map	USGS Quad Talkeetna B-2
Access	From Petersville Road, turn south on Shulin Lake Trail. Petersville Road is maintained in the winter only to Kroto Creek, thus access during the winter is via snowmachine or ATV. Care should be taken to properly locate oneself along platted rights-of-ways or easements to gain access to parcels.
Terrain	Generally level, characterized by terraces and moraines of well-drained soils interspersed with low-lying wetlands.
Soils	Subsurface soils are well drained with a large percentage of coarse-grained material. Pockets of permafrost may be present.
Vegetation	Paper birch and white spruce dominate the higher ground, while black spruce, moss, sedges, and low shrubs are found in the lower elevations.
Water Front	None
View	Potentially good views of Mt. McKinley.
Climate	Temperatures range from 44 to 68 degrees F in summer and 0 to 40 degrees F in winter, with extremes between -48 and 90 degrees F. Annual precipitation is 29 inches including 102 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-144. Parcels may be subject to existing trails.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Peters Creek Homeowners' Association. Covenants pertaining to this subdivision are recorded in Book 79, Page 367, within the Talkeetna Recording District.
Other	Parcels 732 - 734 may be subject to a 60-foot pioneer trail or a 20-foot access easement as defined by the Matanuska-Susitna Borough, see ASLS 80-144 and the Status Plat for more information. Portions of Tracts A, L, and I have been identified by the State as material sites for platted improvements or road construction.



USGS Quad Talkeetna B-2, Alaska

VICINITY MAP
Township 26 North, Range 8 West, Sec. 23, 24
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
725	210688	S026N008W23	ASLS 80-144	1	2	5.000	\$8,800.00
726	210696	S026N008W23	ASLS 80-144	9	2	4.665	\$10,400.00
727	210701	S026N008W23	ASLS 80-144	14	2	5.000	\$10,400.00
728	210702	S026N008W23	ASLS 80-144	15	2	4.484	\$10,400.00
729	210706	S026N008W23	ASLS 80-144	4	3	4.968	\$8,800.00
730	210707	S026N008W23	ASLS 80-144	5	3	5.000	\$9,400.00
731	210719	S026N008W23, 24	ASLS 80-144	5	4	5.000	\$9,400.00
732	210732	S026N008W23	ASLS 80-144	11	5	5.000	\$8,300.00
733	210733	S026N008W23	ASLS 80-144	12	5	5.000	\$8,800.00
734	210734	S026N008W23	ASLS 80-144	13	5	5.000	\$9,400.00
735	210737	S026N008W23	ASLS 80-144	1	7	5.000	\$8,300.00
736	210738	S026N008W23	ASLS 80-144	2	7	5.000	\$8,300.00

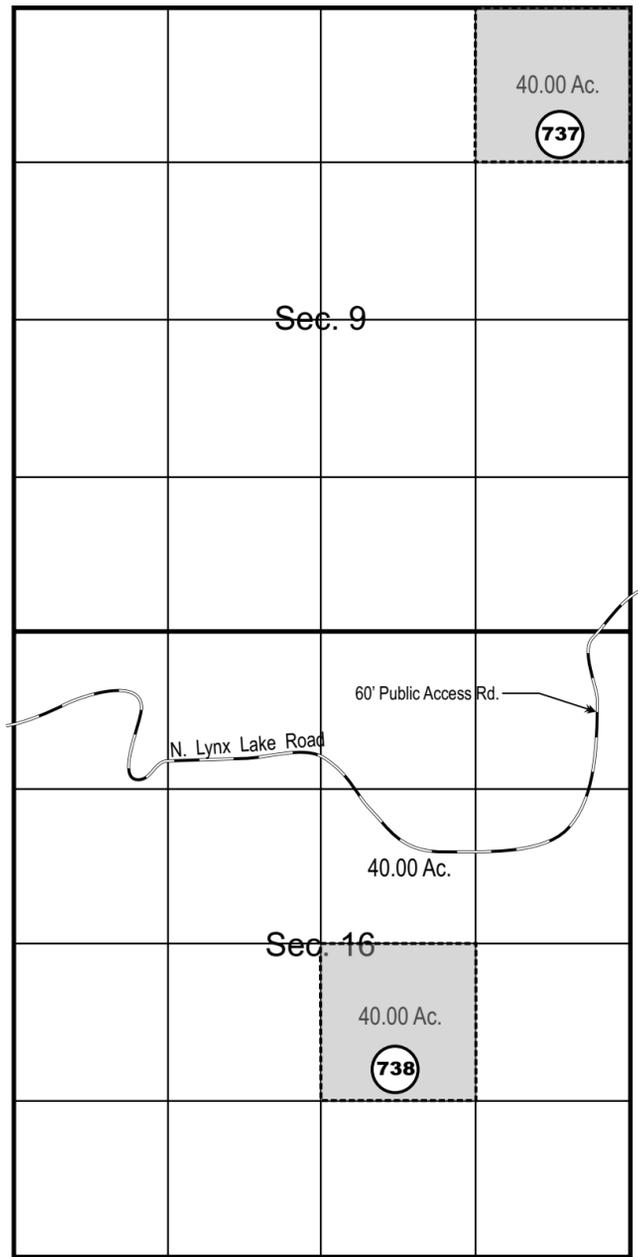
Sec. 23, 24



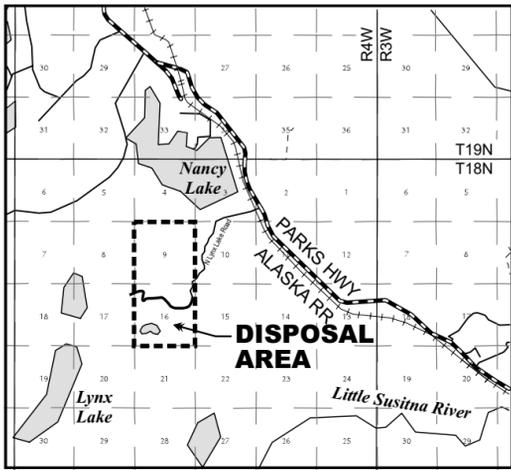
Map 72 - Puppy Haven Odd Lots ASCS

Location	Located approximately 1.5 miles west of mile 63 of the Parks Highway, south of Nancy Lake and northeast of Lynx Lake.
Topo Map	USGS Quad Anchorage C-8, Tyonek C-1
Access	The closest road access is from the Parks Highway west along N. Lynx Lake Road and then south utilizing platted easements and rights-of-way. There are several winter roads located to the north and west of the subject area, but development of a year round road would be economically unfeasible.
Terrain	Flat to short irregular slopes interspersed with low-lying bogs. Elevation averages around 250 feet above mean sea level.
Soils	Silt loam in the uplands with peat bog in the low-lying areas.
Vegetation	Mixed forest of spruce and birch with sedges and black spruce found on the edges of poorly drained bogs.
Water Front	None
View	Potential views of the Alaska Range, Talkeetna Mountains, and Chugach Mountains.
Climate	Temperatures in the area range from 6 to 21 degrees F in winter and 47 to 67 degrees F in summer. Mean annual rainfall ranges from 16 inches to 27 inches with 48 to 150 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	All parcels subject to a 25-foot public access and utility easement on all interior lot lines. Parcels adjacent to surveyed section lines are subject to a 50-foot section line easement. Subject to platted easements and reservations, see ASCS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Unknown
Other	It is strongly suggested that prospective applicants personally inspect these parcels before filing an application as parcels may contain swampy sections. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. These parcels will be conveyed by aliquot part. No interior monuments have been set.

Sec. 9, 16



PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
737	210394	S018N004W09	ASCS	NE4NE4	40.000	\$31,200.00
738	210440	S018N004W16	ASCS	NW4SE4	40.000	\$17,300.00



VICINITY MAP
Township 18 North,
Range 4 West, Sec. 9, 16
Seward Meridian, Alaska

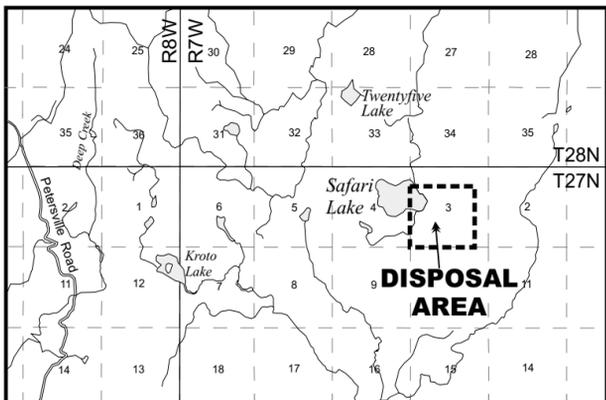
USGS Quad Anchorage C-8, Tyonek C-1, Alaska

Map 73 - Safari Lake ASLS 80-188

Location	Located approximately 17 miles northwest of Talkeetna and 10 miles southeast of Petersville. Parcel is located just southeast of Safari Lake.
Topo Map	USGS Quad Talkeetna B-2
Access	Access to the subdivision is by float plane to Safari Lake or overland by ATV or snow machine from Petersville Road along platted easements and rights-of-way.
Terrain	Predominate features are glacial moraines which rise above poorly drained muskeg formations. The lowest elevation on the site is Safari Lake at 919 feet above mean sea level.
Soils	Top soils range from one-half to two feet thick. Beneath the topsoil is a layer of silty sand, which goes down about 6 feet with silty gravelly sand with cobbles.
Vegetation	Low-density white spruce, alder, and low brush on the moraine hills.
Water Front	None.
View	Unknown
Climate	Temperatures range from 0 degrees F in the winter to 68 degrees F in summer with extremes of -48 and 91 degrees F reported. Annual precipitation is 29 inches including 102 inches of snow.
Water Source	Subsurface water resources have been characterized as being unconsolidated deposits of mostly sand and gravel, silt and clay with probable yields in the 10 to 100 gallons per minute range.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-188.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Safari Lake Homeowners Association, if active.
Other	Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
739	216150	S027N007W03	ASLS 80-188	4, 5	1	9.991	\$11,400.00

Sec. 3



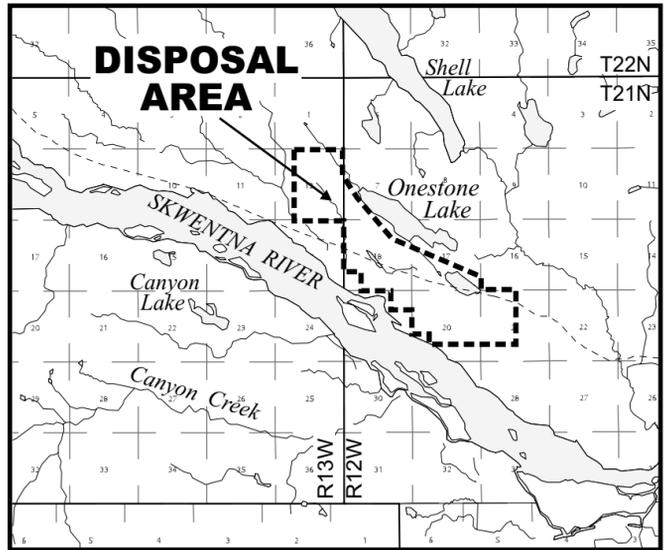
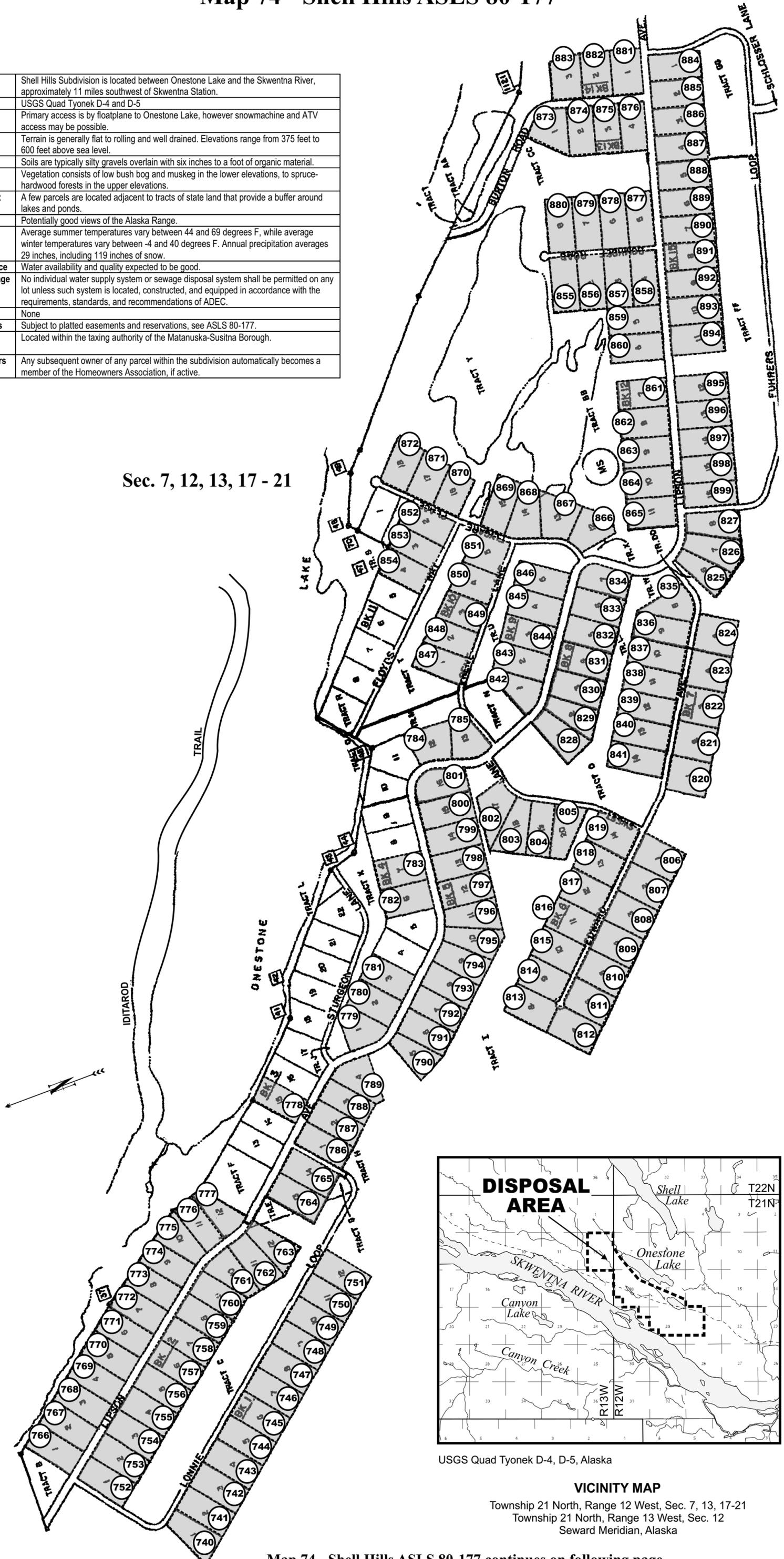
USGS Quad Talkeetna B-2, Alaska

VICINITY MAP
Township 27 North, Range 7 West, Sec. 3
Seward Meridian, Alaska

Map 74 - Shell Hills ASLS 80-177

Location	Shell Hills Subdivision is located between Onestone Lake and the Skwentna River, approximately 11 miles southwest of Skwentna Station.
Topo Map	USGS Quad Tyonek D-4 and D-5
Access	Primary access is by floatplane to Onestone Lake, however snowmachine and ATV access may be possible.
Terrain	Terrain is generally flat to rolling and well drained. Elevations range from 375 feet to 600 feet above sea level.
Soils	Soils are typically silty gravels overlain with six inches to a foot of organic material.
Vegetation	Vegetation consists of low bush bog and muskeg in the lower elevations, to spruce-hardwood forests in the upper elevations.
Water Front	A few parcels are located adjacent to tracts of state land that provide a buffer around lakes and ponds.
View	Potentially good views of the Alaska Range.
Climate	Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 29 inches, including 119 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-177.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active.

Sec. 7, 12, 13, 17 - 21



USGS Quad Tyonek D-4, D-5, Alaska

VICINITY MAP

Township 21 North, Range 12 West, Sec. 7, 13, 17-21
 Township 21 North, Range 13 West, Sec. 12
 Seward Meridian, Alaska

Map 74 - Shell Hills ASLS 80-177 continues on following page

Map 74 - Shell Hills ASLS 80-177

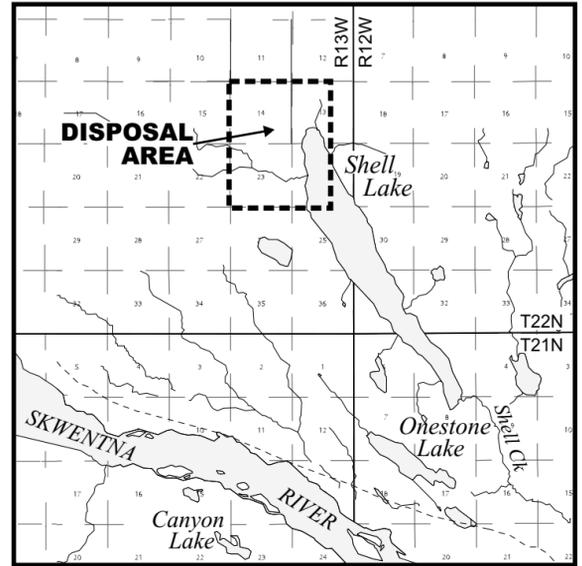
Shell Hills ASLS 80-177 continues from previous page

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
740	213765	S021N013W12	ASLS 80-177	1	1	4.610	\$4,400.00
741	213766	S021N013W12	ASLS 80-177	2	1	5.000	\$4,800.00
742	213767	S021N013W12	ASLS 80-177	3	1	5.000	\$4,800.00
743	213768	S021N013W12	ASLS 80-177	4	1	5.000	\$4,800.00
744	213769	S021N013W12	ASLS 80-177	5	1	5.000	\$4,800.00
745	213770	S021N013W12	ASLS 80-177	6	1	5.000	\$4,800.00
746	213771	S021N013W12	ASLS 80-177	7	1	5.000	\$4,800.00
747	213772	S021N013W12	ASLS 80-177	8	1	5.000	\$4,800.00
748	213773	S021N013W12	ASLS 80-177	9	1	5.000	\$4,800.00
749	213774	S021N013W12	ASLS 80-177	10	1	5.000	\$4,800.00
750	213775	S021N013W12	ASLS 80-177	11	1	5.000	\$4,800.00
751	213776	S021N013W12	ASLS 80-177	12	1	5.000	\$4,800.00
752	213777	S021N013W12	ASLS 80-177	1	2	5.000	\$4,800.00
753	213778	S021N013W12	ASLS 80-177	2	2	5.000	\$4,800.00
754	213779	S021N013W12	ASLS 80-177	3	2	5.000	\$4,800.00
755	213780	S021N013W12	ASLS 80-177	4	2	5.000	\$4,800.00
756	213781	S021N013W12	ASLS 80-177	5	2	5.000	\$4,800.00
757	213782	S021N013W12	ASLS 80-177	6	2	5.000	\$4,800.00
758	213783	S021N013W12	ASLS 80-177	7	2	5.000	\$4,800.00
759	213784	S021N013W12	ASLS 80-177	8	2	5.000	\$4,800.00
760	213785	S021N013W12	ASLS 80-177	9	2	4.820	\$4,600.00
761	213786	S021N013W12	ASLS 80-177	10	2	4.390	\$4,200.00
762	213787	S021N013W12	ASLS 80-177	11	2	4.920	\$4,700.00
763	213788	S021N012W13 S021N013W12	ASLS 80-177	12	2	4.650	\$4,400.00
764	213789	S021N012W07 S021N013W12	ASLS 80-177	13	2	5.000	\$4,800.00
765	213790	S021N012W07	ASLS 80-177	14	2	5.000	\$4,800.00
766	213791	S021N013W12	ASLS 80-177	1	3	5.000	\$4,800.00
767	213792	S021N013W12	ASLS 80-177	2	3	5.000	\$4,300.00
768	213793	S021N013W12	ASLS 80-177	3	3	5.000	\$4,300.00
769	213794	S021N013W12	ASLS 80-177	4	3	5.000	\$4,300.00
770	213795	S021N013W12	ASLS 80-177	5	3	5.000	\$4,300.00
771	213796	S021N013W12	ASLS 80-177	6	3	5.000	\$4,300.00
772	213797	S021N013W12	ASLS 80-177	7	3	4.950	\$4,200.00
773	213798	S021N012W07 S021N013W12	ASLS 80-177	8	3	4.820	\$4,100.00
774	213799	S021N012W07 S021N013W12	ASLS 80-177	9	3	4.520	\$4,300.00
775	213800	S021N012W07 S021N013W12	ASLS 80-177	10	3	4.430	\$4,200.00
776	213801	S021N012W07 S021N013W12	ASLS 80-177	11	3	4.420	\$4,200.00
777	213802	S021N012W07	ASLS 80-177	12	3	3.940	\$3,700.00
778	213805	S021N012W07	ASLS 80-177	15	3	4.34	\$9,500.00
779	213933	S021N012W18	ASLS 80-177	1	4	4.450	\$4,200.00
780	213934	S021N012W18	ASLS 80-177	2	4	4.820	\$4,600.00
781	213935	S021N012W18	ASLS 80-177	3	4	4.820	\$4,600.00
782	213938	S021N012W18	ASLS 80-177	6	4	4.820	\$4,600.00
783	213939	S021N012W18	ASLS 80-177	7	4	4.820	\$4,600.00
784	213810	S021N012W18	ASLS 80-177	12	4	4.910	\$4,700.00
785	213811	S021N012W18	ASLS 80-177	13	4	4.230	\$4,000.00
786	213812	S021N012W07	ASLS 80-177	1	5	4.720	\$4,500.00
787	213813	S021N012W07, 18	ASLS 80-177	2	5	4.550	\$4,300.00
788	213814	S021N012W07, 18	ASLS 80-177	3	5	4.550	\$4,300.00
789	213815	S021N012W07, 18	ASLS 80-177	4	5	4.700	\$4,500.00
790	213816	S021N012W18	ASLS 80-177	5	5	4.110	\$3,500.00
791	213817	S021N012W18	ASLS 80-177	6	5	4.850	\$4,100.00
792	213818	S021N012W18	ASLS 80-177	7	5	4.850	\$4,100.00
793	213819	S021N012W18	ASLS 80-177	8	5	4.850	\$4,600.00
794	213820	S021N012W18	ASLS 80-177	9	5	4.710	\$4,500.00
795	213821	S021N012W18	ASLS 80-177	10	5	4.560	\$4,300.00
796	213822	S021N012W18	ASLS 80-177	11	5	4.890	\$4,600.00
797	213823	S021N012W18	ASLS 80-177	12	5	4.920	\$4,700.00
798	213942	S021N012W18	ASLS 80-177	13	5	4.920	\$4,700.00
799	213943	S021N012W18	ASLS 80-177	14	5	4.920	\$4,700.00
800	213944	S021N012W18	ASLS 80-177	15	5	5.000	\$4,800.00
801	213824	S021N012W18	ASLS 80-177	16	5	4.950	\$4,700.00
802	213825	S021N012W18	ASLS 80-177	17	5	4.900	\$4,700.00
803	213826	S021N012W18	ASLS 80-177	18	5	4.870	\$4,600.00
804	213827	S021N012W18	ASLS 80-177	19	5	4.550	\$4,300.00
805	213828	S021N012W18	ASLS 80-177	20	5	4.590	\$3,900.00
806	213829	S021N012W18	ASLS 80-177	1	6	4.950	\$3,800.00
807	213830	S021N012W18	ASLS 80-177	2	6	4.950	\$3,800.00
808	213831	S021N012W18	ASLS 80-177	3	6	4.950	\$3,800.00
809	213832	S021N012W18	ASLS 80-177	4	6	4.950	\$3,800.00
810	213833	S021N012W18	ASLS 80-177	5	6	4.950	\$3,800.00
811	213834	S021N012W18	ASLS 80-177	6	6	4.940	\$3,800.00
812	213835	S021N012W18	ASLS 80-177	7	6	4.970	\$3,800.00
813	213836	S021N012W18	ASLS 80-177	8	6	4.970	\$4,700.00
814	213837	S021N012W18	ASLS 80-177	9	6	4.940	\$4,700.00
815	213838	S021N012W18	ASLS 80-177	10	6	4.950	\$4,700.00
816	213839	S021N012W18	ASLS 80-177	11	6	4.950	\$4,700.00
817	213840	S021N012W18	ASLS 80-177	12	6	4.950	\$4,700.00
818	213841	S021N012W18	ASLS 80-177	13	6	4.950	\$4,700.00
819	213842	S021N012W18	ASLS 80-177	14	6	4.930	\$4,700.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
820	213843	S021N012W18, 19	ASLS 80-177	1	7	4.930	\$5,400.00
821	213844	S021N012W18, 19	ASLS 80-177	2	7	4.930	\$5,600.00
822	213845	S021N012W19	ASLS 80-177	3	7	4.930	\$5,200.00
823	213846	S021N012W19	ASLS 80-177	4	7	4.930	\$3,700.00
824	213847	S021N012W19	ASLS 80-177	5	7	4.930	\$4,700.00
825	213848	S021N012W19, 20	ASLS 80-177	6	7	4.220	\$4,000.00
826	213849	S021N012W20	ASLS 80-177	7	7	4.950	\$4,700.00
827	213850	S021N012W20	ASLS 80-177	8	7	4.580	\$4,400.00
828	213851	S021N012W18	ASLS 80-177	1	8	4.760	\$4,500.00
829	213852	S021N012W18	ASLS 80-177	2	8	4.340	\$4,100.00
830	213853	S021N012W18	ASLS 80-177	3	8	5.000	\$4,800.00
831	213854	S021N012W17, 18	ASLS 80-177	4	8	5.000	\$4,800.00
832	213855	S021N012W17, 18	ASLS 80-177	5	8	5.000	\$4,800.00
833	213856	S021N012W17	ASLS 80-177	6	8	4.990	\$4,700.00
834	213857	S021N012W17, 20	ASLS 80-177	7	8	4.580	\$4,400.00
835	213858	S021N012W19, 20	ASLS 80-177	8	8	4.730	\$4,500.00
836	213859	S021N012W19, 20	ASLS 80-177	9	8	5.000	\$4,800.00
837	213860	S021N012W18, 19	ASLS 80-177	10	8	5.000	\$4,800.00
838	213861	S021N012W18, 19	ASLS 80-177	11	8	5.000	\$4,800.00
839	213862	S021N012W18, 19	ASLS 80-177	12	8	5.000	\$4,500.00
840	213863	S021N012W18	ASLS 80-177	13	8	5.000	\$4,300.00
841	213864	S021N012W18	ASLS 80-177	14	8	5.000	\$4,000.00
842	213865	S021N012W17, 18	ASLS 80-177	1	9	4.070	\$3,400.00
843	213866	S021N012W17, 18	ASLS 80-177	2	9	5.000	\$3,800.00
844	213867	S021N012W17	ASLS 80-177	3	9	5.000	\$3,800.00
845	213868	S021N012W17	ASLS 80-177	4	9	5.000	\$3,800.00
846	213869	S021N012W17	ASLS 80-177	5	9	5.000	\$3,800.00
847	213870	S021N012W17	ASLS 80-177	1	10	4.490	\$4,300.00
848	213871	S021N012W17	ASLS 80-177	2	10	4.490	\$4,300.00
849	213872	S021N012W17	ASLS 80-177	3	10	4.490	\$4,300.00
850	213873	S021N012W17	ASLS 80-177	4	10	4.490	\$4,300.00
851	213874	S021N012W17	ASLS 80-177	5	10	4.490	\$4,300.00
852	213876	S021N012W17	ASLS 80-177	2	11	4.900	\$4,700.00
853	213877	S021N012W17	ASLS 80-177	3	11	4.500	\$4,300.00
854	213878	S021N012W17	ASLS 80-177	4	11	4.500	\$4,300.00
855	213911	S021N012W20	ASLS 80-177	1	12	5.000	\$7,100.00
856	213912	S021N012W20	ASLS 80-177	2	12	5.000	\$4,800.00
857	213913	S021N012W20	ASLS 80-177	3	12	5.000	\$4,800.00
858	213914	S021N012W20	ASLS 80-177	4	12	5.000	\$4,800.00
859	213915	S021N012W20	ASLS 80-177	5	12	4.920	\$4,700.00
860	213916	S021N012W20	ASLS 80-177	6	12	4.920	\$4,700.00
861	213917	S021N012W20	ASLS 80-177	7	12	4.960	\$4,700.00
862	213918	S021N012W20	ASLS 80-177	8	12	4.960	\$4,700.00
863	213919	S021N012W20	ASLS 80-177	9	12	4.960	\$4,700.00
864	213920	S021N012W20	ASLS 80-177	10	12	4.960	\$4,700.00
865	213921	S021N012W20	ASLS 80-177	11	12	4.960	\$4,700.00
866	213883	S021N012W17, 20	ASLS 80-177	12	12	4.470	\$4,200.00
867	213884	S021N012W17	ASLS 80-177	13	12	4.950	\$3,800.00
868	213885	S021N012W17	ASLS 80-177	14	12	4.930	\$3,700.00
869	213886	S021N012W17	ASLS 80-177	15	12	4.920	\$3,700.00
870	213887	S021N012W17	ASLS 80-177	16	12	4.290	\$6,100.00
871	213888	S021N012W17	ASLS 80-177	17	12	4.570	\$4,300.00
872	213889	S021N012W17	ASLS 80-177	18	12	4.840	\$4,600.00
873	213922	S021N012W21	ASLS 80-177	1	13		

Map 75 - Shell Lake North ASLS 80-174

Location	Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.
Topo Map	USGS Talkeetna A-4 and Tyonek D-5
Access	Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.
Terrain	The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.
Soils	Surface soils are typically a sand silt mix containing organic material between two and four feet thick. Deeper soils are frost susceptible and relatively impermeable with a high ground water level.
Vegetation	Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.
Water Front	None
View	Potentially good views of Shell Lake, surrounding hills, and the Alaskan Range.
Climate	Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 29 inches, including 119 inches of snowfall.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-174.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

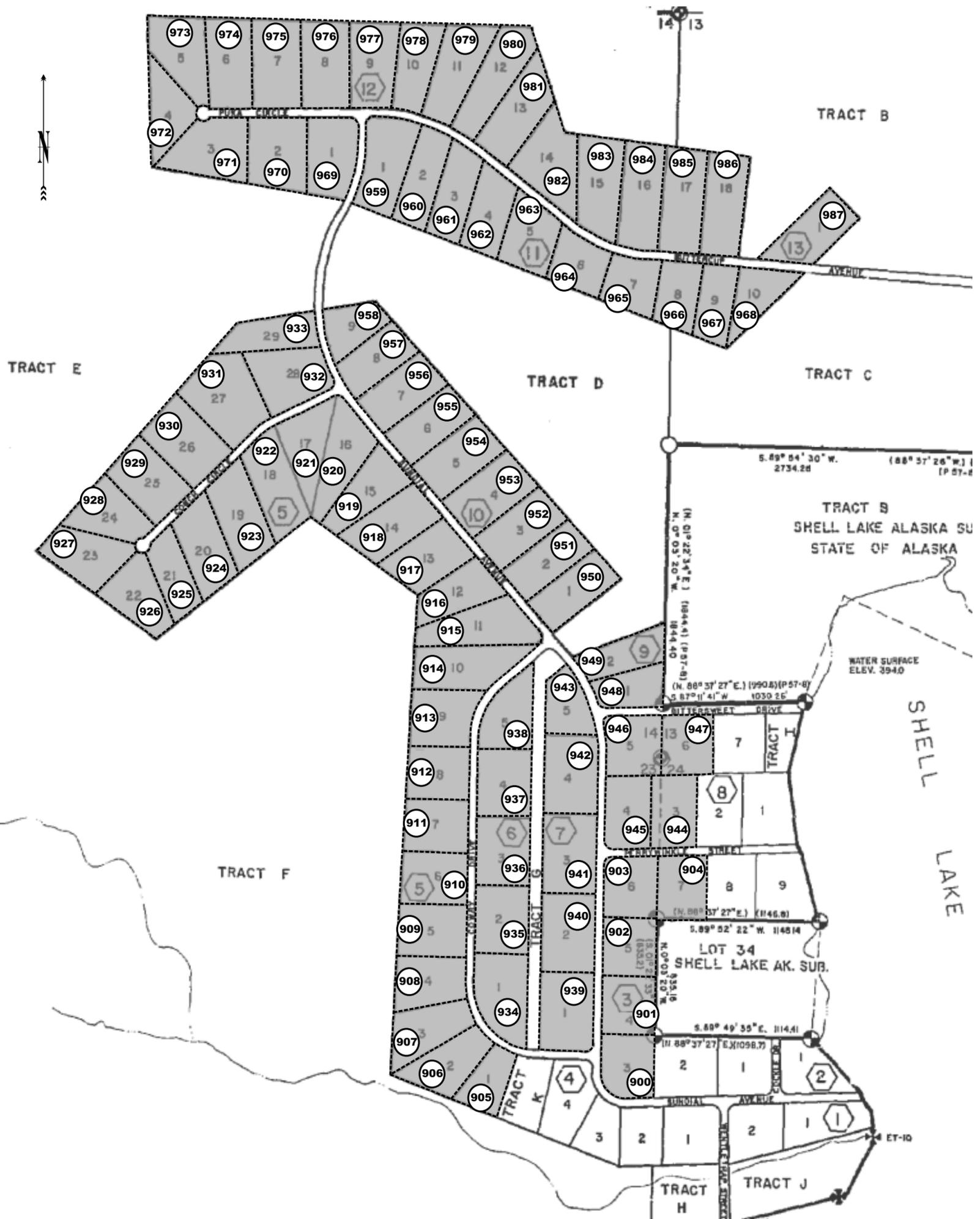


USGS Quad Talkeetna A-4, Tyonek D-5, Alaska

VICINITY MAP

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

Sec. 13, 14, 23, 24



Map 75 - Shell Lake North ASLS 80-174 continues on following page

Map 75 - Shell Lake North ASLS 80-174

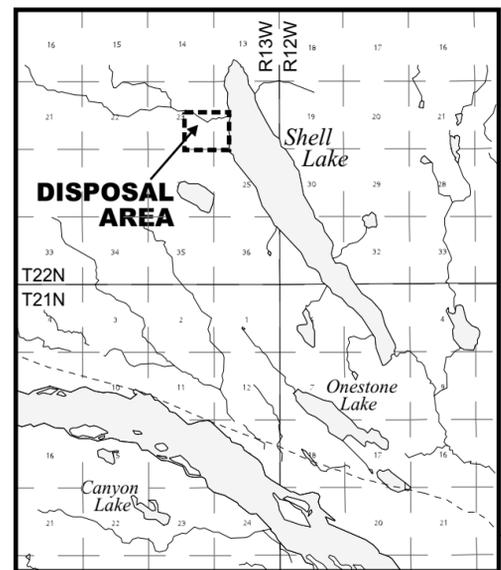
Shell Lake North ASLS 80-174 continues from previous page

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
900	214026	S022N013W23	ASLS 80-174	3	3	3.845	\$3,900.00
901	214027	S022N013W23	ASLS 80-174	4	3	3.627	\$3,700.00
902	214028	S022N013W23	ASLS 80-174	5	3	3.625	\$3,700.00
903	214029	S022N013W23	ASLS 80-174	6	3	3.666	\$3,800.00
904	214030	S022N013W24	ASLS 80-174	7	3	3.548	\$3,600.00
905	213954	S022N013W23	ASLS 80-174	1	5	2.932	\$3,200.00
906	213955	S022N013W23	ASLS 80-174	2	5	4.140	\$4,200.00
907	213956	S022N013W23	ASLS 80-174	3	5	4.175	\$4,300.00
908	213957	S022N013W23	ASLS 80-174	4	5	4.085	\$4,200.00
909	213958	S022N013W23	ASLS 80-174	5	5	4.131	\$4,200.00
910	213959	S022N013W23	ASLS 80-174	6	5	4.015	\$4,100.00
911	213960	S022N013W23	ASLS 80-174	7	5	3.898	\$4,000.00
912	213961	S022N013W14, 23	ASLS 80-174	8	5	3.731	\$3,800.00
913	213962	S022N013W14	ASLS 80-174	9	5	4.267	\$4,400.00
914	213963	S022N013W14	ASLS 80-174	10	5	4.985	\$4,700.00
915	213964	S022N013W14	ASLS 80-174	11	5	4.898	\$4,700.00
916	213965	S022N013W14	ASLS 80-174	12	5	3.634	\$3,600.00
917	213966	S022N013W14	ASLS 80-174	13	5	4.428	\$4,200.00
918	213967	S022N013W14	ASLS 80-174	14	5	4.728	\$4,500.00
919	213968	S022N013W14	ASLS 80-174	15	5	4.147	\$4,300.00
920	213969	S022N013W14	ASLS 80-174	16	5	4.639	\$4,400.00
921	213970	S022N013W14	ASLS 80-174	17	5	3.944	\$4,000.00
922	213971	S022N013W14	ASLS 80-174	18	5	4.994	\$4,700.00
923	213972	S022N013W14	ASLS 80-174	19	5	4.992	\$4,700.00
924	213973	S022N013W14	ASLS 80-174	20	5	4.516	\$4,300.00
925	213974	S022N013W14	ASLS 80-174	21	5	3.296	\$3,600.00
926	213975	S022N013W14	ASLS 80-174	22	5	4.031	\$4,100.00
927	213976	S022N013W14	ASLS 80-174	23	5	4.408	\$4,200.00
928	213977	S022N013W14	ASLS 80-174	24	5	3.922	\$4,000.00
929	213978	S022N013W14	ASLS 80-174	25	5	4.510	\$4,300.00
930	213979	S022N013W14	ASLS 80-174	26	5	4.996	\$4,700.00
931	213980	S022N013W14	ASLS 80-174	27	5	4.822	\$4,600.00
932	213981	S022N013W14	ASLS 80-174	28	5	4.875	\$4,600.00
933	213982	S022N013W14	ASLS 80-174	29	5	4.896	\$4,700.00
934	213983	S022N013W23	ASLS 80-174	1	6	4.808	\$4,600.00
935	213984	S022N013W23	ASLS 80-174	2	6	4.132	\$4,200.00
936	213985	S022N013W23	ASLS 80-174	3	6	4.132	\$4,200.00
937	213986	S022N013W14, 23	ASLS 80-174	4	6	4.132	\$4,200.00
938	213987	S022N013W14	ASLS 80-174	5	6	3.808	\$3,900.00
939	214033	S022N013W23	ASLS 80-174	1	7	4.808	\$4,600.00
940	214034	S022N013W23	ASLS 80-174	2	7	4.820	\$4,600.00
941	214035	S022N013W23	ASLS 80-174	3	7	4.820	\$4,600.00
942	214036	S022N013W14, 23	ASLS 80-174	4	7	4.807	\$4,600.00
943	214037	S022N013W14	ASLS 80-174	5	7	2.960	\$3,200.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
944	214040	S022N013W23, 24	ASLS 80-174	3	8	3.792	\$3,900.00
945	214041	S022N013W23	ASLS 80-174	4	8	3.775	\$3,900.00
946	214042	S022N013W14, 23	ASLS 80-174	5	8	3.972	\$4,100.00
947	214043	S022N013W13, 24	ASLS 80-174	6	8	4.108	\$4,200.00
948	214045	S022N013W14	ASLS 80-174	1	9	2.638	\$2,900.00
949	214046	S022N013W14	ASLS 80-174	2	9	3.072	\$3,300.00
950	213988	S022N013W14	ASLS 80-174	1	10	4.112	\$4,200.00
951	213989	S022N013W14	ASLS 80-174	2	10	3.930	\$4,000.00
952	213990	S022N013W14	ASLS 80-174	3	10	4.306	\$4,400.00
953	213991	S022N013W14	ASLS 80-174	4	10	4.803	\$4,600.00
954	213992	S022N013W14	ASLS 80-174	5	10	4.473	\$4,200.00
955	213993	S022N013W14	ASLS 80-174	6	10	4.019	\$4,100.00
956	213994	S022N013W14	ASLS 80-174	7	10	4.105	\$4,200.00
957	213995	S022N013W14	ASLS 80-174	8	10	3.791	\$3,900.00
958	213996	S022N013W14	ASLS 80-174	9	10	2.947	\$3,200.00
959	213997	S022N013W14	ASLS 80-174	1	11	4.774	\$4,500.00
960	213998	S022N013W14	ASLS 80-174	2	11	3.895	\$4,000.00
961	213999	S022N013W14	ASLS 80-174	3	11	3.843	\$3,900.00
962	214000	S022N013W14	ASLS 80-174	4	11	3.754	\$3,900.00
963	214001	S022N013W14	ASLS 80-174	5	11	4.035	\$4,100.00
964	214002	S022N013W14	ASLS 80-174	6	11	3.349	\$3,600.00
965	214003	S022N013W14	ASLS 80-174	7	11	3.298	\$3,600.00
966	214004	S022N013W13, 14	ASLS 80-174	8	11	3.218	\$3,500.00
967	214005	S022N013W13	ASLS 80-174	9	11	3.272	\$3,500.00
968	214006	S022N013W13	ASLS 80-174	10	11	3.074	\$3,300.00
969	214007	S022N013W14	ASLS 80-174	1	12	4.356	\$4,100.00
970	214008	S022N013W14	ASLS 80-174	2	12	4.809	\$4,600.00
971	214009	S022N013W14	ASLS 80-174	3	12	4.853	\$4,600.00
972	214010	S022N013W14	ASLS 80-174	4	12	3.270	\$3,500.00
973	214011	S022N013W14	ASLS 80-174	5	12	4.388	\$4,200.00
974	214012	S022N013W14	ASLS 80-174	6	12	4.676	\$4,400.00
975	214013	S022N013W14	ASLS 80-174	7	12	4.994	\$4,700.00
976	214014	S022N013W14	ASLS 80-174	8	12	4.995	\$4,700.00
977	214015	S022N013W14	ASLS 80-174	9	12	4.603	\$4,400.00
978	214016	S022N013W14	ASLS 80-174	10	12	3.771	\$3,900.00
979	214017	S022N013W14	ASLS 80-174	11	12	4.817	\$4,600.00
980	214018	S022N013W14	ASLS 80-174	12	12	4.887	\$4,600.00
981	214019	S022N013W14	ASLS 80-174	13	12	4.994	\$4,700.00
982	214020	S022N013W14	ASLS 80-174	14	12	4.994	\$4,700.00
983	214021	S022N013W14	ASLS 80-174	15	12	4.991	\$4,700.00
984	214022	S022N013W14	ASLS 80-174	16	12	4.990	\$4,700.00
985	214023	S022N013W13, 14	ASLS 80-174	17	12	4.992	\$4,700.00
986	214024	S022N013W13	ASLS 80-174	18	12	4.997	\$4,700.00
987	214025	S022N013W13	ASLS 80-174	1	13	4.069	\$4,200.00

Map 76 - Shell Lake North Odd Lot USS 4507

Location	Located on the northwest shore of Shell Lake, approximately 13 miles west of Skwentna and 77 air miles northwest of Anchorage.
Topo Map	USGS Quad Tyonek D-5
Access	Access is by aircraft via Shell Lake or snow-machine/ATV in the winter.
Terrain	The landscape consists of hills intermixed with low-lying water basins.
Soils	Surface soils are typically a sand silt mix containing organic material between 2 and 4 feet thick. Soils are frost susceptible and are relatively impermeable with a high ground water level.
Vegetation	Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.
Water Front	The parcel is located along the west shoreline of Shell Lake and has approximately 360 feet of waterfront.
View	Unknown
Climate	Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 29 inches, including 119 inches of snow.
Water Source	Availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see USS 4507. Parcel 988 is subject to a 50 foot public access easement along the ordinary high water mark of Shell Lake and along the north lot line.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None



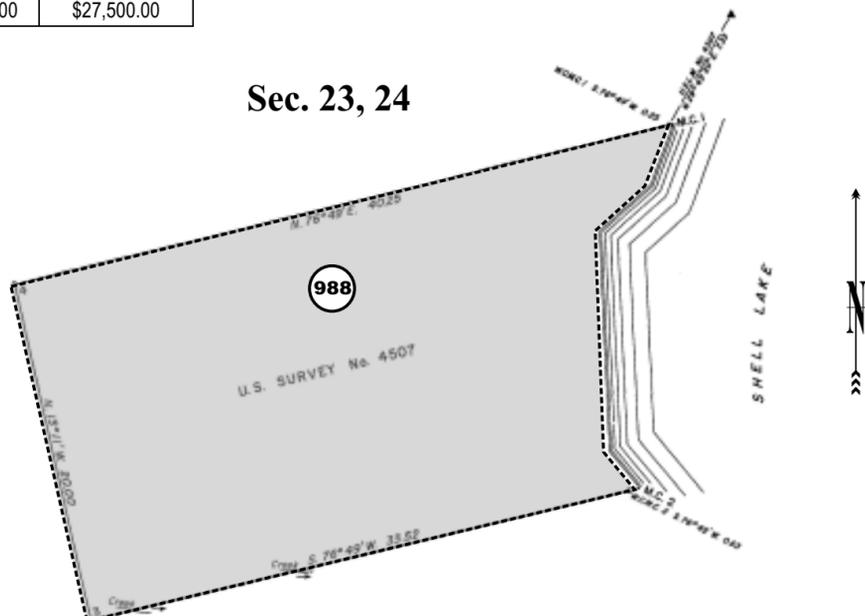
USGS Quad Tyonek D-5, Alaska

VICINITY MAP

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

PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
988	216718	S022N013W23, 24	USS 4507	69.000	\$27,500.00

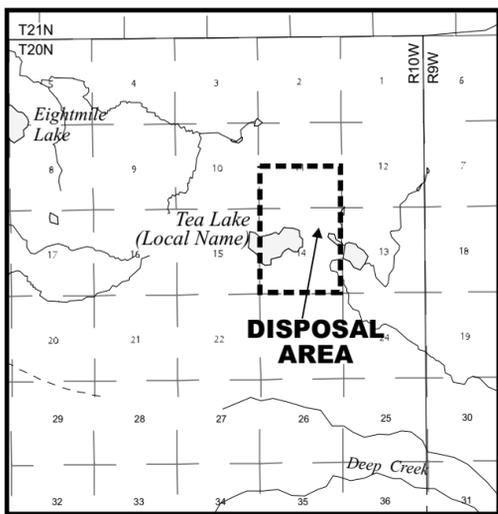
Sec. 23, 24



Map 77 - Skwentna Flats ASLS 80-126

Location	Approximately 55 air miles northwest of Anchorage in the Yentna River drainage, approximately 10 miles southeast of Skwentna.
Topo Map	USGS Quads Tyonek D-3
Access	Primary access is by aircraft to Tea Lake, located near the center of the subdivision. There are also numerous lakes and landing areas within the subdivision area, conditions of which are unknown. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements.
Terrain	Gently rolling lowlands and ridges of glacial drift intermixed with poorly drained low-lying basins. Floodplain activity within the area is considered infrequent, however much of the region is wet with trapped groundwater.
Soils	Soils are loamy with varying depths of sandy silt overlain with peat and duff.
Vegetation	Vegetation consists of mixed spruce and birch in the uplands with grasses and sedges in the low-lying bogs.
Water Front View	Parcels 1006, 1008, and 1009 have water frontage on Tea Lake (local name). Unknown
Climate	Temperatures range from 41 to 76 degrees F in summer, and -7 to 34 degrees F in winter. Extremes of between -47 and 86 degrees F have been reported. Annual precipitation in the area is 40 inches including 95 inches of snow.
Water Source	Water availability and quality are expected to be good, however there is no data available regarding wells in or around the area.
Water/Sewage Disposal	Sewage disposal system must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-126.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
989	211652	S020N010W11	ASLS 80-126	1	1	4.994	\$4,300.00
990	211653	S020N010W11	ASLS 80-126	2	1	5.000	\$4,800.00
991	211654	S020N010W11	ASLS 80-126	3	1	5.000	\$4,000.00
992	211655	S020N010W11	ASLS 80-126	4	1	5.000	\$4,800.00
993	211656	S020N010W11	ASLS 80-126	5	1	5.000	\$4,800.00
994	211657	S020N010W11	ASLS 80-126	6	1	5.000	\$4,800.00
995	211658	S020N010W11	ASLS 80-126	1	2	5.000	\$4,800.00
996	211659	S020N010W11	ASLS 80-126	2	2	5.000	\$4,800.00
997	211660	S020N010W11, 14	ASLS 80-126	3	2	5.000	\$4,800.00
998	211661	S020N010W11, 14	ASLS 80-126	4	2	5.000	\$4,800.00
999	211662	S020N010W11, 14	ASLS 80-126	5	2	5.000	\$4,500.00
1000	211663	S020N010W11, 14	ASLS 80-126	6	2	4.998	\$4,500.00
1001	211664	S020N010W14	ASLS 80-126	7	2	4.952	\$4,700.00
1002	211665	S020N010W14	ASLS 80-126	8	2	4.952	\$4,700.00
1003	211666	S020N010W14	ASLS 80-126	9	2	4.952	\$4,700.00
1004	211667	S020N010W14	ASLS 80-126	10	2	4.952	\$4,500.00
1005	211668	S020N010W11, 14	ASLS 80-126	1	3	4.994	\$4,700.00
1006	211672	S020N010W14	ASLS 80-126	5	3	4.773	\$10,500.00
1007	211674	S020N010W14	ASLS 80-126	7	3	4.991	\$4,700.00
1008	211685	S020N010W14	ASLS 80-126	1	4	4.644	\$10,200.00
1009	211687	S020N010W14	ASLS 80-126	3	4	4.882	\$10,700.00
1010	211688	S020N010W14	ASLS 80-126	1	5	4.524	\$4,300.00
1011	211689	S020N010W14	ASLS 80-126	2	5	4.185	\$4,300.00
1012	211690	S020N010W14	ASLS 80-126	3	5	5.000	\$4,800.00
1013	211691	S020N010W14	ASLS 80-126	4	5	5.000	\$4,500.00
1014	211692	S020N010W14	ASLS 80-126	5	5	5.000	\$4,800.00
1015	211679	S020N010W14	ASLS 80-126	6	5	5.000	\$4,800.00
1016	211680	S020N010W14	ASLS 80-126	7	5	4.710	\$4,500.00
1017	211681	S020N010W14	ASLS 80-126	8	5	4.793	\$3,600.00
1018	211682	S020N010W14	ASLS 80-126	9	5	4.899	\$4,700.00
1019	211683	S020N010W14	ASLS 80-126	10	5	4.966	\$4,700.00
1020	211684	S020N010W14	ASLS 80-126	11	5	4.914	\$4,200.00

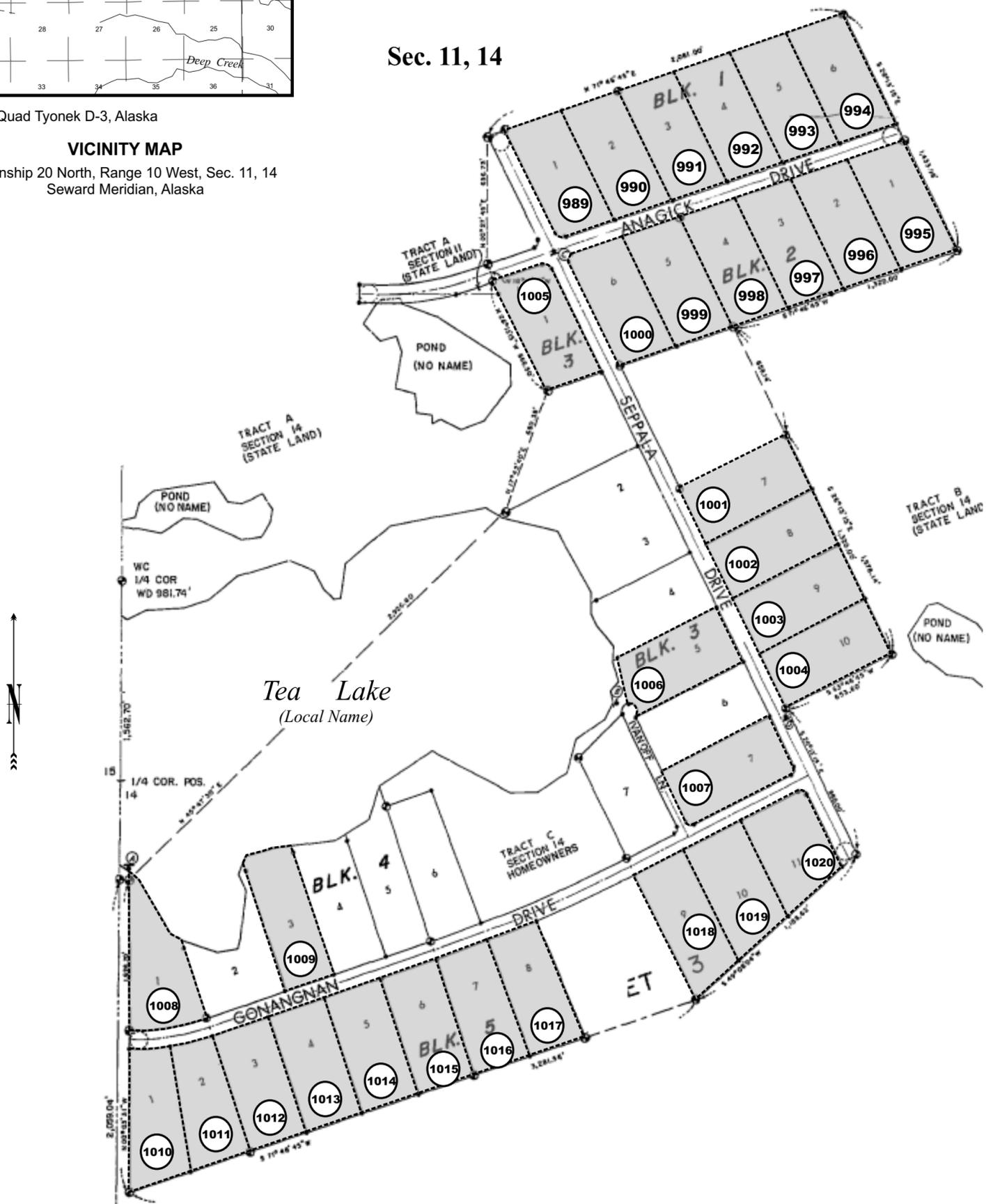


USGS Quad Tyonek D-3, Alaska

VICINITY MAP

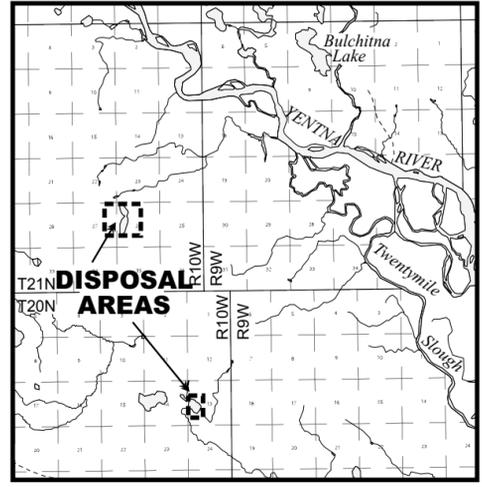
Township 20 North, Range 10 West, Sec. 11, 14
Seward Meridian, Alaska

Sec. 11, 14



Map 78 - Skwentna Flats Remote Odd Lots

Location	Located approximately 60 miles northwest of Anchorage, west of the Yentna River and 7 to 10 miles southeast of Skwentna.
Topo Map	USGS Tyonek Quad D-3
Access	Access to the area is via boat on the Yentna River. Floatplane access via Eight Mile, Tea, and other large lakes scattered throughout the area. Additional access is provided by a large existing landing strip for wheeled aircraft in sections 4, 8, and 9, Township 20 North, Range 10 West, Seward Meridian. The Iditarod trail runs a half-mile west of the southwestern edge of the area.
Terrain	Topography of the area consists of gently rolling lowlands and ridges of glacial drift intermixed with poorly drained low-lying basins. Elevation is generally below 500 feet.
Soils	Soils are loam with varying depths of sandy silt overlain with peat and duff.
Vegetation	Vegetation consists of mixed spruce and birch in the well-drained areas and grasses and moss in the low-lying bogs.
Water Front	Each parcel offered in the Skwentna Flats Remote area have water frontage on an un-named Lake.
View	Unknown
Climate	Temperatures range from 41 to 76 degrees F in summer, and -7 to 34 degrees F in winter. Extremes of between -47 and 86 degrees F have been reported. Annual precipitation in the area is 40 inches, including 95 inches of snow.
Water Source	Water availability and quality are expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 85-162, and 87-387.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None



USGS Quad Tyonek D-3, Alaska

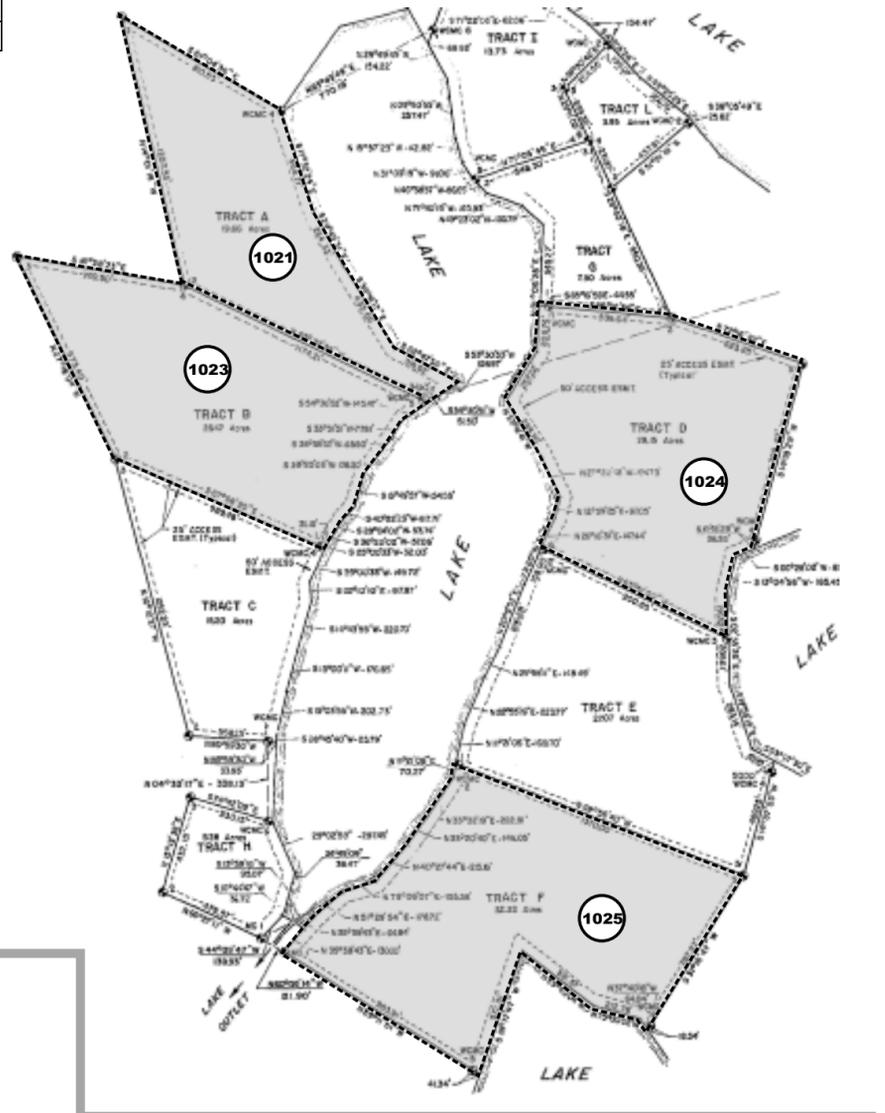
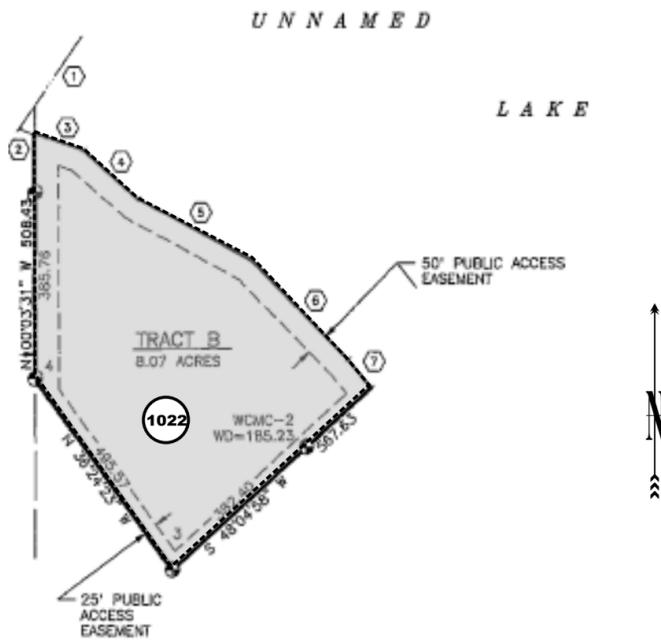
VICINITY MAP

Township 21 North, Range 10 West, Sec. 26, 27
Township 20 North, Range 10 West, Sec. 13
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1021	217248	S021N010W26, 27	ASLS 85-162	A	19.660	\$21,300.00
1022	218404	S020N010W13	ASLS 87-387	B	8.070	\$24,700.00
1023	217105	S021N010W26	ASLS 85-162	B	26.470	\$23,500.00
1024	217098	S021N010W26	ASLS 85-162	D	28.150	\$13,300.00
1025	217128	S021N010W26	ASLS 85-162	F	32.320	\$25,900.00

ASLS 85-162
Sec. 26, 27

ASLS 87-387
Sec. 13



Map 79 - Skwentna Station
ASLS 79-205

Location	Located approximately 70 miles northwest of Anchorage and one mile northwest of Skwentna. The subdivision is situated between the Yentna and Skwentna Rivers.
Topo Map	USGS Quad Tyonek D-4
Access	Access is possible along the Yentna River via boat during the summer or snowmachine during the winter. Access may be possible by air via platted public airstrips or gravel bars of the nearby rivers. Landing conditions are unknown.
Terrain	The landscape is generally flat river terraces with some lower rolling hills covered by mixed spruce, birch, and aspen forest.
Soils	Soils are generally well drained. The higher ground has a good gravel base.
Vegetation	Large cottonwoods are prevalent along the water drainages. Ground cover consists of low alder, grasses, and berry bushes.
Water Front	None
View	Unknown
Climate	Temperatures in the area range from 44 to 69 degrees F in the summer and -5 to 40 degrees F in the winter, with extremes of -50 to 90 degrees F. Annual precipitation in the area is 30 inches, including 120 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	All lots have been approved for non-water carried sewage (privies or outhouses) only. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-205.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

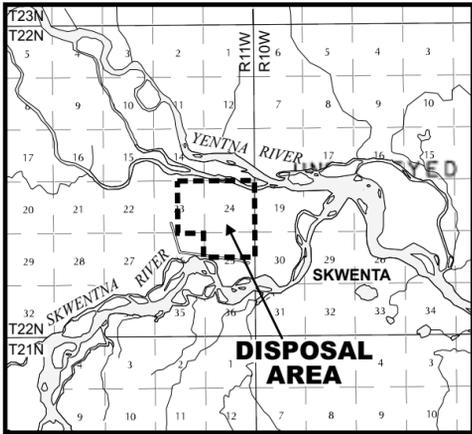
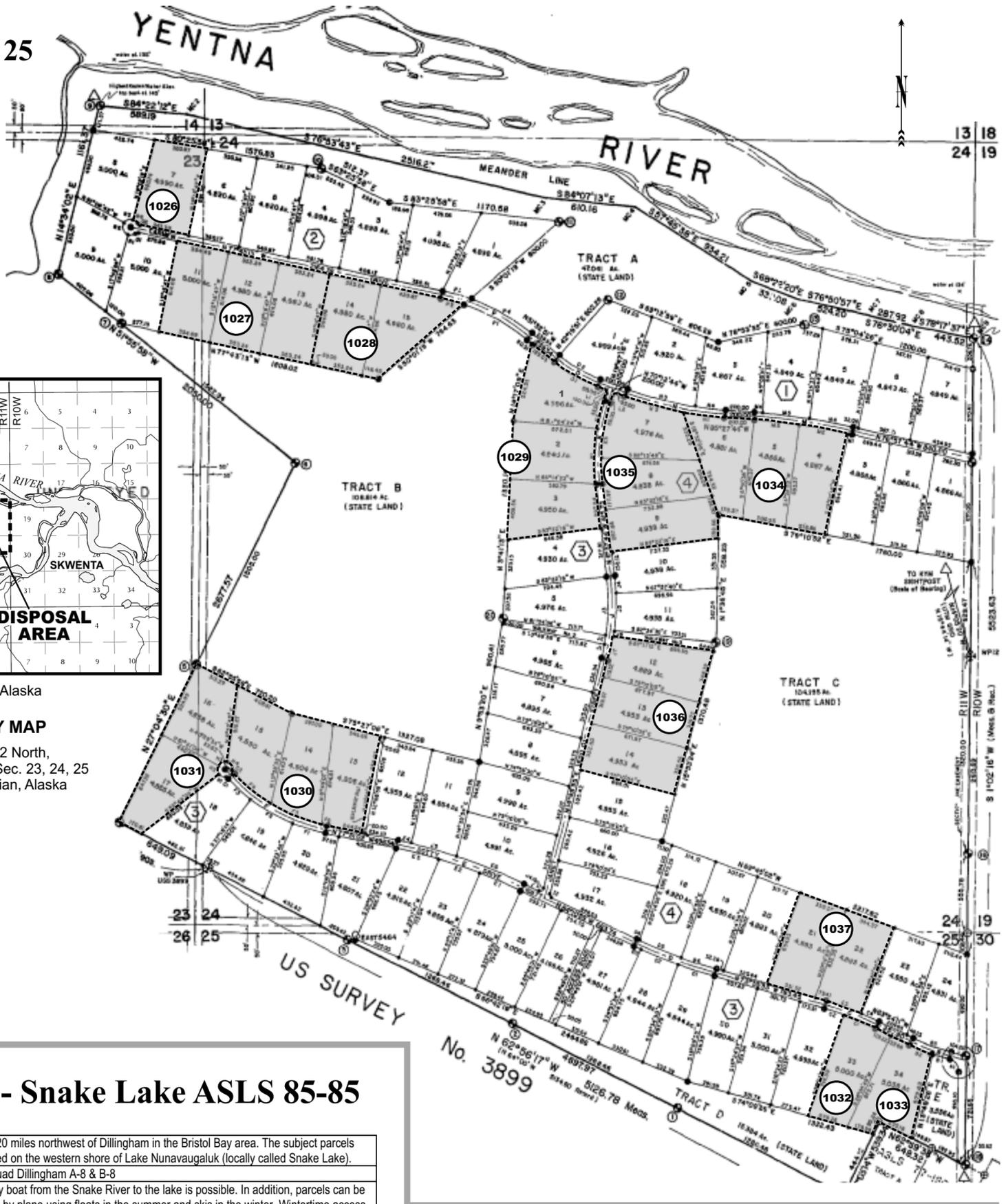
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1026	205108	S022N011W23	ASLS 79-205	7	2	4.990	\$7,300.00
1027	205112	S022N011W23, 24	ASLS 79-205	11,12,13	2	14.960	\$12,900.00
1028	205115	S022N011W24	ASLS 79-205	14,15	2	9.960	\$9,600.00
1029	205117	S022N011W24	ASLS 79-205	1,2,3	3	14.791	\$12,800.00
1030	206216	S022N011W24	ASLS 79-205	13,14,15	3	14.599	\$12,600.00
1031	206219	S022N011W23, 24	ASLS 79-205	16,17	3	9.711	\$9,300.00
1032	206000	S022N011W25	ASLS 79-205	33	3	5.000	\$6,100.00
1033	206001	S022N011W25	ASLS 79-205	34	3	5.380	\$6,200.00
1034	205125	S022N011W24	ASLS 79-205	4,5,6	4	14.634	\$12,600.00
1035	205128	S022N011W24	ASLS 79-205	7,8,9	4	14.752	\$12,700.00
1036	206227	S022N011W24	ASLS 79-205	12,13,14	4	14.795	\$12,800.00
1037	205987	S022N011W24, 25	ASLS 79-205	21,22	4	9.776	\$9,400.00

Map 79 - Skwentna Station ASLS 79-205 continues on following page

Map 79 - Skwentna Station ASLS 79-205

Skwentna Station ASLS 79-205 continues from previous page

Sec. 23, 24, 25



USGS Quad Tyonek D-4, Alaska

VICINITY MAP

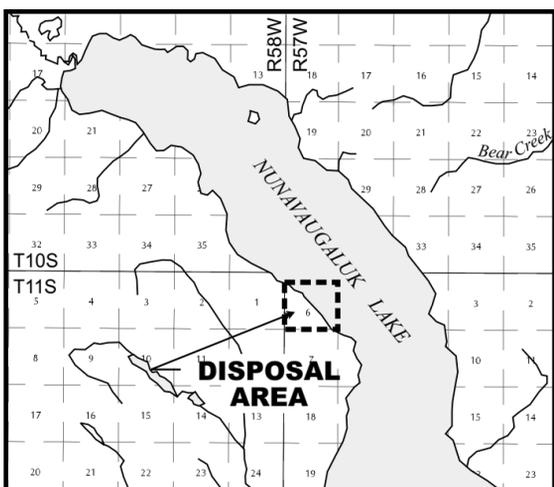
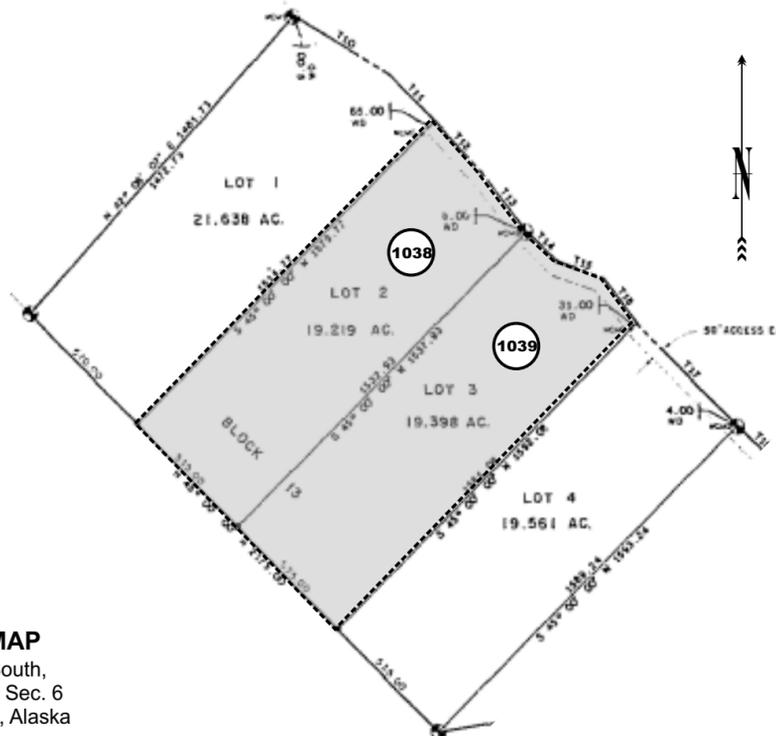
Township 22 North,
Range 11 West, Sec. 23, 24, 25
Seward Meridian, Alaska

Map 80 - Snake Lake ASLS 85-85

Location	Located 20 miles northwest of Dillingham in the Bristol Bay area. The subject parcels are located on the western shore of Lake Nunavaugaluk (locally called Snake Lake).
Topo Map	USGS Quad Dillingham A-8 & B-8
Access	Access by boat from the Snake River to the lake is possible. In addition, parcels can be accessed by plane using floats in the summer and skis in the winter. Wintertime access is further provided by snowmachine or dog sled.
Terrain	Terrain is gently sloping near the lake perimeter with upland slopes varying from moderate to extreme. Avalanches may occur in areas of steep slopes. Elevation ranges from 34 feet (lake elevation) to 400 feet above mean sea level.
Soils	Soils are generally gravelly loam till.
Vegetation	Vegetation consists of black spruce, grass, and alder with patches of stunted white spruce and birch in the well-drained areas.
Water Front	Both parcels have water frontage on Snake Lake.
View	Potentially excellent views of lake and surrounding foothills.
Climate	Temperatures range from a maximum mean of 65 degrees F in July to a minimum mean of 1 degree F in January. Rainfall averages 35 inches annually with an average annual snowfall of 54 inches.
Water Source	Unknown
Water/Sewage Disposal	This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for pit privy sewage disposal systems only. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 85-85.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Lake Nunavaugaluk provides fish spawning habitat, and brown bear, moose, and many small furbearers are found in the area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1038	223052	S011S057W06	ASLS 85-85	2	13	19.219	\$26,800.00
1039	223053	S011S057W06	ASLS 85-85	3	13	19.398	\$27,000.00

Sec. 6



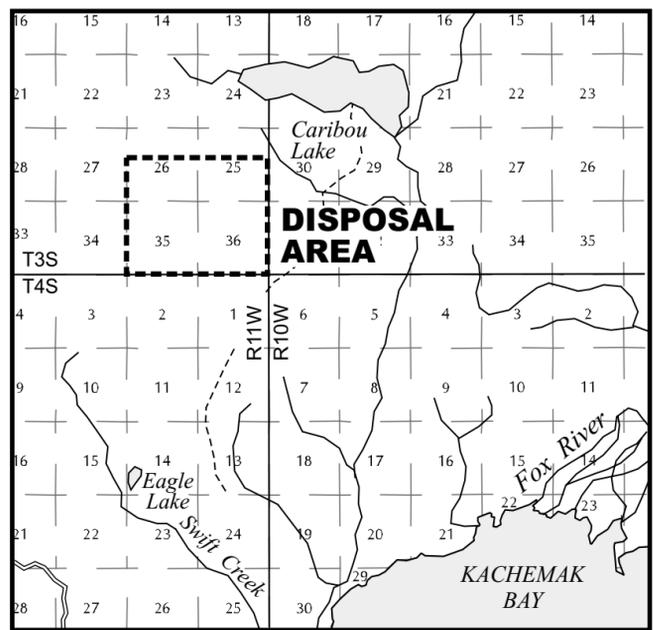
VICINITY MAP

Township 11 South,
Range 57 West, Sec. 6
Seward Meridian, Alaska

USGS Quad Dillingham A-8, B-8, Alaska

Map 81 - South Caribou Lake ASLS 80-155

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1040	210454	S003S011W26	ASLS 80-155	5	1	4.987	\$5,000.00
1041	210456	S003S011W26	ASLS 80-155	7	1	4.942	\$4,000.00
1042	210457	S003S011W26	ASLS 80-155	1	2	4.851	\$4,500.00
1043	210465	S003S011W26	ASLS 80-155	3	3	4.975	\$5,000.00
1044	210473	S003S011W26	ASLS 80-155	1	4	4.932	\$4,500.00
1045	210474	S003S011W26	ASLS 80-155	2	4	5.000	\$4,500.00
1046	210476	S003S011W26	ASLS 80-155	4	4	5.000	\$4,500.00
1047	210477	S003S011W26	ASLS 80-155	5	4	4.993	\$4,500.00
1048	210479	S003S011W26	ASLS 80-155	7	4	5.000	\$4,500.00
1049	210480	S003S011W26	ASLS 80-155	8	4	5.000	\$4,500.00
1050	210481	S003S011W26	ASLS 80-155	9	4	5.000	\$4,500.00
1051	210494	S003S011W25	ASLS 80-155	2	7	4.899	\$4,500.00
1052	210496	S003S011W35	ASLS 80-155	2	8	4.822	\$4,000.00
1053	210501	S003S011W35	ASLS 80-155	3	9	4.910	\$5,000.00
1054	210509	S003S011W35	ASLS 80-155	6	10	4.626	\$4,500.00
1055	210362	S003S011W36	ASLS 80-155	4	12	4.998	\$4,500.00
1056	210363	S003S011W36	ASLS 80-155	5	12	4.977	\$4,500.00
1057	210364	S003S011W36	ASLS 80-155	6	12	5.000	\$4,500.00
1058	210365	S003S011W36	ASLS 80-155	7	12	4.998	\$4,500.00
1059	210298	S003S011W36	ASLS 80-155	1	13	5.000	\$5,000.00
1060	210300	S003S011W36	ASLS 80-155	3	13	5.000	\$5,000.00
1061	210301	S003S011W36	ASLS 80-155	4	13	5.000	\$5,000.00
1062	210302	S003S011W36	ASLS 80-155	5	13	5.000	\$5,000.00
1063	210303	S003S011W36	ASLS 80-155	6	13	5.000	\$5,000.00
1064	210304	S003S011W36	ASLS 80-155	1	14	5.000	\$4,500.00
1065	210305	S003S011W36	ASLS 80-155	2	14	5.000	\$4,500.00
1066	210306	S003S011W36	ASLS 80-155	3	14	5.000	\$4,500.00
1067	210309	S003S011W36	ASLS 80-155	6	14	5.000	\$5,000.00
1068	210368	S003S011W36	ASLS 80-155	9	14	5.000	\$5,000.00
1069	210369	S003S011W36	ASLS 80-155	10	14	5.000	\$5,000.00
1070	210370	S003S011W36	ASLS 80-155	11	14	5.000	\$5,000.00
1071	210371	S003S011W36	ASLS 80-155	2	15	4.978	\$4,500.00
1072	210372	S003S011W36	ASLS 80-155	3	15	4.983	\$4,500.00
1073	210518	S003S011W25	ASLS 80-155	1	16	5.000	\$4,500.00
1074	210373	S003S011W25, 36	ASLS 80-155	4	16	4.949	\$5,000.00
1075	210374	S003S011W36	ASLS 80-155	5	16	4.992	\$4,500.00
1076	210524	S003S011W25	ASLS 80-155	9	16	4.936	\$5,000.00
1077	210529	S003S011W36	ASLS 80-155	2	18	5.000	\$4,500.00
1078	210533	S003S011W25	ASLS 80-155	6	18	5.000	\$4,500.00
1079	210534	S003S011W25	ASLS 80-155	7	18	5.000	\$4,500.00
1080	210544	S003S011W36	ASLS 80-155	4	20	4.992	\$5,000.00



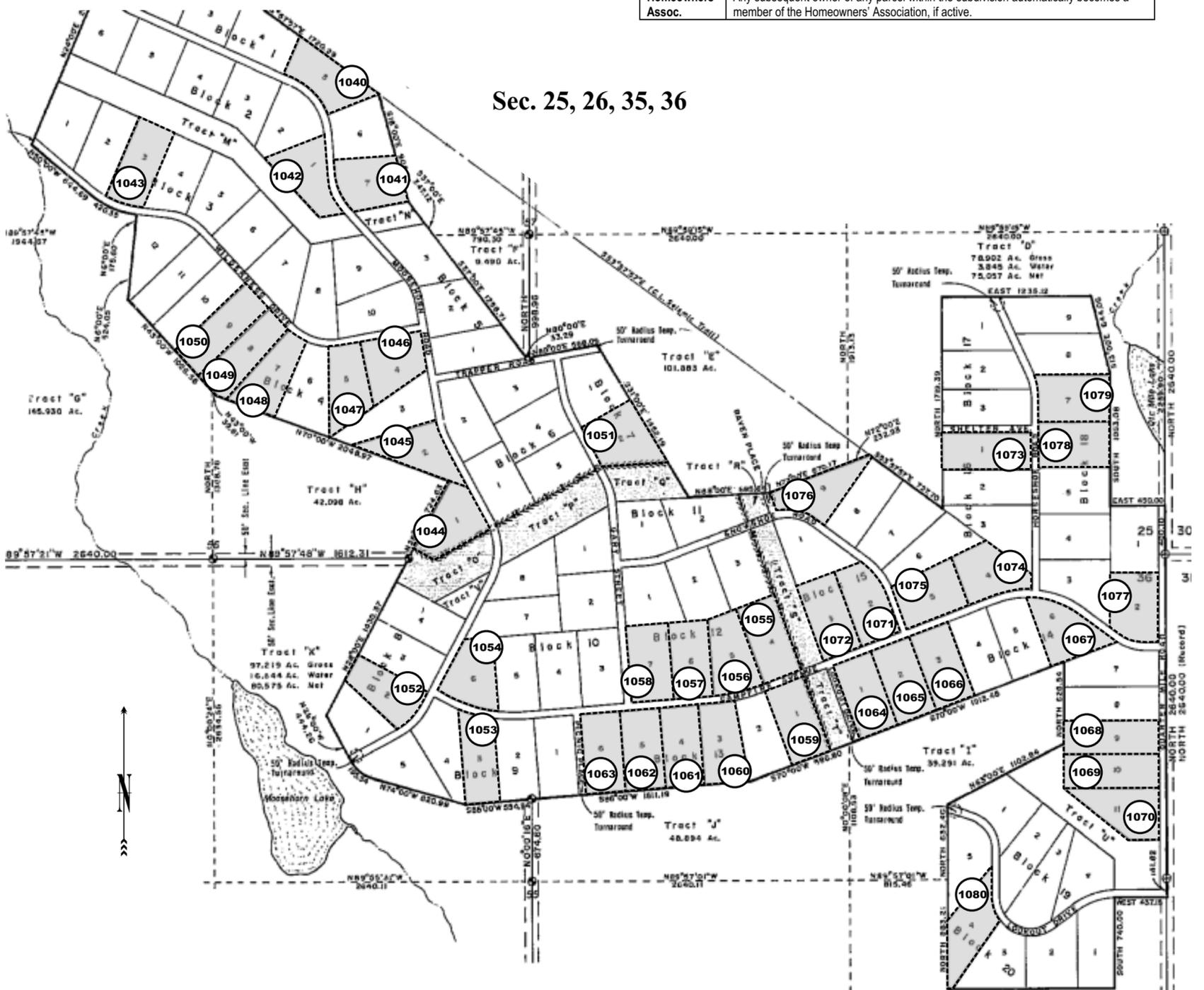
USGS Quad Seldovia D-3, D-4, Alaska

VICINITY MAP

Township 3 South, Range 11 West, Sec. 25, 26, 35, 36
Seward Meridian, Alaska

Location	Located approximately 22 miles northeast of Homer and approximately 2 miles southwest of Caribou Lake.
Topo Map	USGS Quad Seldovia D-3 & D-4
Access	Access to the site is along platted section line easements and rights-of-way. The present method of transportation into the area is along well-defined seismic trails from the access road at Eagle Lake and across open swamps, utilizing ATV's or snow-machines, or by float-plane into Moose Horn or Caribou Lakes.
Terrain	Terrain varies from gentle to steep slopes.
Soils	Soils vary from well-drained silty sand to well drained silty gravel.
Vegetation	Predominantly large stands of spruce with scattered birch and aspen. Numerous meadows throughout the subdivision are covered with wild hay. Drainages support stands of willow and alder.
Water Front	None
View	Unknown
Climate	Temperatures average 42 to 59 degrees F in the summer and 17 to 42 degrees F in the winter with extremes from -17 to 81 degrees F. Precipitation averages 28 inches annually, including 100 inches of snowfall.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal systems (I.E. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who want to install such systems must submit engineered plans for approval to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-155.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

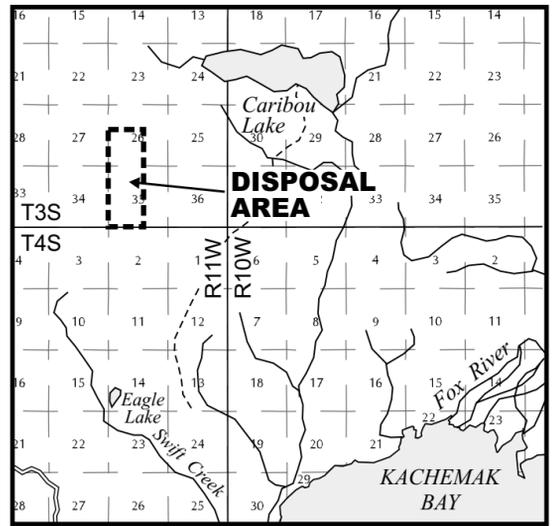
Sec. 25, 26, 35, 36



Map 82 - South Caribou Lake Addition ASLS 81-175

Location	Located approximately 22 miles northeast of Homer and approximately 2 miles southwest of Caribou Lake.
Topo Map	USGS Quad Seldovia D-3 & D-4
Access	Access to the site is along platted section line easements and rights-of-way. The present method of transportation into the area is along well-defined seismic trails from the access road at Eagle Lake and across open swamps, utilizing ATV's or snow-machines, or by float-plane into Moose Horn or Caribou Lakes.
Terrain	Terrain varies from gentle to steep slopes.
Soils	Soils vary from well-drained silty sand to well drained silty gravel.
Vegetation	Predominately large stands of spruce with scattered birch and aspen. Numerous meadows throughout the subdivision are covered with wild hay. Drainages support stands of willow and alder.
Water Front	None
View	Unknown
Climate	Temperatures average 42 to 59 degrees F in the summer and 17 to 42 degrees F in the winter with extremes from -17 to 81 degrees F. Precipitation averages 28 inches annually, including 100 inches of snowfall.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal systems (I.E. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who want to install such systems must submit engineered plans for approval to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-175.
Municipal Authority	Located within the taxing authority of the Kenai Peninsula Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

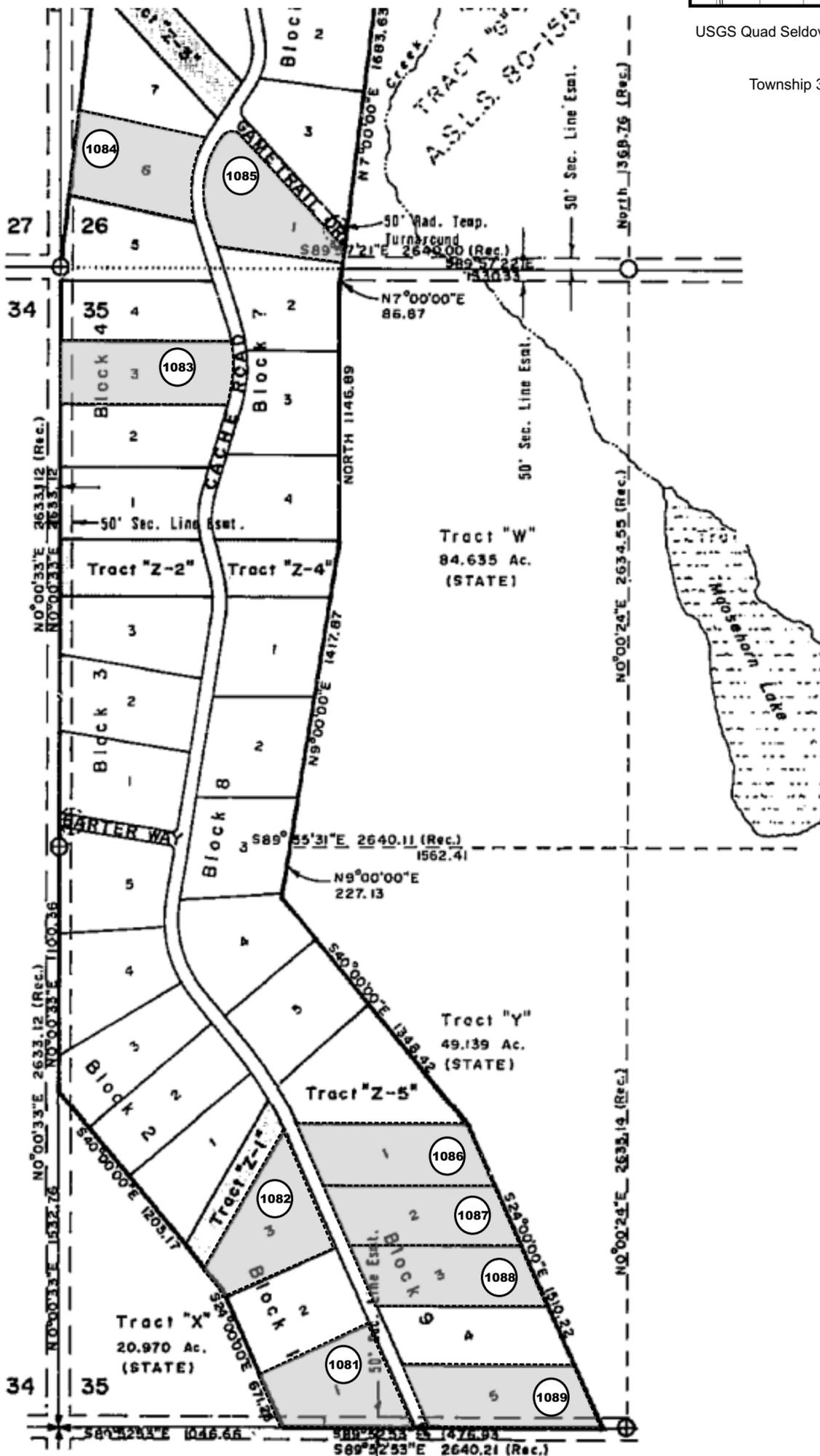
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1081	213239	S003S011W35	ASLS 81-175	1	1	5.000	\$4,500.00
1082	213236	S003S011W35	ASLS 81-175	3	1	5.000	\$4,500.00
1083	213213	S003S011W35	ASLS 81-175	3	4	5.000	\$4,500.00
1084	213216	S003S011W26	ASLS 81-175	6	4	5.000	\$4,500.00
1085	213226	S003S011W26	ASLS 81-175	1	7	5.000	\$4,500.00
1086	213237	S003S011W35	ASLS 81-175	1	9	5.000	\$4,500.00
1087	213238	S003S011W35	ASLS 81-175	2	9	5.000	\$4,500.00
1088	213240	S003S011W35	ASLS 81-175	3	9	5.000	\$4,500.00
1089	213242	S003S011W35	ASLS 81-175	5	9	5.000	\$4,500.00



USGS Quad Seldovia D-3, D-4, Alaska

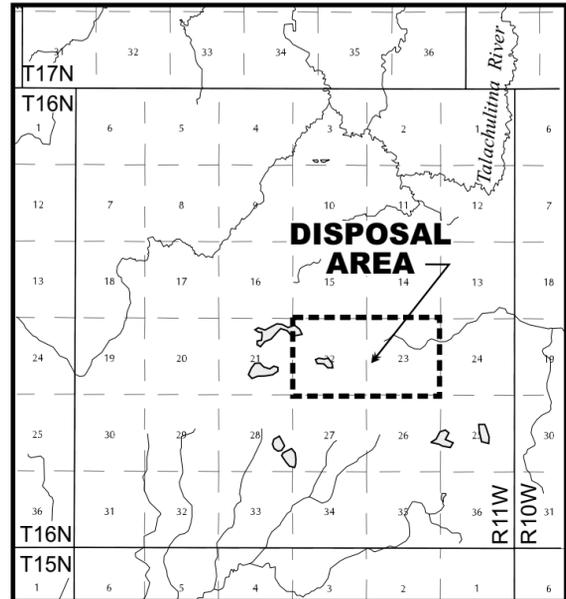
VICINITY MAP
Township 3 South, Range 11 West, Sec. 26, 35
Seward Meridian, Alaska

Sec. 26, 35



Map 83 - Super Cub ASLS 80-132

Location	Super Cub Subdivision is located about 60 miles west-northwest of Anchorage or about nine miles north of Lower Beluga Lake on the west side of Cook Inlet.
Topo Map	USGS Quad Tyonek B-4
Access	Access is by floatplane to Super Cub Lake (also known as Rainbow Lake) or by ATV and snow-machine along platted easements or rights-of-way in the winter months.
Terrain	Topography includes gently rolling hills with small streams threading throughout, with an elevation of approximately 800 to 1000 feet above mean sea level. The area is dotted with small lakes.
Soils	Tree covered areas of well-drained uplands have generally excellent soils, composed of layers of volcanic ash and sandy gravel.
Vegetation	Low lying, open areas are predominately bogs with muskeg and or peat moss to varying depths. On the higher elevations vegetation includes birch, spruce, aspen, alder, and willow.
Water Front	Several parcels within the subdivision may be located near a small-unnamed lake.
View	Unknown
Climate	Temperatures range from 40 to 65 degrees F in summer and from -10 to 50 degrees F in winter, with extremes between -60 and 90 degrees F. Annual precipitation is 25 inches, including 120 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal systems (i.e. privies) only. Individual lots within the subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-132.
Municipal Authority	Located within the taxing authority of the Matanuska-Sustina Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.



USGS Quad Tyonek B-4, Alaska

VICINITY MAP

Township 16 North, Range 11 West, Sec. 22, 23
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1090	211342	S016N011W22	ASLS 80-132	1	1	5.000	\$4,800.00
1091	211343	S016N011W22	ASLS 80-132	2	1	4.999	\$4,700.00
1092	211344	S016N011W22	ASLS 80-132	3	1	4.999	\$4,700.00
1093	211345	S016N011W22	ASLS 80-132	4	1	4.999	\$4,700.00
1094	211346	S016N011W22	ASLS 80-132	5	1	5.000	\$4,800.00
1095	211347	S016N011W22	ASLS 80-132	6	1	5.000	\$4,800.00
1096	211354	S016N011W22	ASLS 80-132	7	1	4.998	\$4,300.00
1097	211348	S016N011W22	ASLS 80-132	8	1	4.982	\$4,700.00
1098	211355	S016N011W22	ASLS 80-132	9	1	4.338	\$3,300.00
1099	211356	S016N011W22	ASLS 80-132	10	1	4.991	\$4,300.00
1100	211357	S016N011W22	ASLS 80-132	11	1	5.000	\$4,300.00
1101	211358	S016N011W22	ASLS 80-132	12	1	4.998	\$4,700.00
1102	211359	S016N011W22	ASLS 80-132	13	1	5.000	\$4,000.00
1103	211360	S016N011W22	ASLS 80-132	14	1	5.000	\$4,000.00
1104	211361	S016N011W22	ASLS 80-132	15	1	5.000	\$4,000.00
1105	211240	S016N011W23	ASLS 80-132	1	2	5.000	\$4,800.00
1106	211241	S016N011W23	ASLS 80-132	2	2	5.000	\$4,800.00
1107	211242	S016N011W23	ASLS 80-132	3	2	5.000	\$4,300.00
1108	211243	S016N011W23	ASLS 80-132	4	2	5.000	\$4,300.00
1109	211244	S016N011W23	ASLS 80-132	5	2	5.000	\$4,300.00
1110	211245	S016N011W23	ASLS 80-132	6	2	4.697	\$4,200.00
1111	211246	S016N011W23	ASLS 80-132	7	2	3.905	\$3,800.00
1112	211247	S016N011W23	ASLS 80-132	8	2	3.609	\$3,400.00
1113	211248	S016N011W23	ASLS 80-132	9	2	4.334	\$3,800.00
1114	211249	S016N011W23	ASLS 80-132	10	2	4.805	\$3,900.00
1115	211250	S016N011W23	ASLS 80-132	11	2	4.216	\$4,100.00
1116	211251	S016N011W23	ASLS 80-132	12	2	3.259	\$3,500.00
1117	211252	S016N011W23	ASLS 80-132	13	2	3.558	\$3,900.00
1118	211253	S016N011W23	ASLS 80-132	14	2	5.000	\$4,800.00
1119	211254	S016N011W22, 23	ASLS 80-132	15	2	4.998	\$4,700.00
1120	211255	S016N011W23	ASLS 80-132	16	2	4.990	\$4,700.00
1121	211256	S016N011W22, 23	ASLS 80-132	17	2	4.995	\$4,700.00
1122	211258	S016N011W23	ASLS 80-132	19	2	4.920	\$4,700.00
1123	211259	S016N011W23	ASLS 80-132	20	2	4.070	\$4,200.00
1124	211260	S016N011W23	ASLS 80-132	21	2	3.315	\$3,600.00
1125	211261	S016N011W23	ASLS 80-132	22	2	5.000	\$4,800.00
1126	211262	S016N011W23	ASLS 80-132	23	2	4.992	\$4,700.00
1127	211263	S016N011W23	ASLS 80-132	24	2	4.845	\$4,600.00
1128	211362	S016N011W23	ASLS 80-132	25	2	5.000	\$4,800.00
1129	211363	S016N011W23	ASLS 80-132	26	2	5.000	\$4,500.00
1130	211364	S016N011W22, 23	ASLS 80-132	27	2	4.998	\$4,500.00
1131	211264	S016N011W23	ASLS 80-132	1	3	5.000	\$4,800.00
1132	211265	S016N011W23	ASLS 80-132	2	3	5.000	\$4,500.00
1133	211266	S016N011W23	ASLS 80-132	3	3	4.999	\$4,500.00
1134	211267	S016N011W23	ASLS 80-132	4	3	5.000	\$4,500.00
1135	211268	S016N011W23	ASLS 80-132	5	3	5.000	\$4,800.00
1136	211269	S016N011W23	ASLS 80-132	6	3	5.000	\$4,800.00
1137	211270	S016N011W23	ASLS 80-132	7	3	5.000	\$4,800.00
1138	211271	S016N011W23	ASLS 80-132	8	3	4.998	\$4,700.00
1139	211272	S016N011W23	ASLS 80-132	9	3	5.000	\$4,800.00
1140	211273	S016N011W23	ASLS 80-132	10	3	5.000	\$4,800.00
1141	211274	S016N011W23	ASLS 80-132	11	3	4.519	\$4,300.00
1142	211275	S016N011W23	ASLS 80-132	12	3	4.530	\$4,300.00
1143	211276	S016N011W23	ASLS 80-132	13	3	4.501	\$4,300.00
1144	211277	S016N011W23	ASLS 80-132	14	3	4.396	\$3,500.00
1145	211278	S016N011W23	ASLS 80-132	15	3	4.640	\$4,000.00

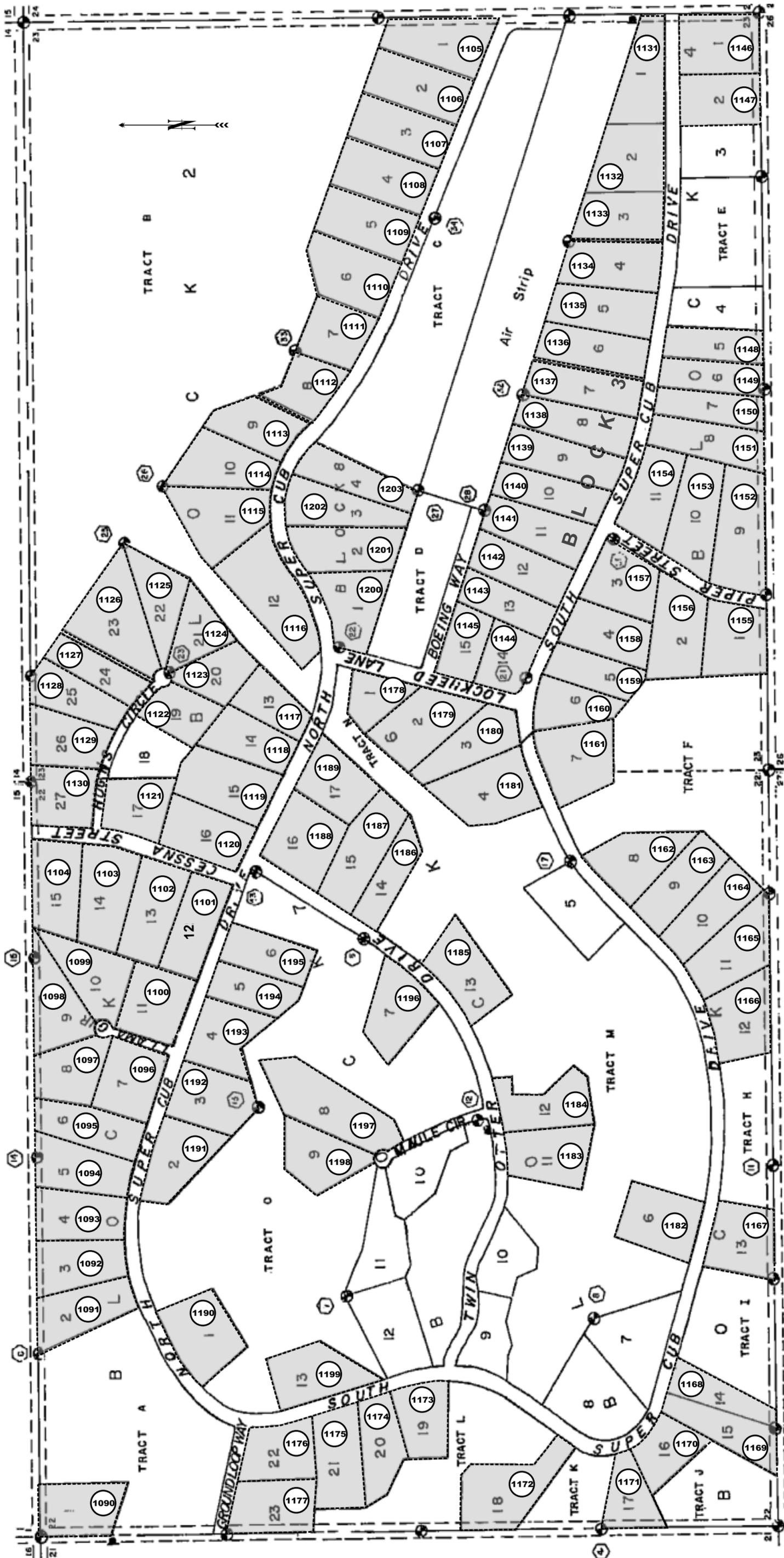
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1146	211279	S016N011W23	ASLS 80-132	1	4	5.000	\$4,800.00
1147	211280	S016N011W23	ASLS 80-132	2	4	5.000	\$4,800.00
1148	211283	S016N011W23	ASLS 80-132	5	4	5.000	\$4,500.00
1149	211284	S016N011W23	ASLS 80-132	6	4	5.000	\$4,800.00
1150	211285	S016N011W23	ASLS 80-132	7	4	5.000	\$4,800.00
1151	211286	S016N011W23	ASLS 80-132	8	4	4.999	\$4,700.00
1152	211287	S016N011W23	ASLS 80-132	9	4	5.000	\$4,800.00
1153	211288	S016N011W23	ASLS 80-132	10	4	4.994	\$4,000.00
1154	211289	S016N011W23	ASLS 80-132	11	4	4.998	\$4,000.00
1155	211290	S016N011W23	ASLS 80-132	1	5	4.995	\$4,700.00
1156	211291	S016N011W23	ASLS 80-132	2	5	5.000	\$4,800.00
1157	211292	S016N011W23	ASLS 80-132	3	5	4.998	\$4,800.00
1158	211293	S016N011W23	ASLS 80-132	4	5	5.000	\$4,800.00
1159	211294	S016N011W23	ASLS 80-132	5	5	5.000	\$4,300.00
1160	211295	S016N011W23	ASLS 80-132	6	5	4.983	\$4,300.00
1161	211296	S016N011W22, 23	ASLS 80-132	7	5	5.000	\$4,300.00
1162	211297	S016N011W22	ASLS 80-132	8	5	5.000	\$4,800.00
1163	211298	S016N011W22	ASLS 80-132	9	5	5.000	\$4,300.00
1164	211299	S016N011W22	ASLS 80-132	10	5	4.999	\$4,300.00
1165	211300	S016N011W22	ASLS 80-132	11	5	4.999	\$4,300.00
1166	211301	S016N011W22	ASLS 80-132	12	5	4.992	\$4,700.00
1167	211302	S016N011W22	ASLS 80-132	13	5	5.000	\$4,800.00
1168	211303	S016N011W22	ASLS 80-132	14	5	5.000	\$4,300.00
1169	211304	S016N011W22	ASLS 80-132	15	5	5.000	\$4,500.00
1170	211305	S016N011W22	ASLS 80-132	16	5	4.999	\$4,300.00
1171	211306	S016N011W22	ASLS 80-132	17	5	4.968	\$4,500.00
1172	211307	S016N011W22	ASLS 80-132	18	5	5.000	\$4,800.00
1173	211349	S016N011W22	ASLS 80-132	19	5	4.996	\$4,700.00
1174	211350	S016N011W22	ASLS 80-132	20	5	5.000	\$4,800.00
1175	211351	S016N011W22	ASLS 80-132	21	5	5.000	\$4,300.00
1176	211352	S016N011W22	ASLS 80-132	22	5	4.999	\$4,700.00
1177	211353	S016N011W22	ASLS 80-132	23	5	5.000	\$4,500.00
1178	211308	S016N011W23	ASLS 80-132	1	6	2.859	\$2,800.00
1179	211309	S016N011W23	ASLS 80-132	2	6	4.999	\$4,300.00
1180	211310	S016N011W22, 23	ASLS 80-132	3	6	4.999	\$4,300.00
1181	211311	S016N011W22, 23	ASLS 80-132	4	6	5.000	\$4,300.00
1182	211313	S016N011W22	ASLS 80-132	6	6	5.000	\$4,800.00
1183	211318	S016N011W22	ASLS 80-132	11	6	5.000	\$4,800.00
1184	211319	S016N011W22	ASLS 80-132	12	6	5.000	\$4,500.00
1185	211320	S016N011W22	ASLS 80-132	13	6	4.982	\$4,500.00
1186	211321	S016N011W22	ASLS 80-132	14	6	5.000	\$4,800.00
1187	211322	S016N011W22	ASLS 80-132	15	6	5.000	\$4,800.00
1188	211323	S016N011W22	ASLS 80-132	16	6	5.000	\$4,800.00
1189	211324	S016N011W22, 23	ASLS 80-132	17	6	5.000	\$4,300.00
1190	211325	S016N011W22	ASLS 80-132	1	7	5.000	\$4,800.00
1191	211326	S016N011W22	ASLS 80-132	2	7	4.999	\$4,500.00
1192	211327	S016N011W22	ASLS 80-132	3	7	5.000	\$4,800.00
1193	211328	S016N011W22	ASLS 80-132	4	7	5.000	\$4,800.00
1194	211329	S016N011W22	ASLS 80-132	5	7	5.000	\$4,800.00
1195	211330	S016N011W22	ASLS 80-132	6	7	5.000	\$4,800.00
1196	211331	S016N011W22	ASLS 80-132	7	7	5.000	\$4,300.00
1197	211332	S016N011W22	ASLS 80-132	8	7	4.999	\$4,700.00
1198	211333	S016N011W22	ASLS 80-132	9	7	3.722	\$4,000.00
1199	211337	S016N011W22	ASLS 80-132	13	7	5.000	\$4,500.00
1200	211338	S016N011W23	ASLS 80-132	1	8	4.693	\$4,500.00
1201	211339	S016N011W23	ASLS 80-132	2	8	5.000	\$4,800.00
1202	211340	S016N011W23	ASLS 80-132	3	8	5.000	\$4,800.00
1203	211341	S016N011W23	ASLS 80-132	4	8	5.000	\$4,300.00

Map 83 - Super Cub ASLS 80-132 continues on following page

Map 83 - Super Cub ASLS 80-132

Super Cub ASLS 80-132 continues from previous page

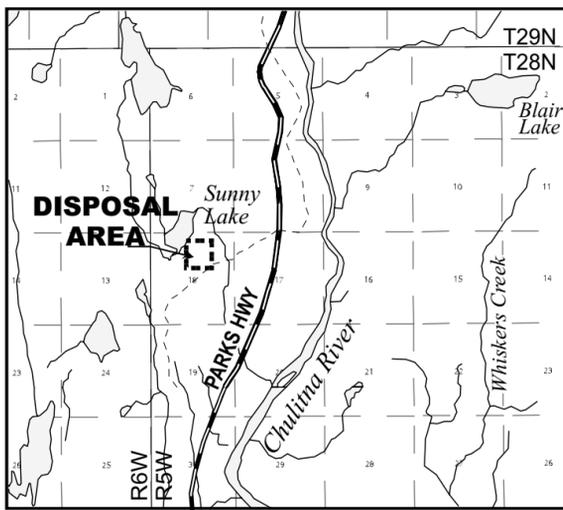
Sec. 22, 23



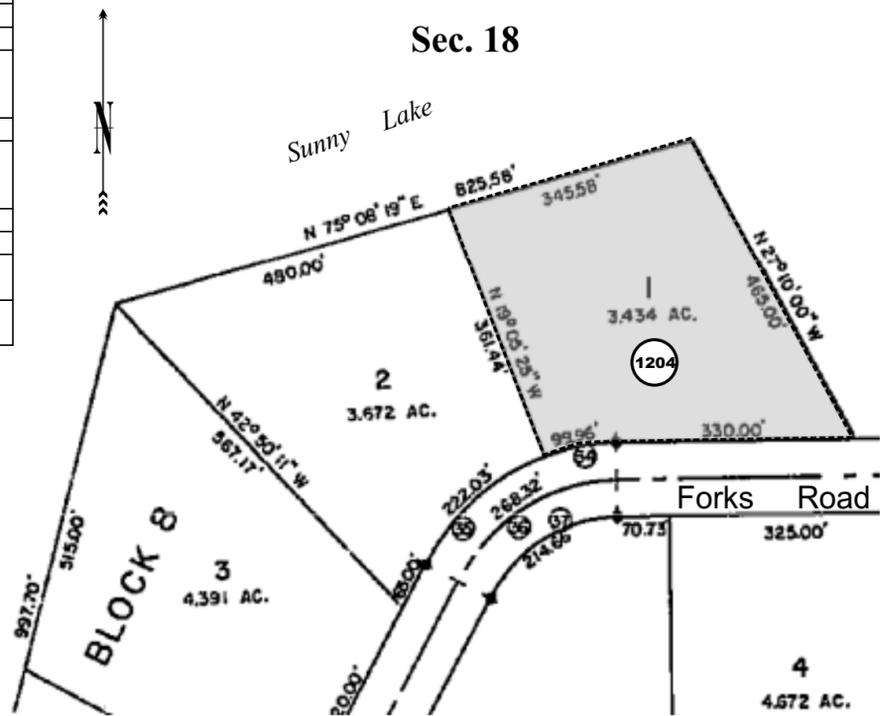
Map 84 - Swan Lake ASLS 79-145

Location	Parcel is located about one mile west of mile 130 of the Parks Highway, approximately 100 miles directly north of Anchorage and 15 miles northwest of Talkeetna.
Topo Map	USGS Quad Talkeetna C-1
Access	Access is provided by reserved rights-of-way (tractor trail) from the Parks Highway. At this time physical access to this parcel may be gained by foot, ATV, or snowmachine.
Terrain	Area consists of hill and ridge topography, which mostly runs north south, cut by small stream valleys.
Soils	Soils are generally well drained, but in some areas may be covered by peat.
Vegetation	Elevated, well-drained areas are covered with birch and spruce forests, while musky bogs, lakes, and swamps dominate lowlands.
Water Front	Parcel 1204 has water frontage on Sunny Lake.
View	Unknown
Climate	Temperatures in the area range from 45 to 69 degrees F in summer and -4 to 40 degrees F in winter. Recorded extremes are -48 and 90 degrees F. Annual precipitation is 29 inches, including 102 inches of snow.
Water Source	Water availability and quality in this area is good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-145.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Swan Lake Homeowners Association, if active.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1204	205841	S028N005W18	ASLS 79-145	1	8	3.434	\$5,500.00



USGS Quad Talkeetna C-1, Alaska



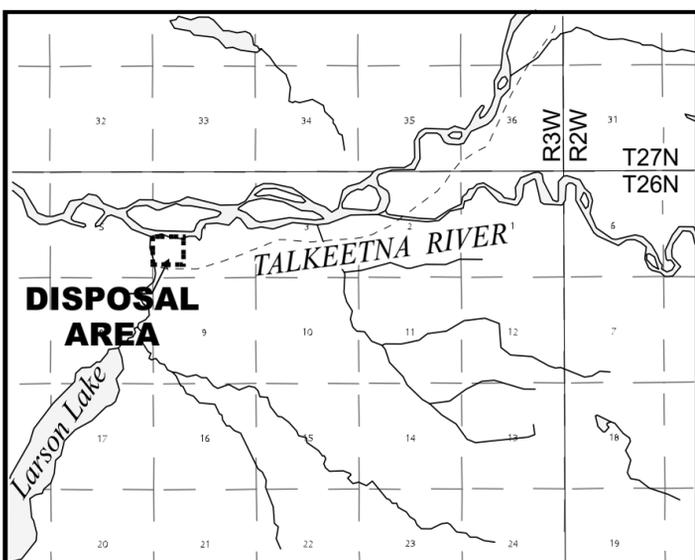
Vicinity Map

Township 28 North,
Range 5 West, Sec. 18
Seward Meridian, Alaska

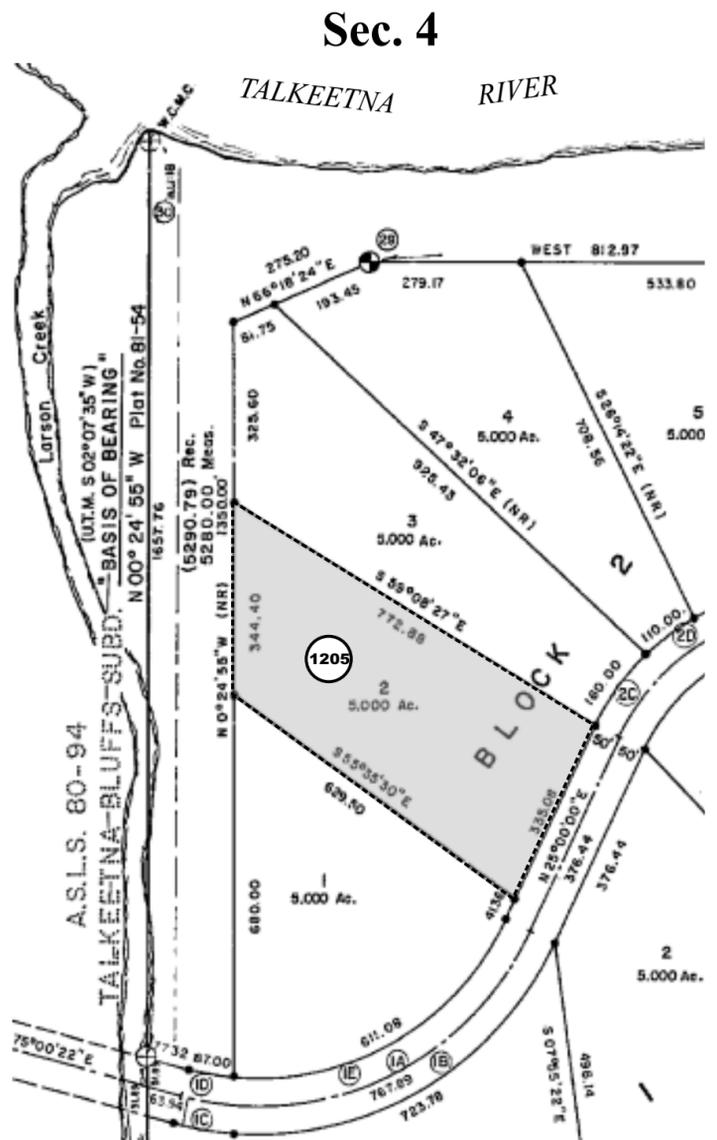
Map 85 - Talkeetna Bluffs Addition ASLS 81-196

Location	Parcel is located approximately 9 miles northeast of Talkeetna near the south bank of the Talkeetna River.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	Access is by boat on the Talkeetna River. Over land access may be acquired by snowmachine or ATV via platted rights-of-way, section line easements, or an existing trail that leads from the Bartlett Earth Station off of Christina Lake Road.
Terrain	Topography consists of gentle to moderate slopes with a bluff of a maximum height of 50 feet along the river.
Soils	Soils are silty to gravelly sand overlain with 0 to 3 feet of silt.
Vegetation	Mature spruce and birch with scattered pockets of wetlands along with stands of large cottonwoods are found near the western boundary of the project.
Water Front	None
View	Potential views of the surrounding area and mountains.
Climate	Temperatures range from 0 to 40 degrees F in winter and from 40 to 68 degrees F in summer with extremes of -48 and 90 degrees F reported. Annual precipitation is 29 inches including 120 inches of snow on average.
Water Source	Availability and quality is expected to be good. Higher elevations may require deeper wells.
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems, (i.e. pit privies, chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-196.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners' Association, if active.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1205	214368	S026N003W04	ASLS 81-196	2	2	5	\$9,700.00



USGS Quad Talkeetna Mnts B-6, Alaska

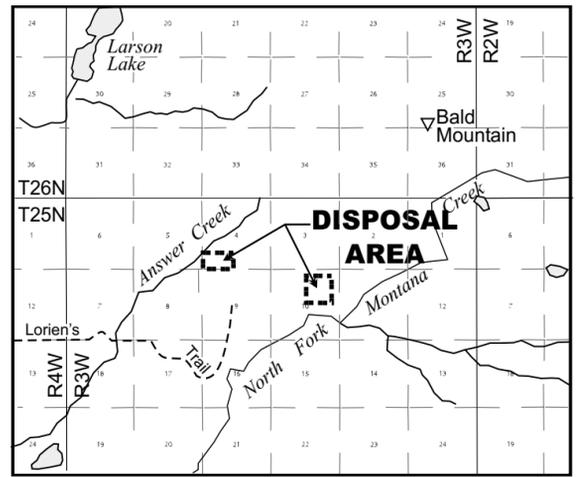


VICINITY MAP

Township 26 North, Range 3 West, Sec. 4
Seward Meridian, Alaska

Map 86 - Talkeetna Foothills Homestead ASLS 91-188

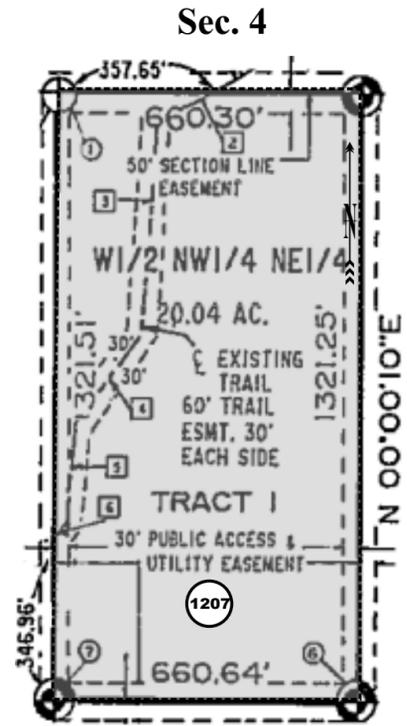
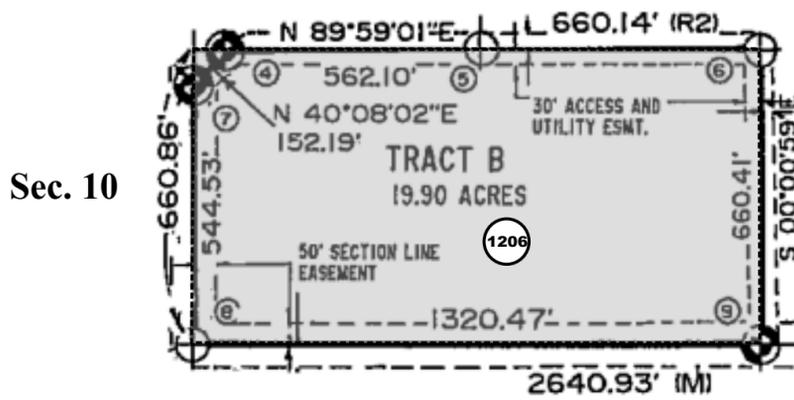
Location	Located 6 to 8 miles southeast of Larson Lake, approximately 1 to 2 miles east of Baldy Lake, and approximately 10 miles southeast of Talkeetna.
Topo Map	USGS Quad Talkeetna Mts. B-6
Access	Access is provided by Answer Creek Road and Mastodon Road off Talkeetna Road and by the river corridors along the middle and north forks of Montana Creek, Answer Creek, and Possum Creek. Further access points are provided through platted roads in Bald Mountain Subd. (ASLS 80-176) and S. Bald Mountain Subd. (ASLS 82-1).
Terrain	Rolling terrain with elevations between 1,000 to 2,300 feet above mean sea level.
Soils	An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Isolated pockets of permafrost may be present.
Vegetation	Vegetation consists of willow, alder, grasses, shrubs, and black spruce.
Water Front	None.
View	Potential views of the Alaska Range and the Talkeetna Mountains.
Climate	Temperatures range from a maximum mean of 68 degrees F in July to a minimum mean of 0 degrees F in December. Rainfall averages 28 inches annually with an average annual snowfall of 106 inches.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	This area has been approved ADEC for non-water carried type sewage disposal systems, (i.e. chemical, humus, incendiary, etc.). Individual lots within the subdivision may be suitable for the installation of water carried sewage disposal systems. Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 91-188.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Unknown
Other	The major streams in the area represent valuable anadromous fish habitat and are protected by 400 to 600 foot retained land corridors.



VICINITY MAP
Township 25 North,
Range 3 West, Sec. 4, 10
Seward Meridian, Alaska

USGS Quad Talkeetna Mountains B-6, Alaska

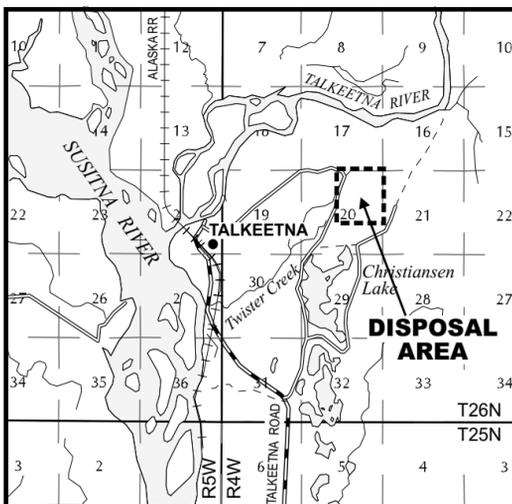
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1206	224935	S025N003W04	ASLS 91-188	B	19.90	\$13,000.00
1207	223441	S025N003W10	ASLS 91-188	I	20.04	\$13,100.00



Map 87 - Talkeetna Odd Lots

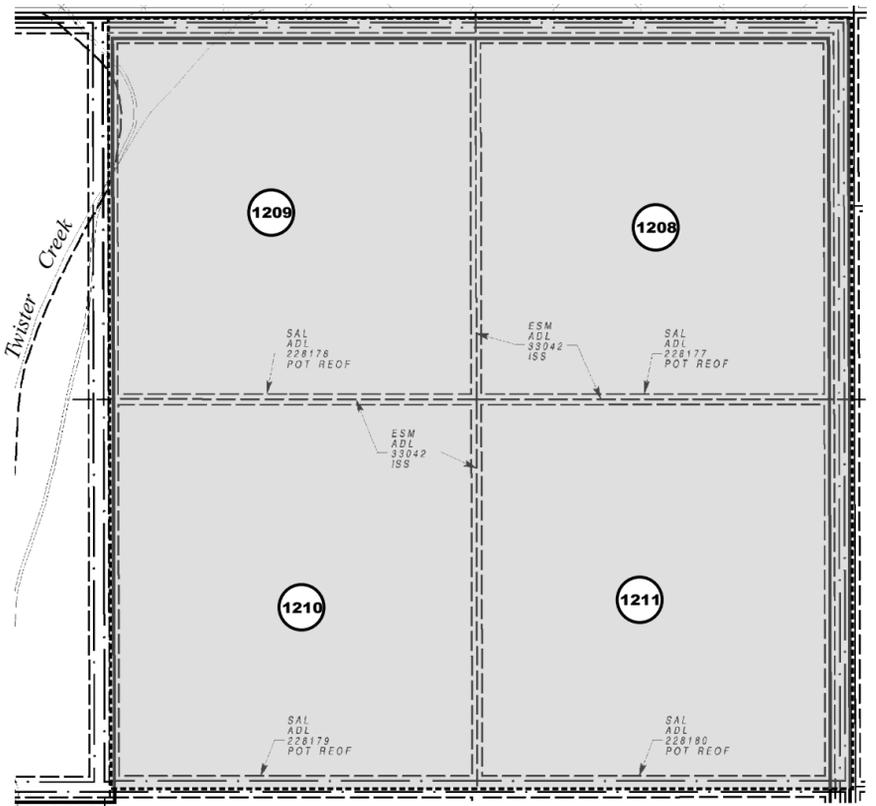
Location	Located approximately 63 miles directly north of Anchorage and approximately 2 miles east of the town of Talkeetna, just north of Christiansen Lake.
Topo Map	USGS Quad Talkeetna B-1.
Access	From Talkeetna Spur Highway turn right onto Comsat Road. After approximately .75 miles on Comsat Road turn left onto Christiansen Lake Road and continue north approximately 1.5 miles. Access from Christiansen Lake Road to the parcel is by the northern most unimproved road.
Terrain	Elevation ranges between 400 to 600 feet above mean sea level.
Soils	Unknown
Vegetation	Unknown
Water Front	Twister Creek may bisect the northwest corner of Parcel 1209.
View	Potential view of the Alaska Range and Talkeetna Mountains.
Climate	January temperatures range from -33 to 33 degrees F; July can range from 42 to 83 degrees F. Annual precipitation is 28 inches, including 70 inches of snowfall.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to existing easements and reservations, see US Rectangular Survey. Parcels are subject to a 60 foot right-of-way for a public access road (ADL 33042 and 33023) and a 20 foot wide right-of-way for an electrical distribution line (ADL 32993). All parcels are subject to a 25 foot access easement along all interior lot lines. Parcel 1209 is further subject to an existing road that bisects the northwest corner as well as a 50 public access easement from the ordinary high water mark of Twister Creek. Further Borough restrictions may apply.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	This sale area may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1208	228177	S026N004W20	USRS	NE4NE4	40.000	\$36,000.00
1209	228178	S026N004W20	USRS	NW4NE4	40.000	\$48,400.00
1210	228179	S026N004W20	USRS	SW4NE4	40.000	\$40,000.00
1211	228180	S026N004W20	USRS	SE4NE4	40.000	\$36,000.00



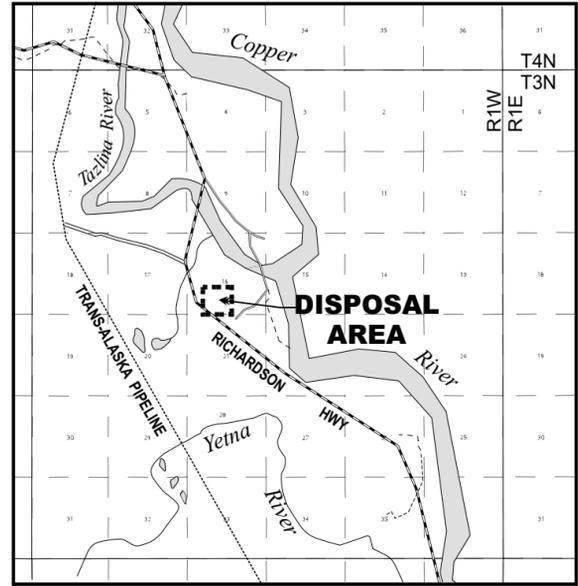
USGS Quad Talkeetna B-1, Alaska

VICINITY MAP
Township 26 North, Range 4 West, Sec. 20
Seward Meridian, Alaska



Map 88 - Tazlina Hills ASLS 79-227

Location	Located in the Copper River Valley, approximately 9 miles northwest of Copper Center and approximately 6 miles south of the intersection of the Glenn and Richardson Hwys.
Topo Map	USGS Quad Gulkana A-3
Access	Access is from the Richardson Highway onto Chitina Circle.
Terrain	Area terrain consists of low rolling hills and creek valleys.
Soils	Sandy gravel and sandy silty material dominate the area.
Vegetation	Well-drained areas are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.
Water Front	None
View	Potentially good views of the surrounding mountains and forest.
Climate	Temperatures average 42 to 68 degrees F in summer to -16 to 35 degrees F in winter. Extremes are between -64 and 91 degrees F. Annual precipitation averages 11 inches, including 39 inches of snow.
Water Source	Water may be of poor quality or quantity and may have to be hauled from lakes and streams or from a public water source.
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-227.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners Association, if active.

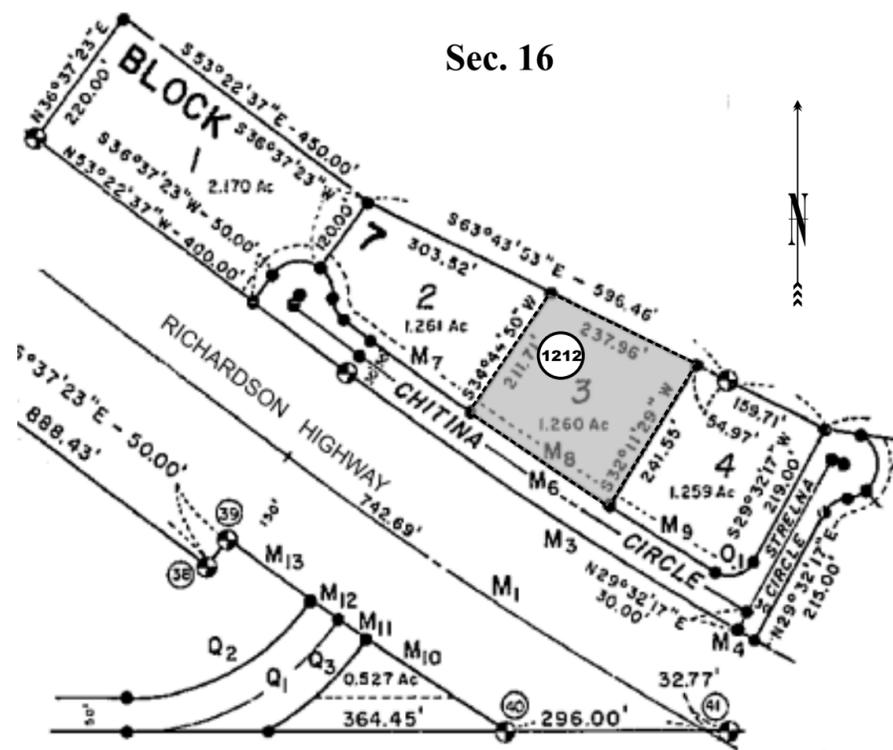


USGS Quad Gulkana A-3, Alaska

VICINITY MAP

Township 3 North, Range 1 West, Sec. 16
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1212	204730	C003N001W16	ASLS 79-227	3	7	1.260	\$9,200.00



Map 89 - Tazlina Northwest ASLS 79-226

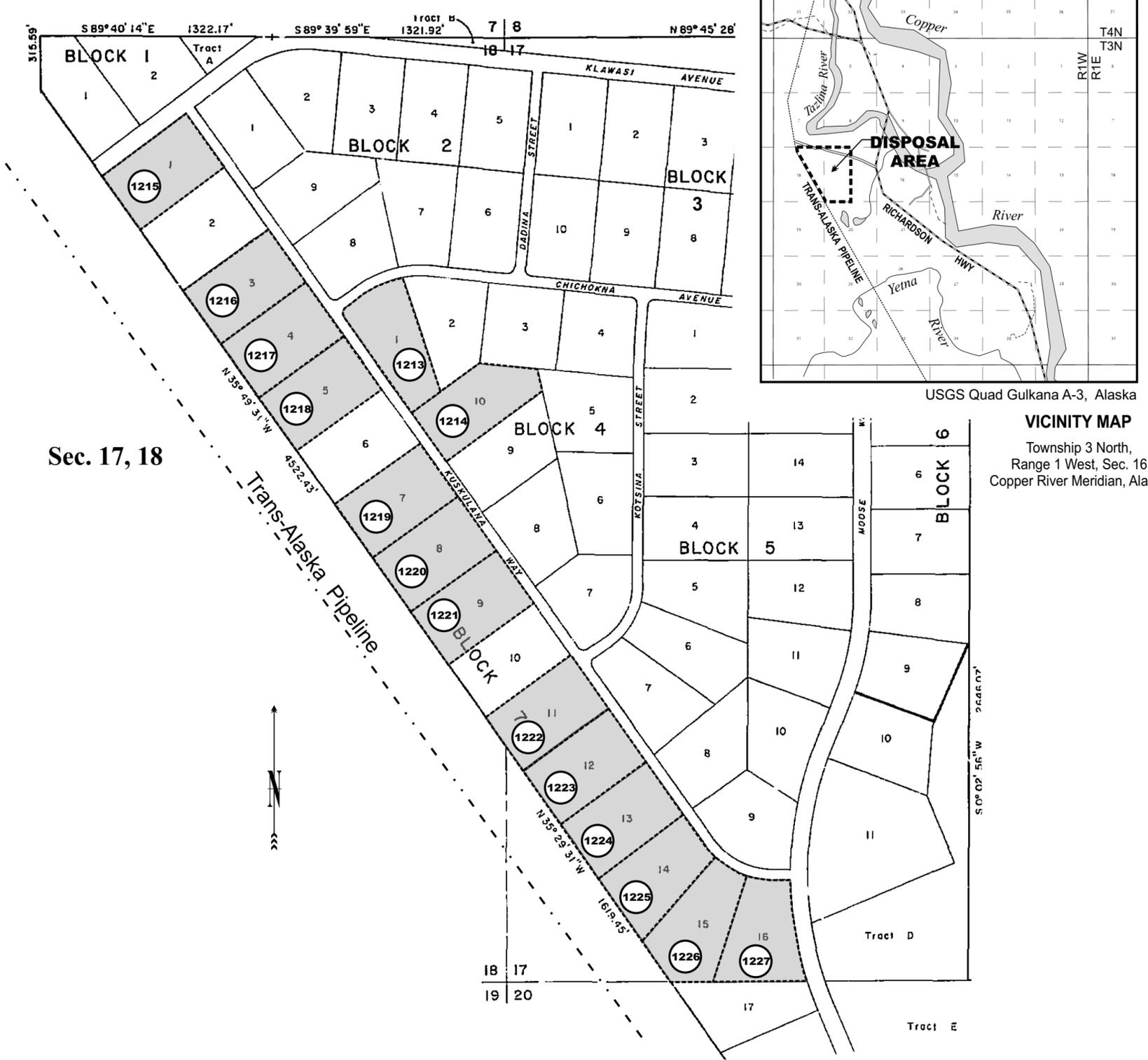
Location	Located in the Copper River Valley approximately 9 miles northwest of Copper Center. The site is bounded to the west by the Trans-Alaska pipeline and to the east by the Richardson Highway.
Topo Map	USGS Quad Gulkana A-3
Access	Access is from the Richardson Highway west onto Klawasi Avenue. Platted rights-of way may not yet be developed.
Terrain	Area consists of low rolling hills and creek valleys.
Soils	Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.
Vegetation	Well-drained areas are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.
Water Front	None
View	Potentially good views of the surrounding forest and mountains.
Climate	Temperatures average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter. Extremes are between -64 and 91 degrees F. Annual precipitation averages 11 inches, including 39 inches of snow.
Water Source	Water may be of poor quality or quantity and may have to be hauled from lakes and streams or from a public water source.
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-226.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners Association, if active.
Other	Parcel 1215 may have the remains of a foundation of no value and a driveway built to the parcel.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1213	204661	C003N001W18	ASLS 79-226	1	4	4.730	\$6,700.00
1214	204670	C003N001W17, 18	ASLS 79-226	10	4	4.900	\$6,700.00
1215	204698	C003N001W18	ASLS 79-226	1	7	5.000	\$12,000.00
1216	204700	C003N001W18	ASLS 79-226	3	7	5.000	\$6,700.00
1217	204701	C003N001W18	ASLS 79-226	4	7	5.000	\$6,700.00
1218	204702	C003N001W18	ASLS 79-226	5	7	5.000	\$6,700.00
1219	204704	C003N001W18	ASLS 79-226	7	7	5.000	\$6,700.00
1220	204705	C003N001W18	ASLS 79-226	8	7	5.000	\$6,700.00
1221	204706	C003N001W17, 18	ASLS 79-226	9	7	5.000	\$6,700.00
1222	204708	C003N001W17, 18	ASLS 79-226	11	7	5.000	\$6,700.00
1223	204709	C003N001W17	ASLS 79-226	12	7	5.000	\$6,700.00
1224	204710	C003N001W17	ASLS 79-226	13	7	5.000	\$6,700.00
1225	204711	C003N001W17	ASLS 79-226	14	7	4.993	\$6,700.00
1226	204712	C003N001W17	ASLS 79-226	15	7	5.169	\$6,700.00
1227	204713	C003N001W17	ASLS 79-226	16	7	4.969	\$6,400.00

Map 89 - Tazlina Northwest ASLS 79-226 continues on following page

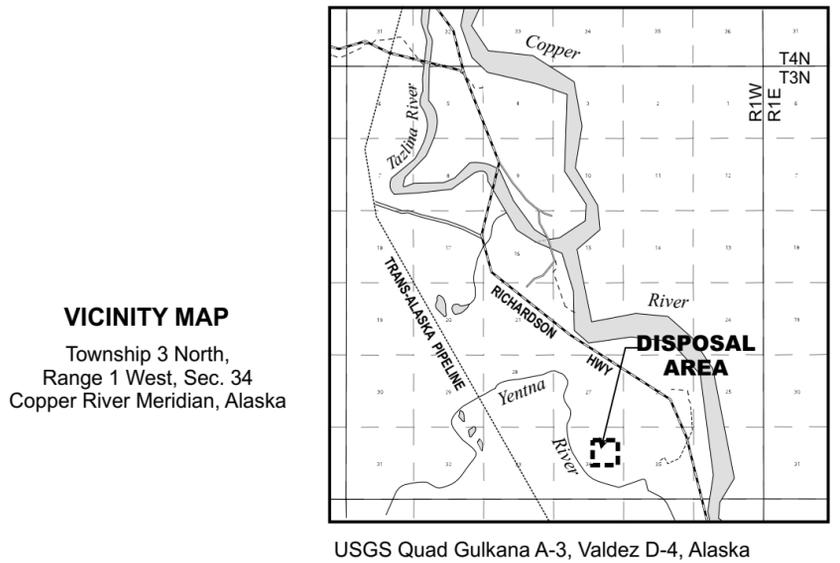
Map 89 - Tazlina Northwest ASLS 79-226

Tazlina Northwest ASLS 79-226 continues from previous page



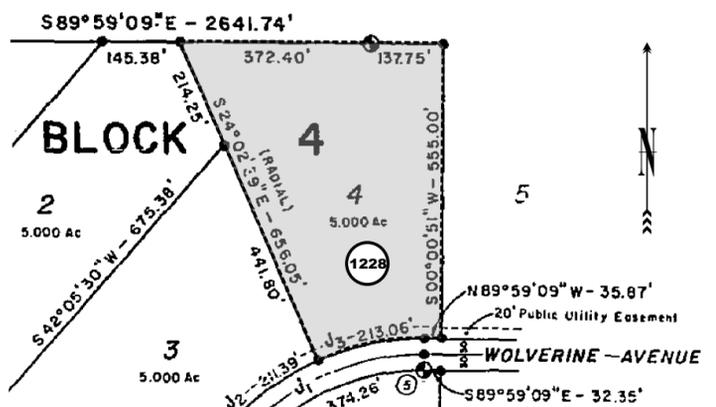
Map 90 - Tazlina Southwest Subdivision ASLS 79-121

Location	Located in the Copper River Valley approximately 4 miles northwest of Copper Center. Tazlina Southwest Subdivision is bounded to the west by the Alyeska pipeline and to the east by the Richardson Highway.
Topo Map	USGS Quads Gulkana A-3, Valdez D-4
Access	Access is from the Richardson Highway west along platted rights-of-way.
Terrain	Area consists of low rolling hills and creek valleys.
Soils	Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.
Vegetation	Well-drained areas are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.
Water Front	None
View	Unknown
Climate	Temperatures average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter. Extremes are between -63 and 91 degrees F. Annual precipitation averages 11 inches including 39 inches of snow.
Water Source	Water may be of poor quality or quantity and may have to be hauled from lakes and streams or from a public water source.
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-121.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of parcel within this subdivision automatically becomes a member of the Homeowners Association, if active.
Other	Parcel 1228 may have a wood foundation of no value and building materials on site.



Sec. 34

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1228	204539	C003N001W34	ASLS 79-121	4	4	5.00	\$6,100.00

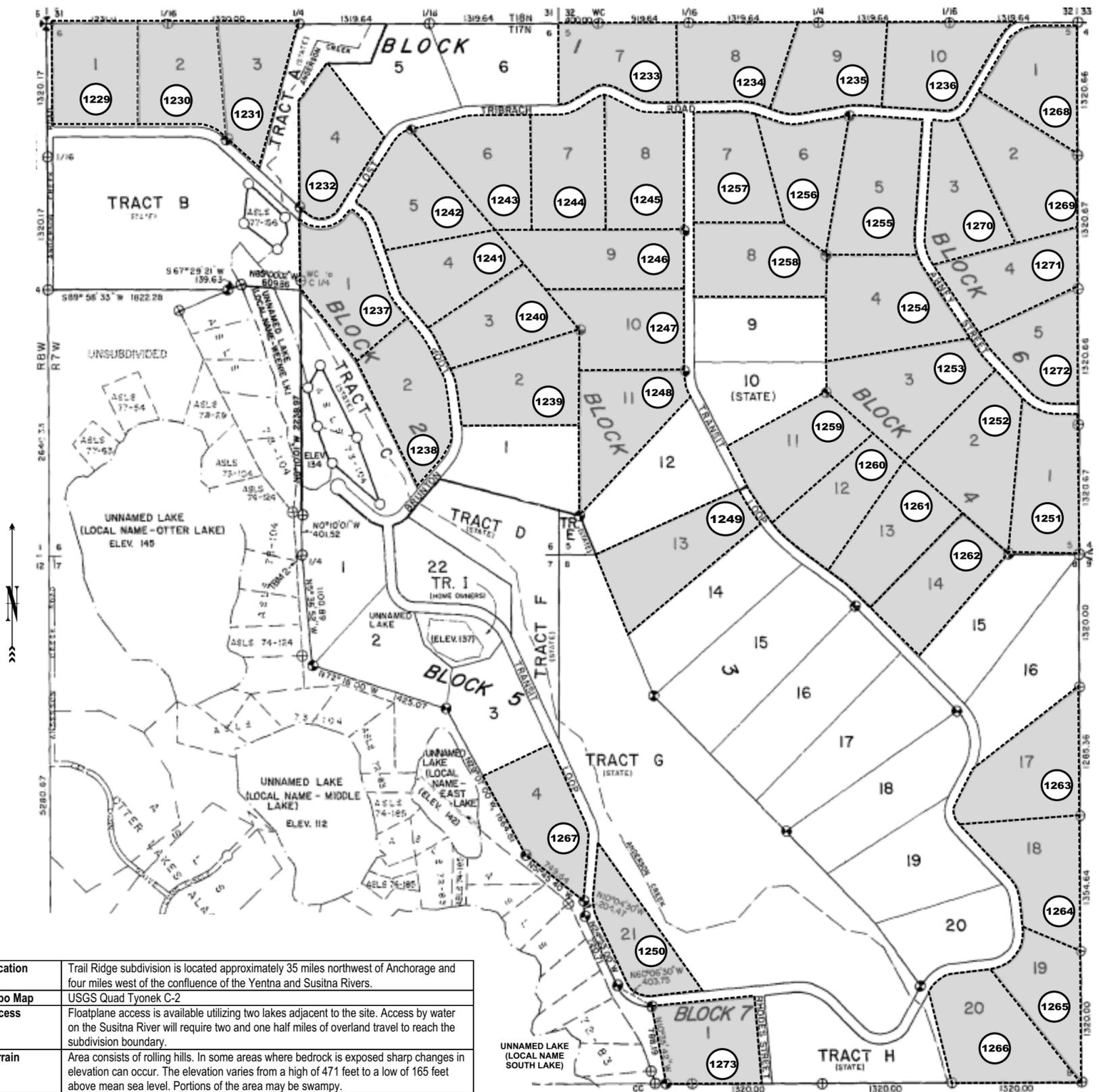


Map 91 - Trail Ridge ASLS 81-177

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1229	215678	S017N007W06	ASLS 81-177	1	1	20.381	\$12,200.00
1230	215679	S017N007W06	ASLS 81-177	2	1	20.062	\$12,000.00
1231	215680	S017N007W06	ASLS 81-177	3	1	17.901	\$11,300.00
1232	215681	S017N007W06	ASLS 81-177	4	1	19.453	\$11,200.00
1233	215629	S017N007W05	ASLS 81-177	7	1	20.243	\$12,100.00
1234	215630	S017N007W05	ASLS 81-177	8	1	20.228	\$12,100.00
1235	215631	S017N007W05	ASLS 81-177	9	1	20.101	\$12,100.00
1236	215632	S017N007W05	ASLS 81-177	10	1	20.054	\$12,000.00
1237	215682	S017N007W06	ASLS 81-177	1	2	21.683	\$10,100.00
1238	215683	S017N007W06	ASLS 81-177	2	2	20.748	\$10,500.00
1239	215634	S017N007W05, 06	ASLS 81-177	2	3	21.690	\$12,700.00
1240	215635	S017N007W05, 06	ASLS 81-177	3	3	18.472	\$11,800.00
1241	215636	S017N007W06	ASLS 81-177	4	3	17.758	\$11,400.00
1242	215637	S017N007W06	ASLS 81-177	5	3	20.760	\$12,100.00
1243	215638	S017N007W06	ASLS 81-177	6	3	21.173	\$12,400.00
1244	215639	S017N007W05, 06	ASLS 81-177	7	3	20.780	\$12,100.00
1245	215640	S017N007W05	ASLS 81-177	8	3	22.393	\$13,100.00
1246	215641	S017N007W05, 06	ASLS 81-177	9	3	22.720	\$13,100.00
1247	215642	S017N007W05, 06	ASLS 81-177	10	3	21.162	\$11,500.00
1248	215643	S017N007W05	ASLS 81-177	11	3	21.780	\$12,700.00
1249	215645	S017N007W05, 08	ASLS 81-177	13	3	23.764	\$13,500.00
1250	215684	S017N007W08	ASLS 81-177	21	3	16.407	\$11,200.00

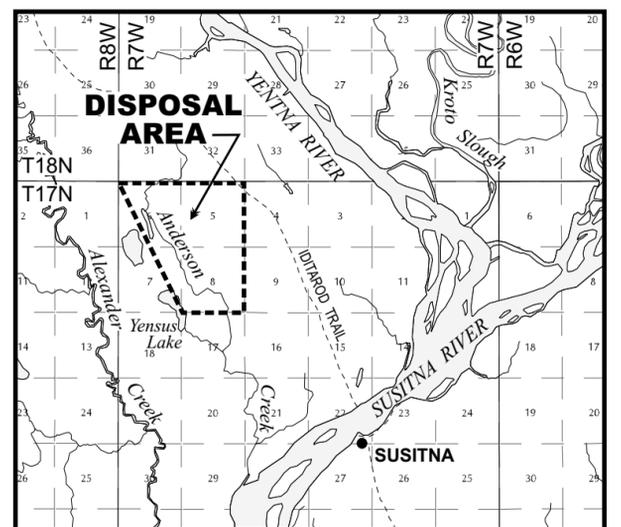
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1251	215654	S017N007W05	ASLS 81-177	1	4	21.204	\$12,400.00
1252	215655	S017N007W05	ASLS 81-177	2	4	26.221	\$14,500.00
1253	215656	S017N007W05	ASLS 81-177	3	4	27.392	\$14,900.00
1254	215657	S017N007W05	ASLS 81-177	4	4	26.432	\$14,600.00
1255	215658	S017N007W05	ASLS 81-177	5	4	25.713	\$14,200.00
1256	215659	S017N007W05	ASLS 81-177	6	4	18.238	\$11,700.00
1257	215660	S017N007W05	ASLS 81-177	7	4	19.568	\$11,700.00
1258	215661	S017N007W05	ASLS 81-177	8	4	21.291	\$12,400.00
1259	215663	S017N007W05	ASLS 81-177	11	4	21.784	\$12,700.00
1260	215664	S017N007W05, 08	ASLS 81-177	12	4	18.107	\$11,600.00
1261	215665	S017N007W05, 08	ASLS 81-177	13	4	20.461	\$11,500.00
1262	215666	S017N007W05, 08	ASLS 81-177	14	4	20.284	\$12,200.00
1263	215669	S017N007W08	ASLS 81-177	17	4	24.340	\$13,800.00
1264	215670	S017N007W08	ASLS 81-177	18	4	21.793	\$12,700.00
1265	215671	S017N007W08	ASLS 81-177	19	4	16.568	\$11,000.00
1266	215672	S017N007W08	ASLS 81-177	20	4	25.236	\$14,300.00
1267	215685	S017N007W07, 08	ASLS 81-177	4	5	20.112	\$12,100.00
1268	215686	S017N007W05	ASLS 81-177	1	6	18.937	\$11,700.00
1269	215687	S017N007W05	ASLS 81-177	2	6	24.310	\$13,800.00
1270	215688	S017N007W05	ASLS 81-177	3	6	19.604	\$11,800.00
1271	215676	S017N007W05	ASLS 81-177	4	6	20.304	\$12,200.00
1272	215677	S017N007W05	ASLS 81-177	5	6	16.706	\$11,100.00
1273	215689	S017N007W08	ASLS 81-177	1	7	19.245	\$11,900.00

Sec. 5 - 8



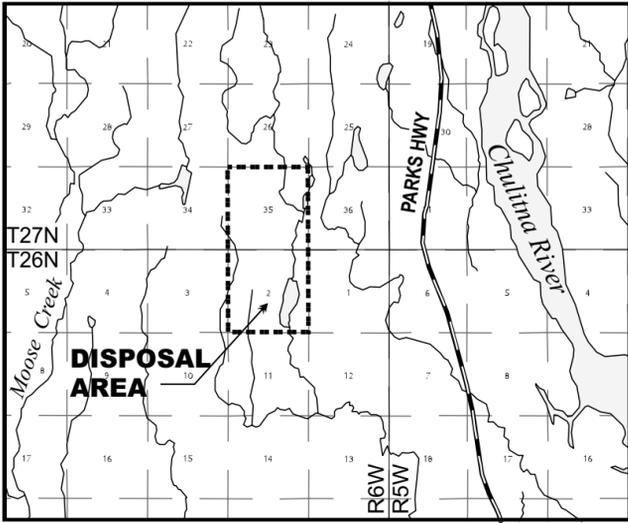
Location	Trail Ridge subdivision is located approximately 35 miles northwest of Anchorage and four miles west of the confluence of the Yentna and Susitna Rivers.
Topo Map	USGS Quad Tyonek C-2
Access	Floatplane access is available utilizing two lakes adjacent to the site. Access by water on the Susitna River will require two and one half miles of overland travel to reach the subdivision boundary.
Terrain	Area consists of rolling hills. In some areas where bedrock is exposed sharp changes in elevation can occur. The elevation varies from a high of 471 feet to a low of 165 feet above mean sea level. Portions of the area may be swampy.
Soils	Unknown
Vegetation	The area is vegetated with alder, willow, white birch, aspen, white spruce, and black spruce.
Water Front	None
View	Potential views of the surrounding forest and mountains.
Climate	Average annual precipitation is 28 inches. Snow can be expected to remain on the ground for an average of 153 days per year. Unusual temperature extremes are from -30 to 80 degrees F with an average daily maximum of 47 degrees F and an average daily minimum of 25 degrees F.
Water Source	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof catchment systems.
Water/Sewage Disposal	This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for the installation of pit privies only. Location of pit privies is critical due to high water tables, shallow bedrock, and limited usable area. Individuals who want to install such systems must submit engineered plans for approval to the regional office of ADEC. 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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-177.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

VICINITY MAP
Township 17 North,
Range 7 West, Sec. 5-8
Seward Meridian, Alaska



USGS Quad Tyonek C-2, Alaska

Map 92 - Trapper Creek Glen ASLS 79-242



USGS Quad Talkeetna B-1 Alaska

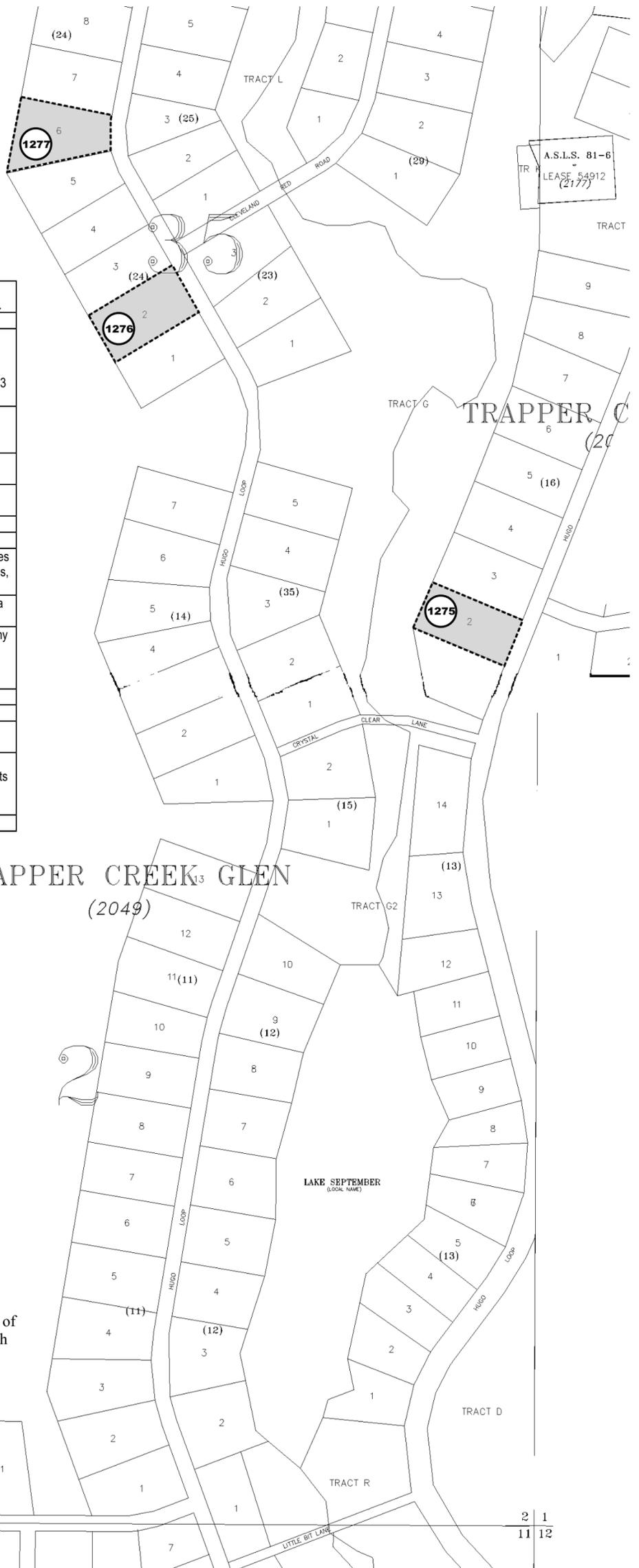
VICINITY MAP

Township 26 North, Range 6 West, Sec. 21
 Township 27 North, Range 6 West, Sec. 35
 Seward Meridian, Alaska

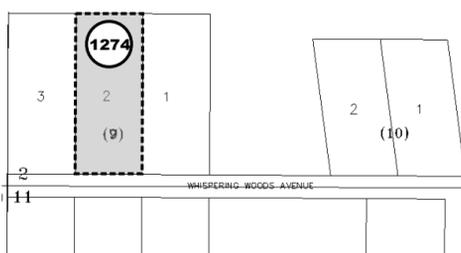
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1274	205690	S026N006W02	ASLS 79-242	2	9	4.820	\$7,400.00
1275	206252	S027N006W35	ASLS 79-242	2	16	4.594	\$8,100.00
1276	205717	S027N006W35	ASLS 79-242	2	24	4.990	\$8,500.00
1277	205721	S027N006W35	ASLS 79-242	6	24	5.000	\$6,700.00

Sec. 2, 35

Location	Trapper Creek Glen Subd. is located approximately 84 miles northeast of Anchorage, eight miles west of Talkeetna, and two miles west of about mile 120 of the Parks Hwy.
Topo Map	USGS Quad Talkeetna B-1
Access	Access is via the platted right-of-way Jerry Jeff Drive from mile 120.1 of the Parks Highway, no road or trail has been developed. Existing ATV/snowmachine trails lead across unreserved state land to the northern portion of the subdivision from approximately mile 121 of the Parks Highway or to the southern portion from mile 118.3 of the Parks Highway.
Terrain	The area consists of hill and ridge topography cut by small stream valleys. Most of the topography is oriented linearly north south, which gives the majority of the parcels an east-west exposure.
Soils	Soils are generally well drained, acidic, and alluvial in origin and may be covered by a poorly drained peat which freezes in winter.
Vegetation	Elevated, well-drained areas are covered with birch and spruce forest, while muskeg bogs, lakes, and swamps dominate in the lowlands.
Water Front	None
View	Potential views of the Alaska Range and surrounding forest.
Climate	Temperatures in the area range from 45 to 69 degrees F in summer to -4 to 40 degrees F in winter, extremes of between -48 to 90 degrees F. Annual precipitation is 29 inches, including 102 inches of snow.
Water Source	Water availability and quality expected to be good. Local wells were reported to be at a depth of 70 feet.
Water/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, standards, and recommendations of ADEC. Refer to ASLS 79-242 for further sewage disposal restrictions affecting individual parcels.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-242.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the Trapper Creek Glen subdivision automatically becomes a member of the Homeowners' Association, if active. Covenants pertaining to this subdivision are recorded in Book 76, page 604, within the Talkeetna Recording District.
Other	Parcel 1275 may have a dilapidated cabin of no value and debris on parcel.

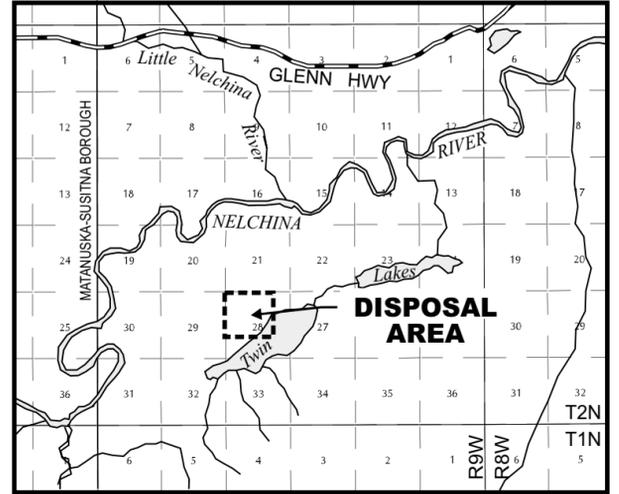


Base map provided courtesy of Matanuska-Susitna Borough



Map 93 - Twin Lakes Remote Odd Lot ASLS 82-94

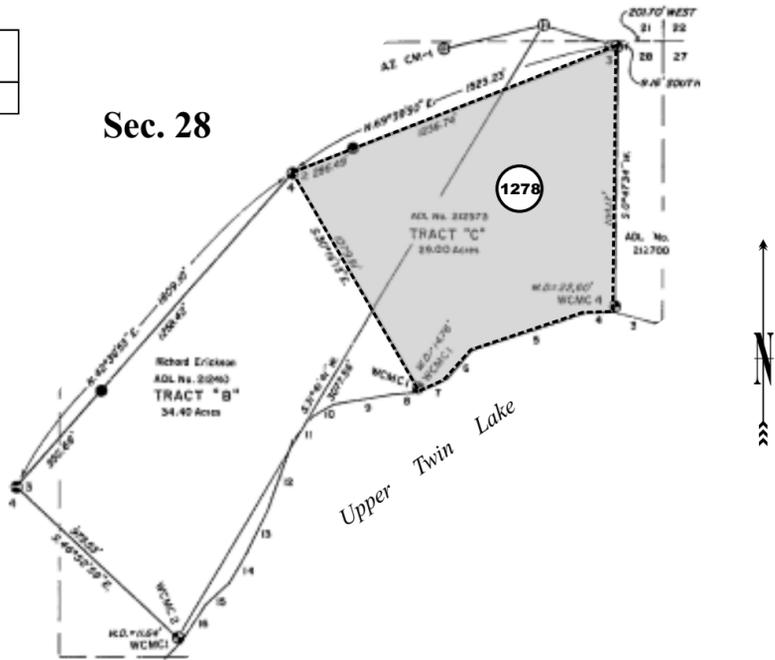
Location	Located 60 miles southwest of Glennallen, ten miles west of Tazlina Lake, and about 4.5 miles south of the Glenn Highway.
Topo Map	USGS Quad Valdez D-8
Access	Fly in access is possible onto Upper Twin Lake. Winter access may be possible from the highway using ATVs or snowmachines.
Terrain	The area is characterized by nearly level to gently rolling terrain of poorly drained soils and permafrost. Elevation ranges from 2,200 to 3,000 feet above sea level with generally northern exposure.
Soils	Unknown
Vegetation	Vegetation consists primarily of low shrubs, mosses, and sedges under black spruce, willows, and dwarf birch.
Water Front	Parcel 1278 has water frontage on Upper Twin Lake.
View	Potential views of the surrounding forest and mountains.
Climate	Temperatures range from -10 to 57 degrees F with extremes between -65 and 91 degrees F. Annual precipitation is twelve inches, including 40 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 82-94.
Municipal Authority	None
Homeowners Assoc.	None



VICINITY MAP
Township 2 North,
Range 9 West, Sec. 28
Copper River Meridian,
Alaska

USGS Quad Valdez D-8, Alaska

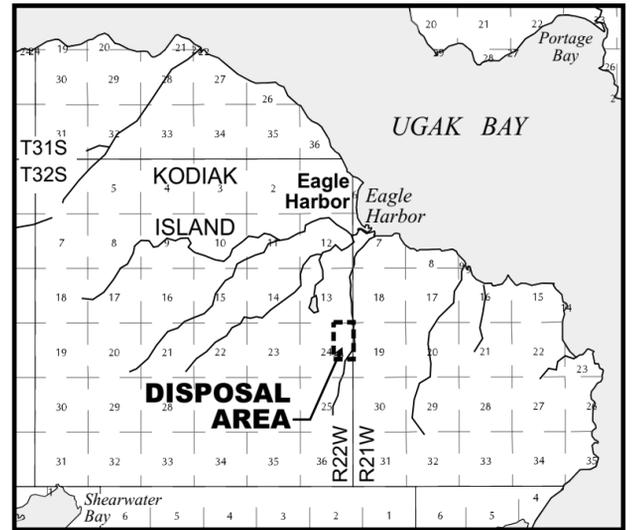
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1278	212573	C002N009W28	ASLS 82-94	C	29.0	\$27,000.00



Sec. 28

Map 94 - Ugak Bay Remote Odd Lot ASLS 87-210

Location	Located on Kodiak Island on the Shearwater Peninsula, approximately 26 miles southwest of the city of Kodiak and ten miles northeast of Old Harbor. To the north of the area is Ugak Bay and to the south is Kiliuda and Boulder Bays.
Topo Map	USGS Quad Kodiak B-3
Access	Access is by floatplane or boat to Eagle Harbor and then over land via foot or ATV along platted easements.
Terrain	Terrain consists primarily of steep hills and foot slopes. Area elevations range from 0 to 2,600 feet above sea level.
Soils	The steep hills and foot slopes consist primarily of well-drained soils over bedrock with some peat in depressions.
Vegetation	Most of the area is covered by alpine tundra with some scattered sitka spruce found north of the area. High bush vegetation is also present with dominant species consisting of dense willows along the streams and dense alders in the higher elevations.
Water Front	None
View	Potentially excellent views of the Gulf of Alaska and surrounding mountains.
Climate	The area is located within a maritime climatic zone, which has high humidity and frequent clouds. Temperatures seldom drop below freezing and the occurrence of severe storms with high winds is common. Summer temperatures range from 24 to 41 degrees F with extreme annual temperatures between -1 and 86 degrees F. Annual precipitation is 98 inches, including 80 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 87-210
Municipal Authority	Located within the taxing authority of the Kodiak Island Borough.
Homeowners Assoc.	None
Other	Prospective applicants should be aware that the Shearwater-Kiliuda Bay area supports high populations of brown bears. Development activities may potentially displace wildlife species. Applicants are encouraged to contact the Alaska Department of Fish and Game, Habitat and Restoration Division for information on how to minimize conflicts with wildlife.



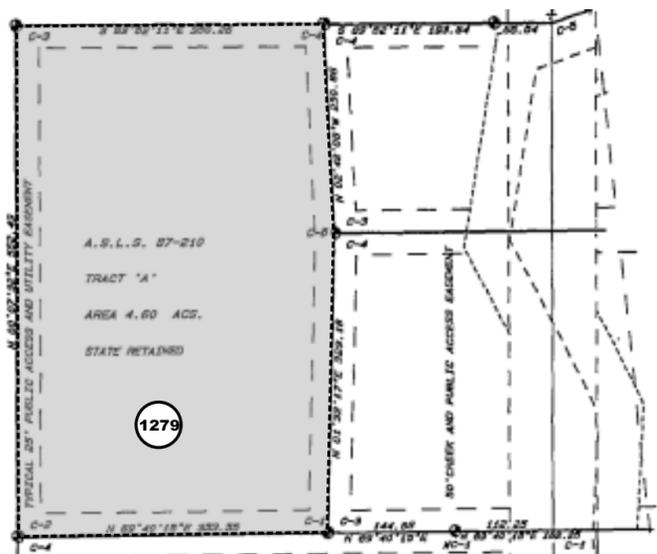
USGS Quad Kodiak B-3, Alaska

VICINITY MAP

Township 32 South, Range 22 West, Sec. 24
Seward Meridian, Alaska

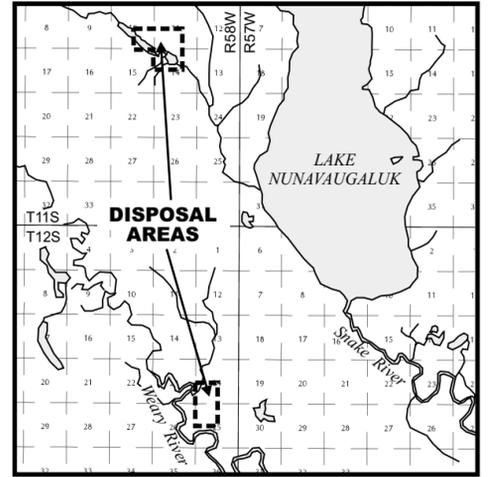
Sec. 24

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1279	215541	S032S022W24	ASLS 87-210	A	4.60	\$5,000.00



Map 95 - Weary River Homestead

Location	Parcels are located approximately 19 and 24 miles northwest of Dillingham. Parcel 1280 is located north of a lake 3 miles west of Snake Lake. Parcel 1281 is located about four miles southwest of Snake Lake, just east of Weary River.
Topo Map	USGS Quads Dillingham A-8, Goodnews Bay A-1
Access	Tundra-tire equipped light aircraft should be able to land within the project area. Floatplane access to parcel 1280 may be possible by way of an unnamed lake within Sections 10 and 15 of Township 11 South, Range 58 West of the Seward Meridian. Access from Snake Lake is by a platted right-of-way from the west shore then along existing trails and easements. Access to Parcel 1281 is by boat via Weary River, conditions of which are unknown.
Terrain	Area is dominated by a narrow stream valley between Weary River and Lake Nunavaugaluk, with several tributaries between rolling hills and mountain peaks. Area elevations range from 50 to 2,650 feet above sea level.
Soils	Generally thick peat over shallow permafrost next to the river and adjacent stream valleys. Uplands are generally shallow, silty volcanic ash over gravelly loam till with deep permafrost.
Vegetation	Wet tundra along the Weary River valley and tributaries then becoming alpine tundra interspersed with barren ground and scattered upland spruce forest away from the river and streams.
Water Front	Parcel 1280 is set back 200 feet from an un-named lake.
View	Unknown
Climate	Temperatures in the area range from an average of 16 degrees F in January to an average of 55 degrees F in July, with an average of 26 inches of precipitation.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 87-301 and 87-158.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel 1281 may have a small cabin of no value and debris on site.

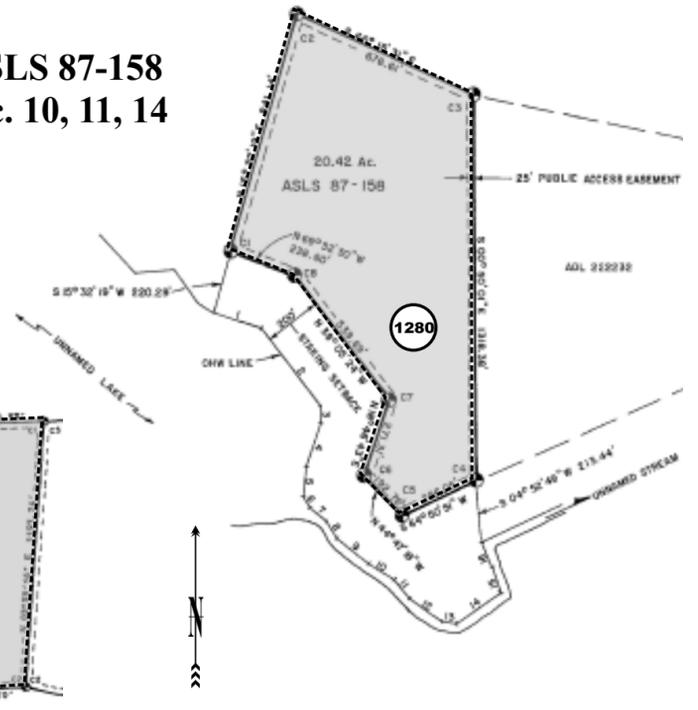


VICINITY MAP
Township 11 South,
Range 58 West, Sec. 10, 11, 14
Township 12 South,
Range 58 West, Sec. 24, 25
Seward Meridian, Alaska

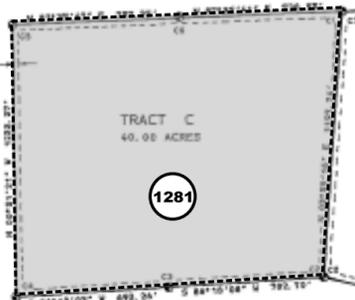
USGS Quad Dillingham A-8, Alaska
USGS Quad Goodnews Bay A-1, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1280	222178	S011S058W10, 11, 14	ASLS 87-158		20.42	\$10,000.00
1281	222716	S012S058W24, 25	ASLS 87-301	C	40.00	\$22,000.00

ASLS 87-158 Sec. 10, 11, 14



ASLS 87-301 Sec. 24, 25



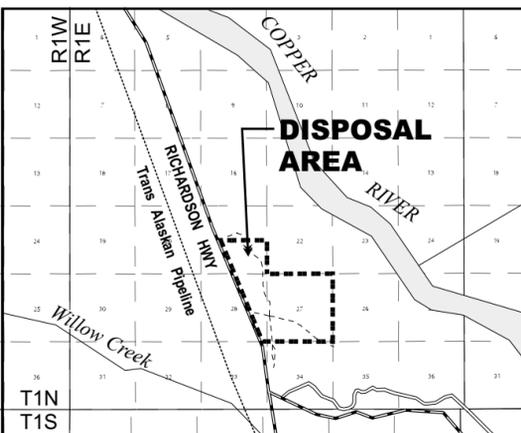
Map 96 - Willow Creek ASLS 79-122

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1282	203302	C001N001E21	ASLS 79-122	7	4.795	WITHDRAWN
1283	203303	C001N001E21	ASLS 79-122	8	4.847	\$10,900.00
1284	203344	C001N001E27	ASLS 79-122	20	4.955	\$9,600.00
1285	203354	C001N001E27	ASLS 79-122	32	4.960	\$8,700.00
1286	203080	C001N001E27	ASLS 79-122	59	4.688	\$8,700.00

Location	Located within the Copper River Valley east of the Richardson Highway approximately 9 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access is provided by the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road and Birch Road provide easterly access off the Richardson Highway. Willow Loop Road is improved as a two-lane, gravel road to Lot 14 where it becomes a dirt four-wheeler trail. Birch Road is a single-lane, gravel road.
Terrain	The terrain is generally flat.
Soils	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent.
Vegetation	Vegetation consists of spruce forest broken up with muskeg formations.
Water Front	None
View	Unknown
Climate	Temperatures average 39 to 68 degrees F in the summer and -22 to 27 degrees F in the winter. Extremes of -74 and 96 degrees F have been recorded. Average annual precipitation is 10 inches including 39 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water may have to be hauled.
Water/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, standards, and recommendations of ADEC. Approval of such system as installed shall be obtained from said authority.
Utilities	Public electricity and telephone service extends along Willow Loop Road from the Richardson Highway to Lot 80.
Restrictions	Subject to platted easements and reservations, see ASLS 79-122.
Municipal Authority	None
Homeowners Assoc.	Unknown
Other	Parcel 1283 may have a gravel pad of no value and some debris on site.



Sec. 21, 27

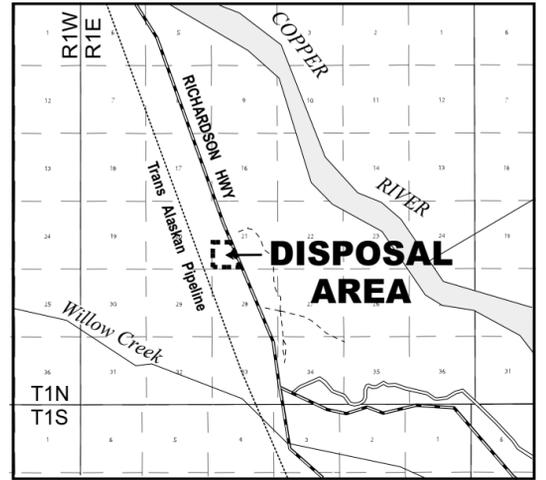


VICINITY MAP
Township 1 North,
Range 1 East, Sec. 21, 27
Copper River Meridian, Alaska

USGS Quad Valdez D-4, Alaska

Map 97 - Willowcrest ASLS 80-8

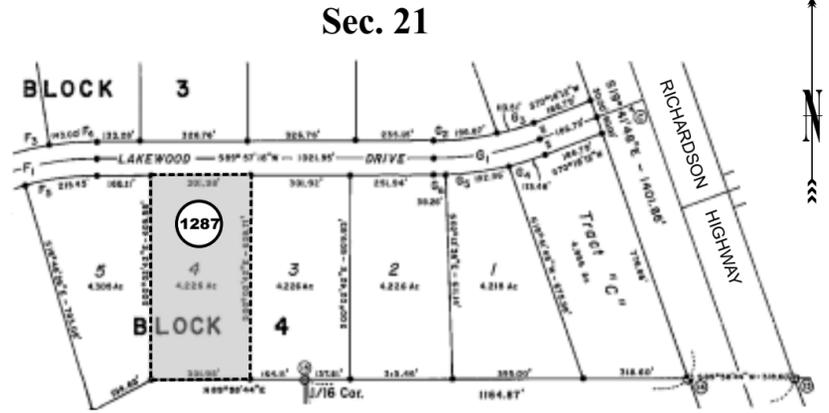
Location	Willowcrest Subdivision is located within the Copper River Valley and is bounded by the Richardson Highway on the east and by the Trans-Alaska pipeline on the west. The subdivision is located approximately 8 miles south of Copper Center at about mile 93.5 of the Richardson Highway.
Topo Map	USGS Quad Valdez D-3, D-4
Access	Access is provided by the Richardson Highway, which fronts the eastern side of the subdivision. Access from the highway is along the platted right-of-way, Lakewood Drive
Terrain	The terrain is generally flat with some gentle slopes to the northeast.
Soils	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent.
Vegetation	Vegetation consists of spruce and birch forest broken by limited muskeg formations.
Water Front	None
View	Unknown
Climate	Temperatures average 39 to 68 degrees F in the summer and -22 to 27 degrees F in the winter. Extremes of -74 and 96 degrees F have been recorded. Average annual precipitation is 10 inches including 39 inches of snow.
Water Source	Water availability may be affected by low yields and permafrost, while the quality may depend on mineralization or "hard" water and sporadic areas of saline waters. Water may have to be hauled.
Water/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 ADEC.
Utilities	Phone and electricity have been serviced within the subdivision.
Restrictions	Subject to platted easements and reservations, see ASLS 80-8.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners Association, if active.



USGS Quad Valdez D-3, D-4, Alaska

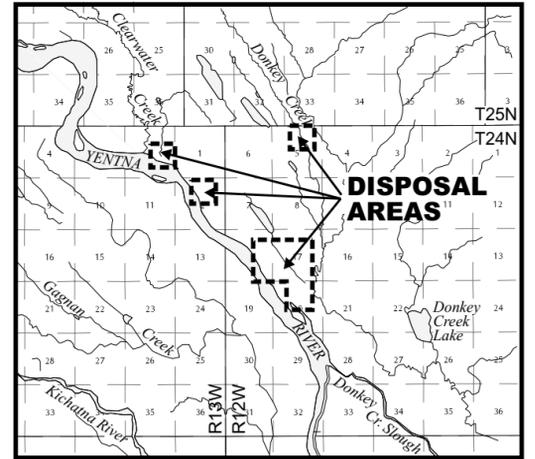
VICINITY MAP
Township 1 North,
Range 1 East, Sec. 21
Copper River Meridian,
Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1287	204426	C001N001E21	ASLS 80-8	4	4	4.226	\$11,200.00



Map 98 - Yenlo Hills Remote Odd Lots

Location	Located approximately 85 air miles northwest of Anchorage between the Alaska range and Yenlo Hills. The Yentna river borders the area on the west.
Topo Map	USGS Quad Talkeetna A-4
Access	Access is by boat via the Susitna and Yentna Rivers. Floatplane access may be possible onto one of several lakes within the area or onto gravel bars along the Yentna River. Snowmachine access is possible during the winter.
Terrain	Topography consists of low terraces changing into foothills in the eastern portion of the area. The area consists predominately of the southwest-facing flank of the Yenlo Hills with an elevation change of 1,500 feet.
Soils	The dominant soils of the area vary from well-drained sediment of variable thickness over gravel, sand, and cobblestone in the floodplain to organic material in the sloping valley bottoms.
Vegetation	The area is forested with cottonwood, white and black spruce, and birch.
Water Front	Parcels 1288, 1289, 1291 & 1292 are located adjacent to the Yentna River. Parcel 1290 is setback from Donkey Creek approximately 300 feet.
View	Unknown
Climate	Temperatures in the area usually range from 44 degrees F in summer and from -4 to 40 degrees F in winter, with extremes of between -50 and 90 degrees F. Annual precipitation is about 29 inches with between 115 and 140 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate survey plat. Parcel 1291 is subject to a 100 foot building setback and a 50 foot public access easement from the ordinary high water mark of the Yentna River and Clearwater Creek. Parcel 1291 is further subject to a 25 foot public access easement along the interior, upland lot lines.
Municipal Authority	Entirely within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcel 1290 and 1291 may have existing improvements on site along with some debris.



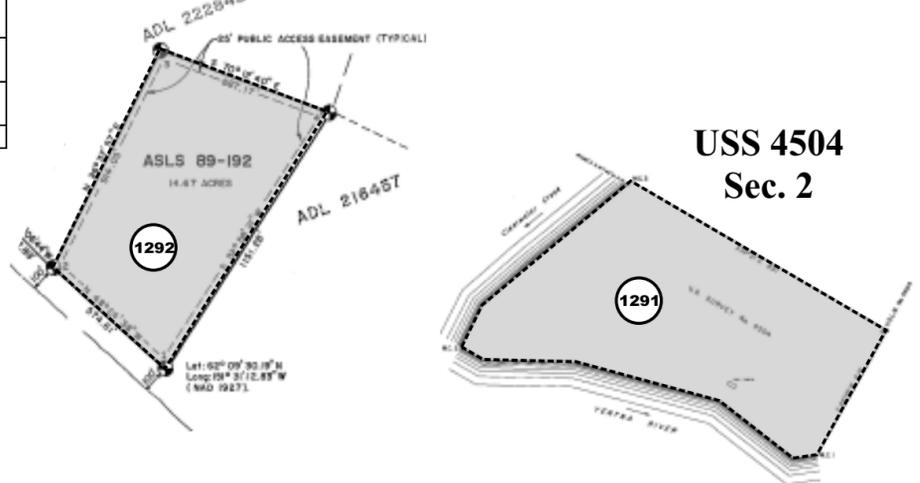
USGS Quad Talkeetna A-4, Alaska

VICINITY MAP
Township 24 North,
Range 12 West, Sec. 5, 17, 18, 20
Township 24 North,
Range 13 West, Sec. 1, 2, 12
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1288	217099	S024N013W01, 12	ASLS 85-71	B	39.99	\$32,800.00
1289	216461	S024N012W17, 18	ASLS 86-86	I	39.22	\$35,300.00
1290	223147	S024N012W05	ASLS 90-7		31.09	\$15,900.00
1291	57797	S024N013W02	USS 4504		4.83	\$14,200.00
1292	212964	S024N012W20	ASLS 89-192		14.67	\$26,800.00

ASLS 89-192
Sec. 20

USS 4504
Sec. 2



ASLS 90-07
Sec. 5

ASLS 85-71
Sec. 1, 12

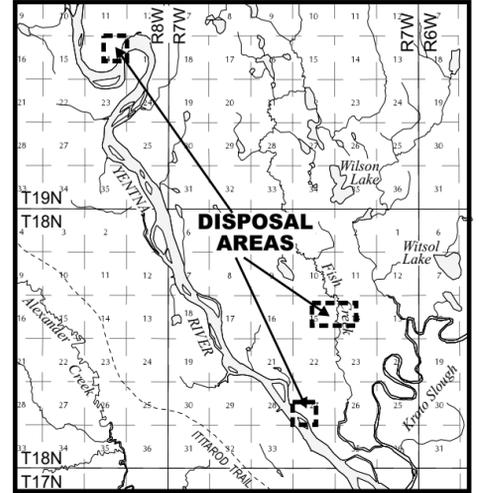


ASLS 86-86
Sec. 17, 18

Map 99 - Yenta Remote Odd Lots

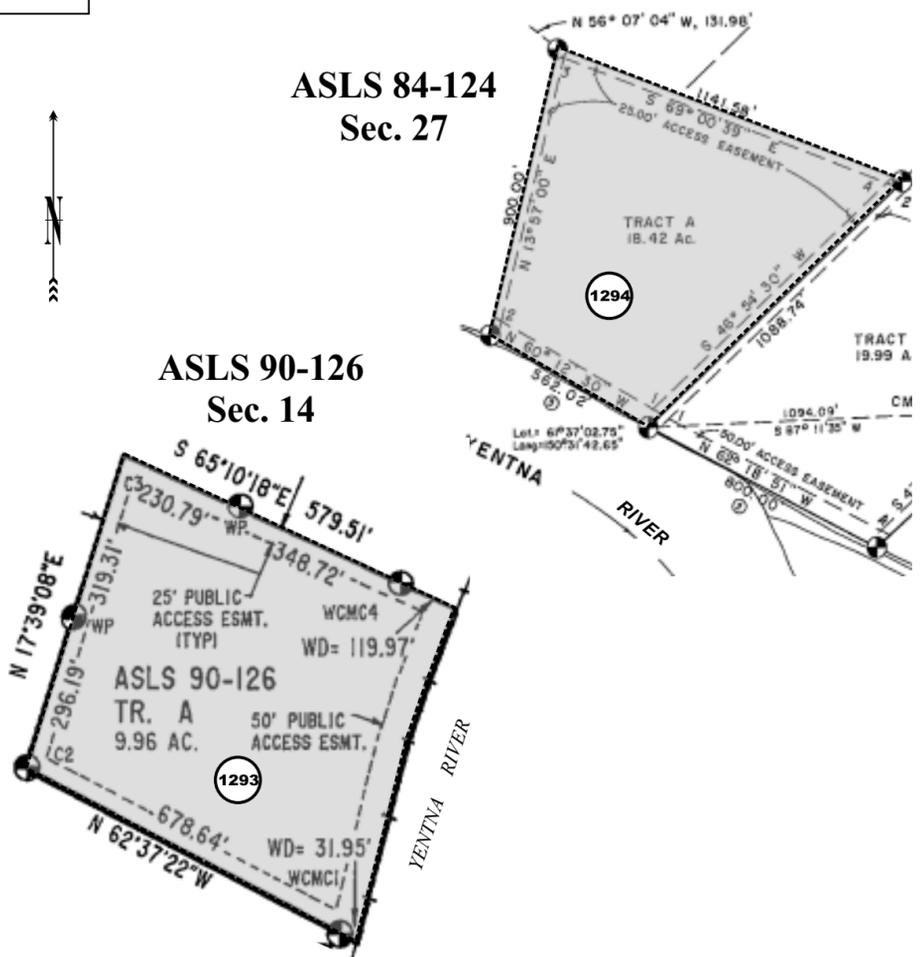
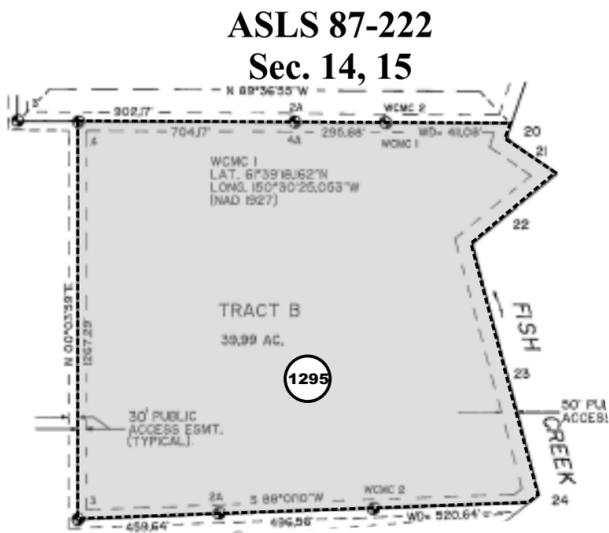
Location	Located approximately 50 air miles northwest of Anchorage, between Fish Creek and the Yentna River.
Topo Map	USGS Quad Tyonek C-2
Access	Access is by float or ski plane, snow-machine, and riverboat via the Yentna River. Primary access to the area is by boat or snow-machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow-machine from the Point Mackenzie/Burma Road area via Flat Horn lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.
Terrain	Lands along the Yentna River are characterized by broad nearly level floodplains extending to well-defined banks, which rise steeply to a plateau overlooking the river. Sharply contrasting types of vegetation, meandering sloughs, and many stream scars are prominent features of the river bottom landscapes.
Soils	The area contains soils with steep slopes, high water tables, and a wide variety of soil depths.
Vegetation	Vegetation consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskeg sedges, mosses, low shrubs, and black spruce may be found in the poorly drained or frequently flooded areas.
Water Front	Parcels 1293 and 1294 are located along the Yentna River; Parcel 1295 is located along Fish Creek.
View	Potential good views of the surrounding forest and mountains.
Climate	Temperatures range from a low of -5 degrees F in winter to a high of 67 degrees F in summer. Extremes between -50 and 90 degrees F are sometimes encountered. Annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcels may be subject to bank erosion.

VICINITY MAP
 Township 18 North,
 Range 7 West, Sec. 14, 15, 27
 Township 19 North,
 Range 8 West, Sec. 14
 Seward Meridian, Alaska

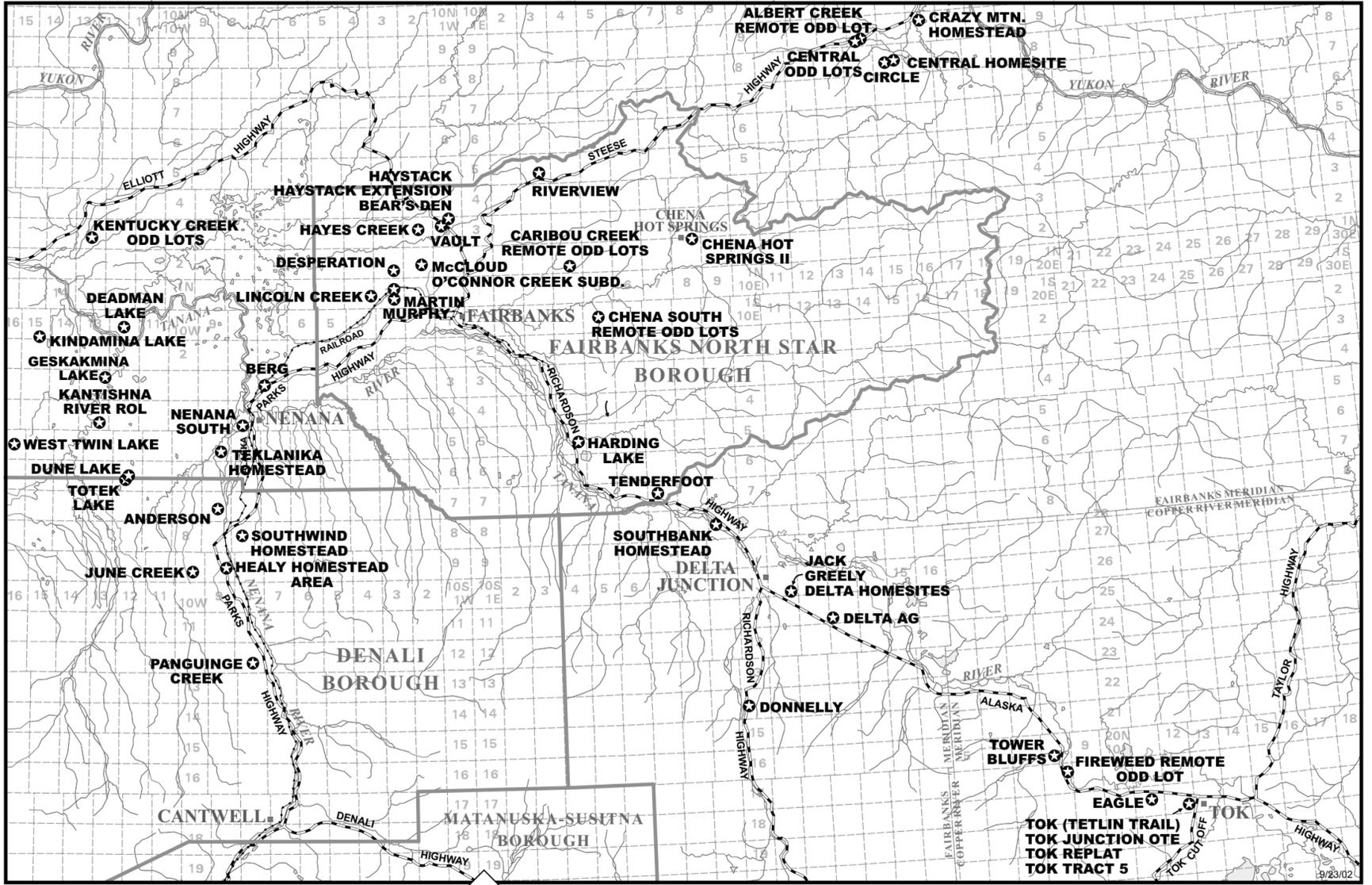


USGS Quad Tyonek C-2, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1293	217704	S019N008W14	ASLS 90-126	A	9.96	\$22,000.00
1294	210883	S018N007W27	ASLS 84-124	A	18.42	\$29,500.00
1295	222468	S018N007W14, 15	ASLS 87-222	B	39.99	\$17,900.00



NORTHERN REGION



NORTHERN REGION PARCELS

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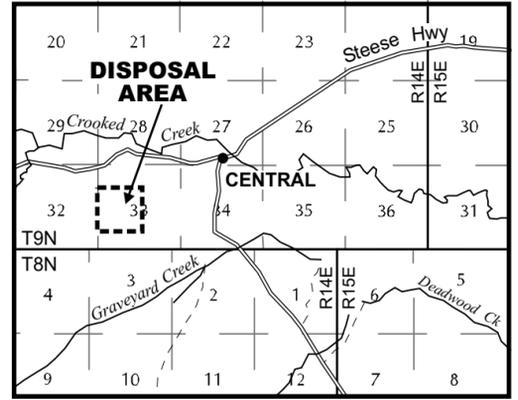
Map 100 - Albert Creek Remote Odd Lot

WITHDRAWN
ASLS 85-67

Location	Albert Creek - 2002 offering is not located in a borough. This area is 100 miles North-east of Fairbanks off the Steese Highway close to the community of Central.
Topo Map	USGS Quad Circle C-2
Access	Access is provided via the Steese Highway and a road along the section line between sections 32 and 33.
Terrain	The terrain consists of gently rolling hills with forested uplands and boggy lowlands, with average elevation of 900 feet. The area is drained by Albert Creek and Crooked Creek.
Soils	Soils are shallow underlain by alluvial gravels. Permafrost is likely to be encountered in much of the area.
Vegetation	Uplands are forested with a mixture of spruce and deciduous trees. Tussock grass and black spruce dominate the lowlands.
Water Front	None
View	Potential view of the surrounding hills and creek valleys.
Climate	Summer temperatures average 38 to 72 degrees F. Winters range from -22 to 24 degrees F and extremes of -60 and 94 degrees F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 85-67. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Much of the land immediately surrounding Central is privately owned; purchaser should take care not to trespass when accessing the area. Check DNR records or recorder's office for current ownership of private land. This parcel has an abandoned cabin of no value on it. There are active mining operations in the area near this parcel.

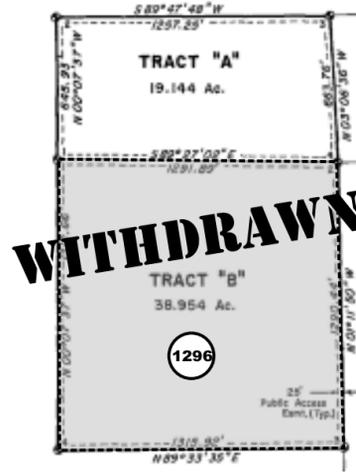
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1296	410740	F009N014E33	ASLS 85-67	B	38.954	WITHDRAWN

VICINITY MAP
Township 9 North,
Range 14 East, Sec. 33
Fairbanks Meridian, Alaska



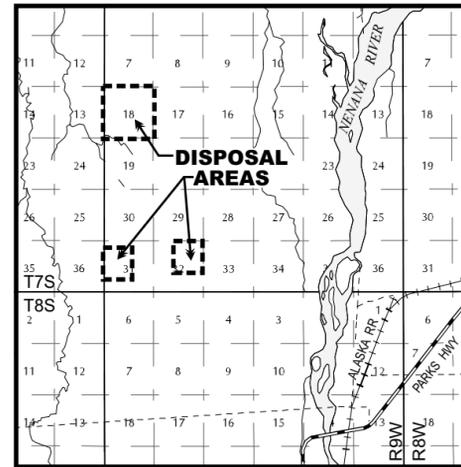
USGS Quad Circle C-2, Alaska

Sec. 33



Map 101 - Anderson Subdivision

Location	The Anderson Subdivision reoffers lie west of the Nenana River, approximately five miles southwest of Anderson. Some areas may be within the Nenana River floodplain.
Topo Map	USGS Quad Fairbanks B-5
Access	Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary.
Terrain	Slightly rolling with slopes of 0 to 12 percent.
Soils	Soils are composed of 4 to 20 inches of silt and sandy loam over outwash sands and gravels, with a shallow organic layer covering the surface.
Vegetation	Trees consist of spruce and willow, with some stands of birch and aspen.
Water Front	None
View	Area views encompass the rolling terrain beyond the Nenana River.
Climate	Local temperatures are 38 to 72 degrees F in the summer and -18 to 24 degrees F in winter. Extremes of -69 and 98 degrees F have been recorded. Average annual precipitation is 11 inches including 48 inches of snow.
Water Source	Ground water depth varies between 100 to 250 feet from surface.
Water/Sewage Disposal	Approved by ADEC for non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.) Other water supply or disposal systems must be permitted and approved by ADEC prior to construction.
Utilities	None
Restrictions	Subject to platted easements and reservations, see corresponding ASLS.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	None.
Other	Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. Section 18 is within the area burned during the fire of 2000. Currently, the subdivision is covered by full fire protection. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/critical fire protection area.



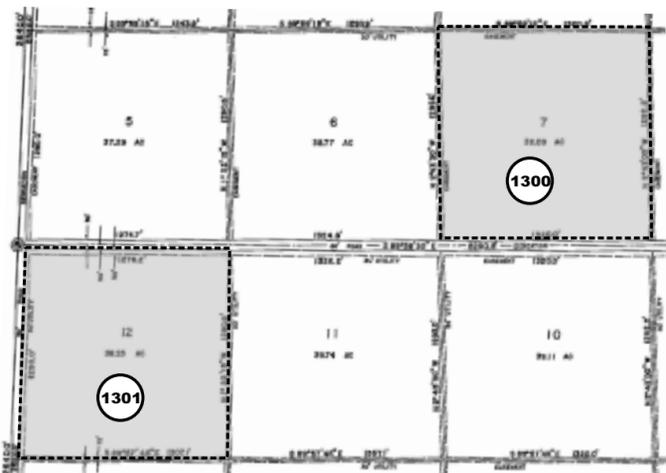
USGS Quad Fairbanks B-5, Alaska

VICINITY MAP

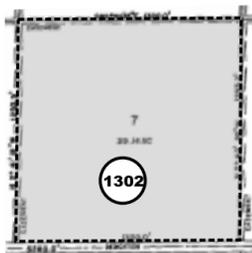
Township 7 South, Range 9 West, Sec. 18, 31, 32
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	TRACT	ACRES	MINIMUM BID
1297	401958	F007S009W18	ASLS 79-24	5	A	35.26	\$9,500.00
1298	404952	F007S009W18	ASLS 79-24	10	A	39.09	\$10,600.00
1299	404954	F007S009W18	ASLS 79-24	16	A	37.02	\$10,000.00
1300	404985	F007S009W31	ASLS 79-30	7	A	39.09	\$10,600.00
1301	404988	F007S009W31	ASLS 79-30	12	A	38.25	\$10,300.00
1302	401998	F007S009W32	ASLS 79-31	7	A	39.14	\$10,600.00

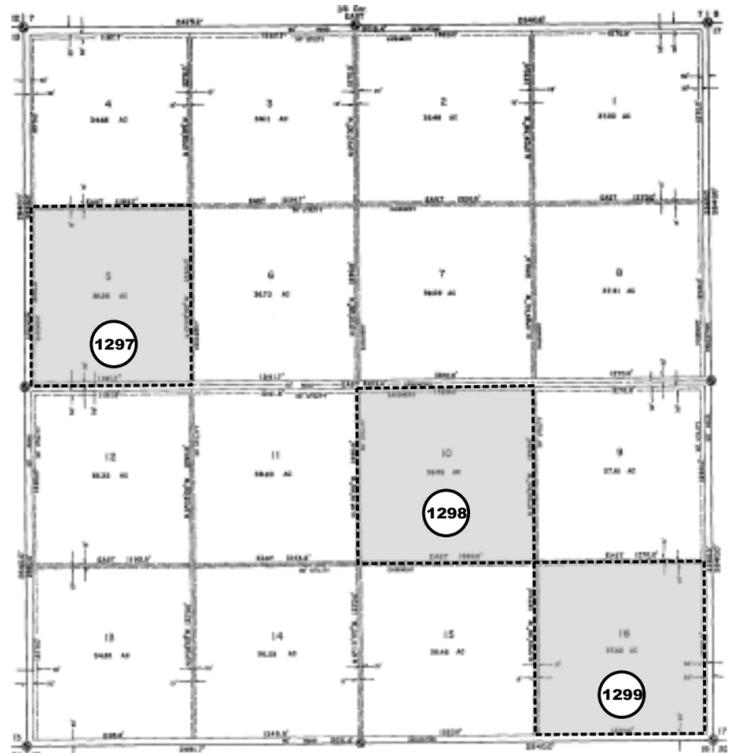
ASLS 79-24
Sec. 18



ASLS 79-30
Sec. 31

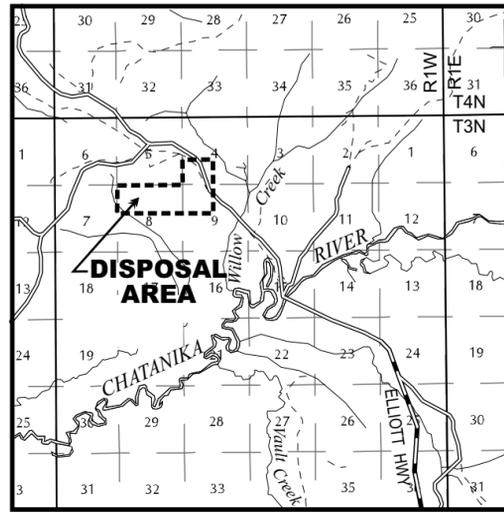


ASLS 79-31
Sec. 32



Map 102 - Bear's Den Subdivision ASLS 82-125

Location	Bear's Den subdivision is located 20 miles north of Fairbanks on the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to Blocks 1, 2, and 3 is via Himalaya Drive, which intersects the Elliott Highway at mile 14.25, then south along an unnamed section line road and then east on Yogi Drive. Yogi Drive then provides access to Smokey Drive and B'rer Lane. Yogi Drive also intersects the Elliott Highway near mile 12.5 and leads west to Koala Way, which provides access to blocks 4 and 5. All roads except the Elliott Highway are unpaved.
Terrain	This area has gently sloping terrain with a southern or southeastern aspect.
Soils	Gilmore and Minto series silt loam underlain by fractured schist bedrock, poorly drained at low elevations
Vegetation	Birch and white spruce dominate the higher elevations, with black spruce and moss in lower, more poorly drained areas
Water Front	None
View	Potential view of the surrounding low hills.
Climate	Temperatures range from 35 to 65 degrees F in summer and -22 to 26 degrees F in winter, with extremes between -55 and 92 degrees F. Average annual precipitation is 15 inches.
Water Source	Unknown
Water/Sewage Disposal	This subdivision has been approved by ADEC for on-site wastewater disposal, except Lot 6, Block 5 and all lots in Block 3. Any system within these lots must be approved by ADEC prior to construction.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 82-125. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. Parcels 1315 and 1316 are subject to a 300-foot building setback from the Elliott Highway. No lots within Bear's Den may have direct access onto the Elliott Highway.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	The subdivision is within the Bear's Den Service Area.
Other	The historic Snowshoe-Beaver Trail runs through the subdivision and crosses Parcels 1315 and 1316. This trail is subject to Revised Statute 2477 of the Mining Law of 1866. A 100-foot right-of-way is placed on this trail. There is an unauthorized road following the lot line between Lots 9 and 10 of Block 1. There may be a trespass dwelling on Lot 2 Block 2. There are active mining claims in the vicinity of this subdivision. Located within a full fire protection area.



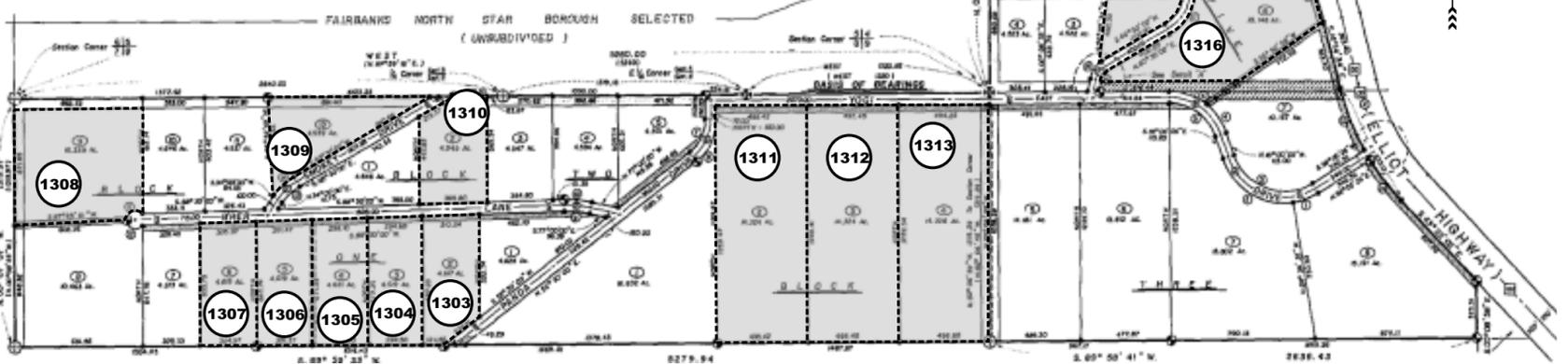
USGS Quad Livengood A-2, Alaska

VICINITY MAP

Township 3 North, Range 1 West, Sec. 4, 8, 9
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1303	409975	F003N001W08	ASLS 82-125	2	1	4.617	\$3,700.00
1304	409976	F003N001W08	ASLS 82-125	3	1	4.619	\$3,700.00
1305	409977	F003N001W08	ASLS 82-125	4	1	4.621	\$3,700.00
1306	409978	F003N001W08	ASLS 82-125	5	1	4.619	\$3,700.00
1307	409979	F003N001W08	ASLS 82-125	6	1	4.619	\$3,700.00
1308	409982	F003N001W08	ASLS 82-125	9	1	10.339	\$6,600.00
1309	409985	F003N001W08	ASLS 82-125	12	1	4.939	\$4,000.00
1310	409987	F003N001W08	ASLS 82-125	2	2	4.545	\$3,700.00
1311	409992	F003N001W08	ASLS 82-125	2	3	14.324	\$9,200.00
1312	409993	F003N001W08	ASLS 82-125	3	3	14.324	\$9,200.00
1313	409994	F003N001W08	ASLS 82-125	4	3	14.326	\$9,200.00
1314	410004	F003N001W04	ASLS 82-125	2	4	4.520	\$3,600.00
1315	410009	F003N001W04	ASLS 82-125	5	5	4.636	\$3,700.00
1316	410001	F003N001W04, 09	ASLS 82-125	6	5	10.146	\$6,500.00

Sec. 4, 8, 9

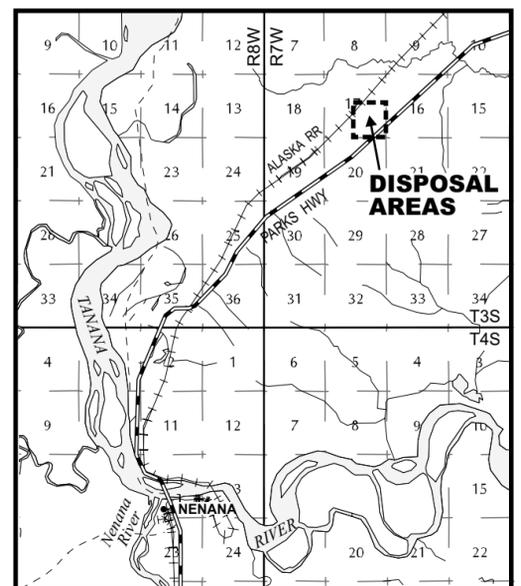


Map 103 - Berg Subdivision ASLS 82-181

Location	Berg subdivision is located approximately nine miles north of Nenana on the Parks Highway. It lies between the highway and the Alaska Railroad.
Topo Map	USGS Quad Fairbanks C-4
Access	Access is via the Parks Highway and Kiglowa Drive, a platted right-of-way that forms the northwest property boundary of this parcel.
Terrain	Gently to moderately sloping lands with elevations ranging from 350 to 550 feet above sea level.
Soils	Soils are moderately well drained and deep consisting of silty loess. Gardening potential is good.
Vegetation	The vegetation is dominantly birch, aspen, and white spruce. In low-lying areas, vegetation includes black spruce, low shrubs, and mosses.
Water Front	None
View	Area views include the surrounding low hills and woods.
Climate	Average temperatures range from 37 to 70 degrees F in summer and -24 to 26 degrees F in winter.
Water Source	Private wells provide water to local residents; quality of the water is unknown.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	A GVEA power line runs parallel to the Parks Highway, but individual parcels must be independently researched.
Restrictions	Subject to platted easements and reservations, see ASLS 82-181. Developed access from the Parks Highway to this parcel shall be via platted rights-of-way and not through Tract A.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Berg Homeowners' Association, if active.
Other	Various services including a public health clinic, post office, state troopers, and a municipal airport are available in the nearby community of Nenana. Berg Subdivision is within a full fire protection area. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas.

VICINITY MAP

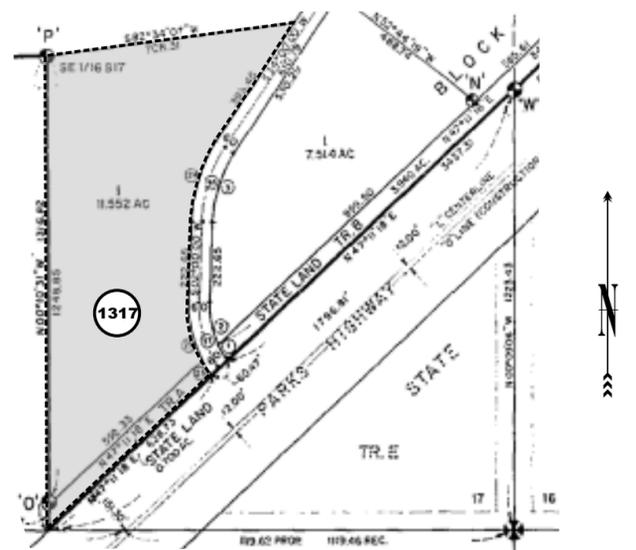
Township 3 South,
Range 7 West, Sec. 17
Fairbanks Meridian, Alaska



USGS Quad Fairbanks C-4, Alaska

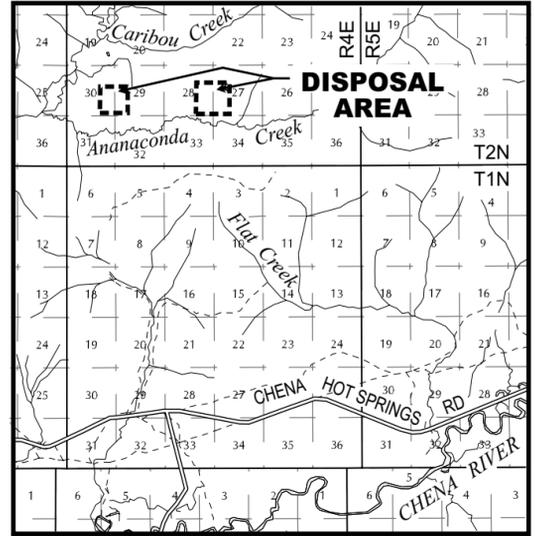
Sec. 17

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1317	411037	F003S007W17	ASLS 82-181	1	1	11.552	\$19,600.00



Map 104 - Caribou Creek Remote Odd Lots

Location	The Caribou Creek remote area is located approximately 30 miles from Fairbanks off Chena Hot Springs Road.
Topo Map	USGS Quads Big Delta D-6 and Fairbanks D-1
Access	Access is via Chena Hot Springs Road, then Little Chena Trail or Two Rivers Road. Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a woodcutting road after about 1.4 miles. The woodcutting road runs northwest and connects with Little Chena trail in Section 10, 1N 3E, and with a snowmachine trail in Section 14, 1N 3E. Little Chena Trail continues along the western edge of the disposal area. Presently suitable for winter use only. It may be developed as an all-season logging road to and from the Tanana Valley State Forest. The snowmachine trail roughly parallels the southern disposal boundary and intersects an ATV trail, which runs north into the Caribou Creek area. Two Rivers Road and the associated wood cutting road are generally suitable for year-round vehicle traffic. Trails within the disposal area may be suitable for winter use only.
Terrain	The area is characterized by the Caribou Creek and Anaconda Creek drainages, surrounded by hills with elevation ranging from approximately 700 to 2,100 feet above sea level.
Soils	Unknown
Vegetation	Large white spruce and cottonwoods are found near stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch, and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
Water Front	None
View	Area views include surrounding mountains, streams, and valleys.
Climate	Average temperatures range from 35 to 65 degrees F in summer and -22 to 26 degrees F in winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches.
Water Source	Water from stream is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Parcels are located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Located within a full fire protection area.

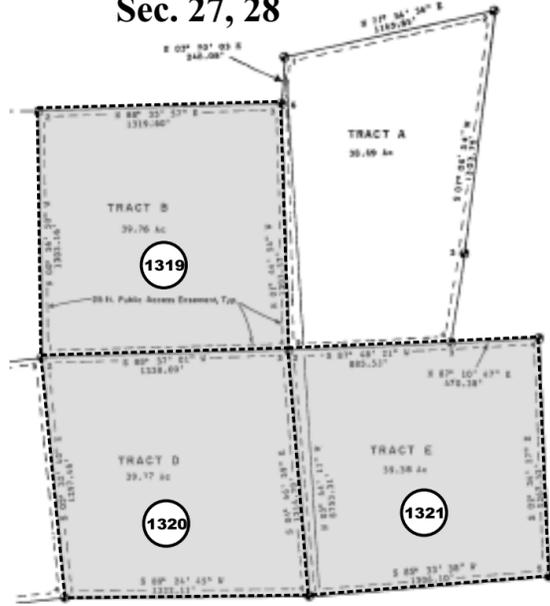


VICINITY MAP
Township 2 North,
Range 4 East, Sec. 27-30
Fairbanks Meridian, Alaska

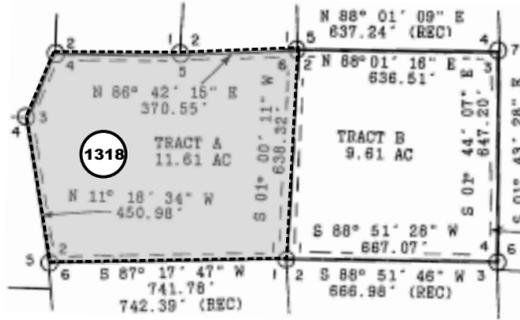
USGS Quad Fairbanks D-1, Alaska
USGS Quad Big Delta D-6, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1318	410555	F002N004E29, 30	ASLS 91-81	A	11.61	\$10,600.00
1319	410680	F002N004E28	ASLS 85-112	B	39.76	\$27,800.00
1320	410708	F002N004E28	ASLS 85-112	D	39.77	\$27,800.00
1321	410713	F002N004E27, 28	ASLS 85-112	E	39.38	\$27,600.00

ASLS 85-112 Sec. 27, 28

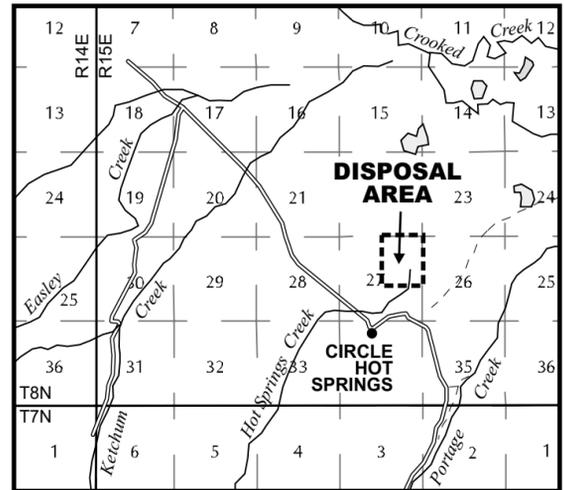


ASLS 91-81 Sec. 29, 30



Map 105 - Central Homesite ASLS 77-161

Location	The Central Homesite area is located approximately 130 miles northeast of Fairbanks and 1 mile north of Circle Hot Springs.
Topo Map	USGS Quad Circle B-2
Access	Access is via the Steese Highway and Circle Hot Springs Road, then north for approximately 1/2 mile along a road dividing sections 27 and 28; a road then leads east for approximately .75 mile to the southwest corner of Tract E.
Terrain	Land is flat to moderately sloping, with some lowlands and marshy areas present.
Soils	Unknown
Vegetation	Birch, spruce, and hardwoods are the predominant vegetation.
Water Front	None
View	Potential views of the surrounding forest.
Climate	Temperatures average 38 to 72 degrees F in summer and -22 to 24 degrees F in winter, with extremes of -60 to 94 degrees F. Annual precipitation averages 11 inches including 53 inches of snow.
Water Source	Groundwater is present but may be highly mineralized. There is potential for encountering hot water that could be used for home heating (if the temperature is above 248 F the water is considered a geothermal resource which the State makes available through lease).
Water/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 ADEC.
Utilities	Power and phone lines are located within 1,000 feet of the parcel.
Restrictions	Subject to platted easements and reservations, See ASLS 77-161. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. This area is subject to State of Alaska platting authority and zoning as per 11AAC 91.130. Check the Alaska Administrative Code for details.
Municipal Authority	None
Homeowners Assoc.	None
Other	There is an abandoned cabin of no value, construction materials, and debris on this parcel. A constructed driveway to this parcel encroaches on adjoining tract F; buyer should take care not to trespass. There are active mining claims in the vicinity of this parcel.

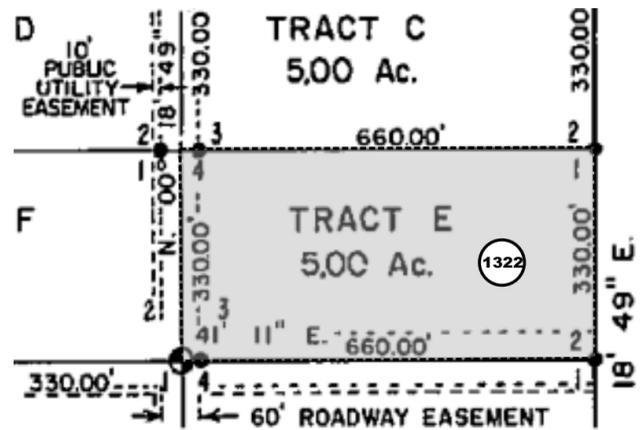


USGS Quad Circle B-2, Alaska

VICINITY MAP
Township 8 North, Range 15 East, Sec. 27
Fairbanks Meridian, Alaska

Sec. 27

PARCEL	ADL #	MTRS	SURVEY	BLOCK	TRACT	ACRES	MINIMUM BID
1322	400270	F008N015E27	ASLS 77-161	1	E	5.00	\$5,000.00

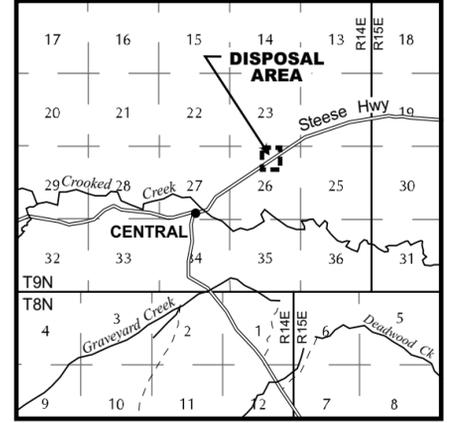


Map 106 - Central Odd Lot ASCS

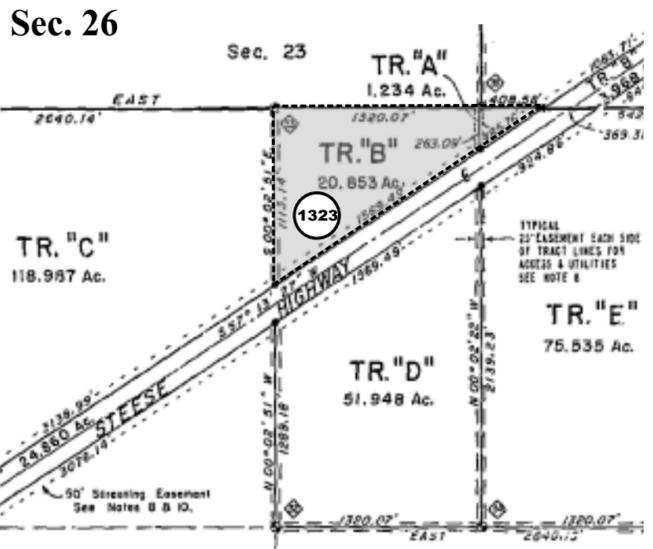
Location	Central Odd Lot is located on the north side of the Steese Highway approximately 1 mile north of the town of Central, which is 126 miles northeast of Fairbanks.
Topo Map	USGS Quad Circle C-2
Access	An existing trail easement, ADL 409468, leads from the Steese Highway mile 128.6 west along the northern parcel boundary.
Terrain	The terrain consists of gently rolling hills with forested uplands and boggy lowlands, with average elevation of 900 feet.
Soils	Soils are shallow underlain by alluvial gravels. Permafrost is likely to be encountered in much of the area.
Vegetation	Uplands are forested with a mixture of spruce and deciduous trees. Tussock grass and black spruce dominate the lowlands.
Water Front	None
View	Area views include the surrounding hills and creek valleys.
Climate	Summer temperatures average 38 to 72 degrees F. Winters range from -22 TO 24 degrees F and extremes of -60 and 94 degrees F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.
Water Source	Unknown
Water/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 ADEC.
Utilities	Utilities are available in the nearby town of Central.
Restrictions	Subject to platted easements and reservations, see appropriate ASCS. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. Subject to a 50-foot building setback from the Steese Highway; no permanent structures or significant vegetation disturbance is permitted within the setback. Subject to a 10-foot wide buried electric transmission cable easement, ADL 416631.
Municipal Authority	None
Homeowners Assoc.	None
Other	This parcel is located on lands for which the State of Alaska has received tentative approval. There are active mining claims in the vicinity of this parcel.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1323	410012	F009N014E26	ASCS	A, B	22.087	\$25,400.00

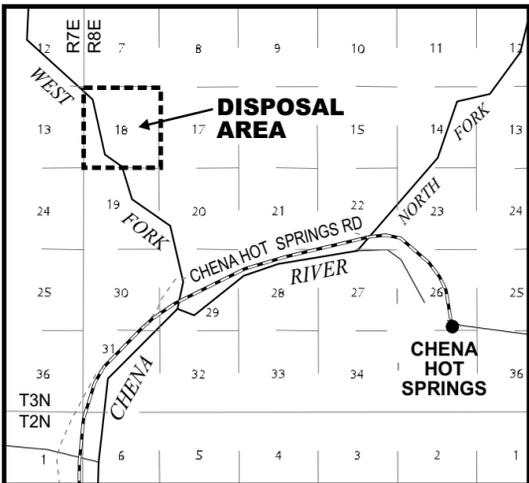
VICINITY MAP
Township 9 North,
Range 14 East, Sec. 26
Fairbanks Meridian, Alaska



USGS Quad Circle C-2, Alaska



Map 107 - Chena Hot Springs II ASLS 80-138

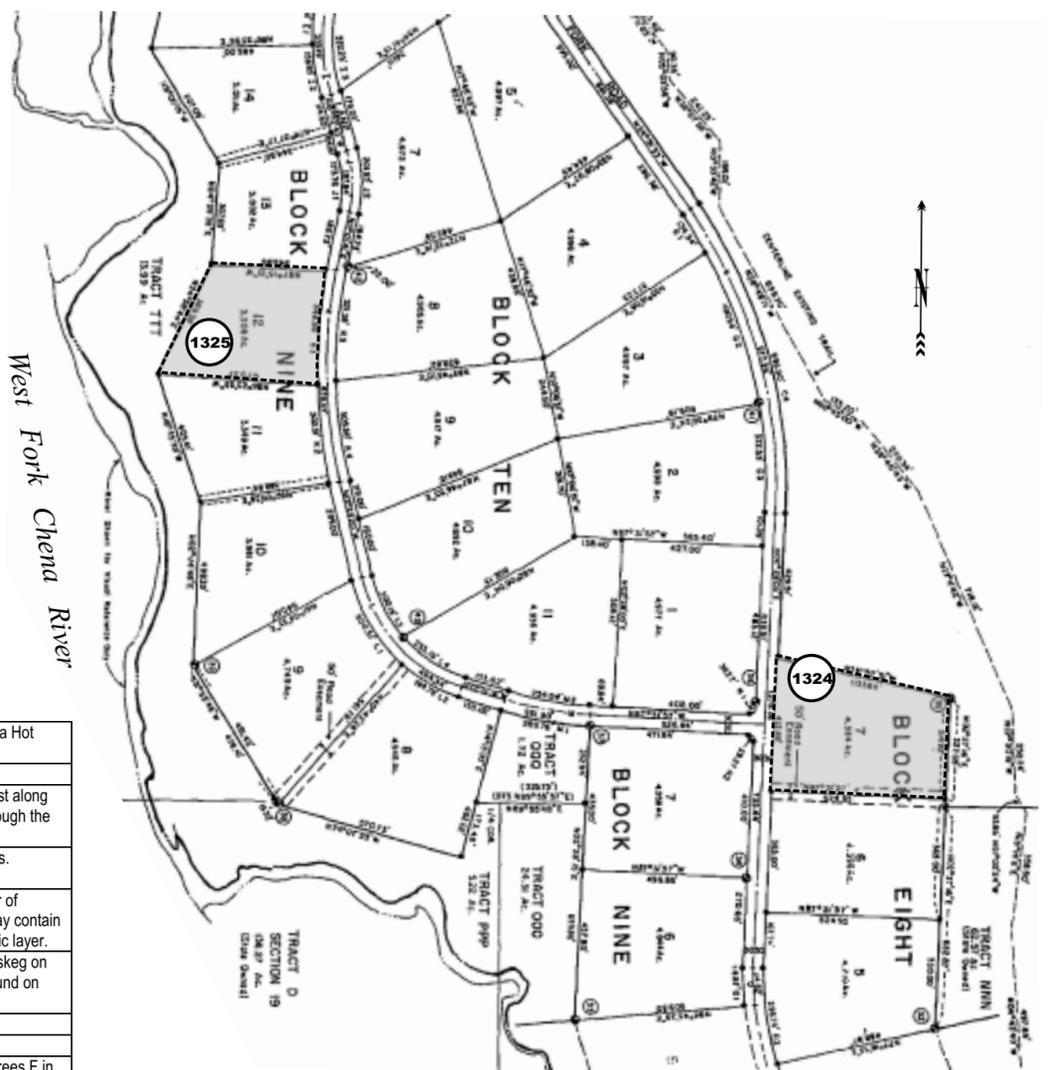


USGS Quad Circle A-5, Alaska

VICINITY MAP
Township 3 North, Range 8 East, Sec. 18
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1324	406936	F003N008E18	ASLS 80-138	7	8	4.384	\$9,800.00
1325	406951	F003N008E18	ASLS 80-138	12	9	3.209	\$9,000.00

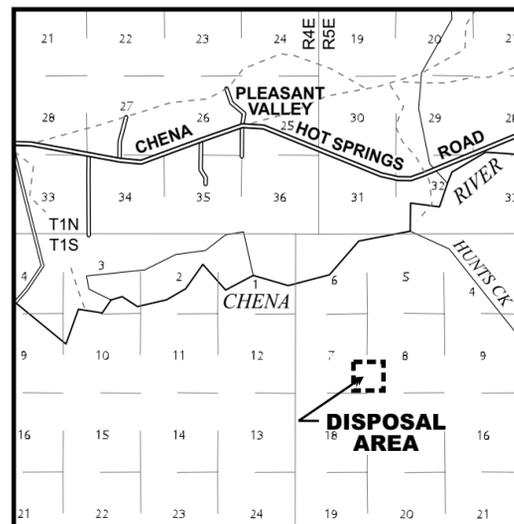
Sec. 18



Location	Located near Chena Hot Springs Road, approximately five miles west of Chena Hot Springs Resort.
Topo Map	USGS Quad Circle A-5
Access	Access to this subdivision is from mile 53.5 Chena Hot Springs Road, then west along the Old Chena Hot Springs Winter Trail to West Fork Rd, which runs north through the subdivision.
Terrain	Terrain varies from level ground along the river to very steep slopes on the hills. Elevations range from 1,000 to 1,500 feet.
Soils	Areas near the river are well drained gravel and sand covered by organic layer of varying depth. Areas distant from the river may contain deep silt layers and may contain permafrost. Hillsides are composed of weathered granite covered by an organic layer.
Vegetation	Large white spruce and cottonwood near the river, small black spruce and muskeg on the flats back from the river drainage. Small aspen, birch, and white spruce found on hillsides.
Water Front	None
View	Potentially good view of surrounding hills.
Climate	Temperatures average from 38 to 72 degrees F in summer and -34 to 25 degrees F in winter with extremes from -67 to 95 degrees F. Average precipitation is about 10 inches including 61 inches of snow.
Water Source	Groundwater is abundant and quality is expected to be good.
Water/Sewage Disposal	This subdivision has been approved by ADEC for the installation of non-water carried type sewage disposal systems only (i.e. privies). Any alternative system must be approved by ADEC. No septic or gray water leach pits are to be placed within 4 feet from the ground water table.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-138. Subject to a 15-foot utility easement on surrounding lot lines. There is a 100-foot greenbelt along Chena Hot Springs Road and active channels of the Chena River.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	These parcels are within the area burned during the May, 2002 West Fork fire.

Map 108 - Chena South Remote Odd Lots ASLS 89-149

Location	Parcels are located approximately 25 miles east of Fairbanks, 2.5 miles south of mile 24 of Chena Hot Springs Road, and south of the Chena River.
Topo Map	USGS Quad Big Delta D-6
Access	Turn south from mile 20.2 of the Chena Hot Springs Road onto Pheasant Farm road, ADL 408518, which ends at the Chena River. Once across the river, an existing public access easement leads directly to the parcels, ADL 415625. It may be difficult to gain vehicle access because of the necessity of crossing the Chena River.
Terrain	Parcels are located at an elevation of approximately 1,000 feet to 1,250 feet above sea level.
Soils	Unknown
Vegetation	Most of the area was burned over several years ago and has successfully re-vegetated with a dense forest of small aspen, birch, and white spruce.
Water Front	None
View	Potentially excellent views surrounding forest.
Climate	The summer temperatures range from 40 to 72 degrees F and the winter temperatures vary from -20 to 35 degrees F. The extremes are approximately 99 degrees F and -65 degrees F. The average yearly precipitation is 14 inches.
Water Source	Water availability may be severely constrained by low yields in bedrock wells. Water is expected to be highly mineralized. Storage tanks or hauling water may be necessary.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 89-149. Both parcels are subject to a 60-foot public access easement, ADL 415625.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowner's Assoc.	None
Other	Located within a full fire protection area.



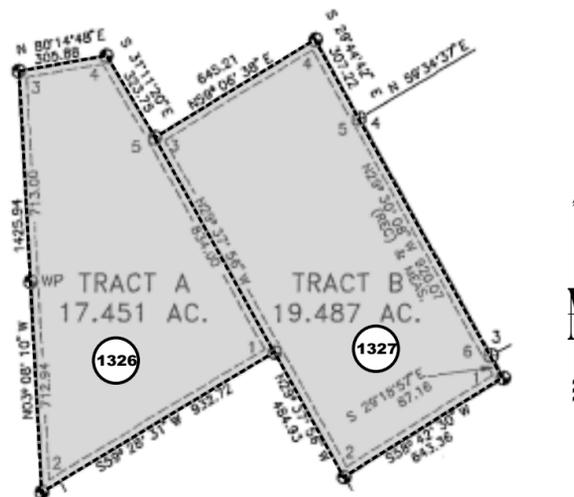
USGS Quad Big Delta D-6, Alaska

VICINITY MAP

Township 1 South, Range 5 East, Sec. 7, 8
Fairbanks Meridian, Alaska

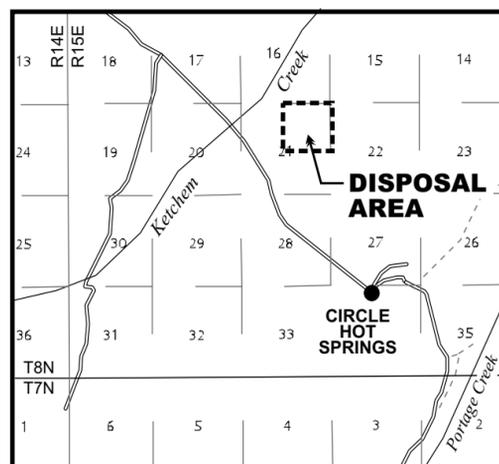
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1326	411396	F001S005E07, 08	ASLS 89-149	A	17.451	\$15,700.00
1327	411347	F001S005E07, 08	ASLS 89-149	B	19.487	\$17,500.00

Sec. 7, 8



Map 109 - Circle Subdivision ASLS 78-163

Location	The Circle subdivision is located one mile northeast of the Circle Hot Springs, approximately 7 miles southeast of Central.
Topo Map	USGS Quad Circle B-2 and C-2
Access	Parcels may be accessed via Circle Hot Springs Road and then by Grizzly Bear and Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.
Terrain	The land is level to gently sloping with an elevation of approximately 800 feet
Soils	Soils are generally alluvial with shallow silt/loam topsoil over fine gravel. There is permafrost throughout the area.
Vegetation	Stands of birch and white spruce with a thick understory of willow, alder, and other brush. Black spruce are predominant in permafrost areas.
Water Front	None
View	Area views include surrounding spruce forest.
Climate	Summer temperatures average 38 to 72 degrees F, winters range from -22 to 24 degrees F and extremes of -60 to 94 degrees F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.
Water Source	Ground water may be highly mineralized with a potential for encountering hot water due to geothermal activity. Use of such water would require a permit under the geothermal resource regulations.
Water/Sewage Disposal	This area has been approved by ADEC for non-water carried type disposal systems. Any other system must first be approved and permitted by the ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 78-163.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel 1329 has an abandoned trailer and assorted debris on the parcel. The AK Dept of Fish & Game points out the high likelihood of encountering grizzly and black bear, moose, and various small game in this area. Lands within this subdivision are tentatively approved from the federal government. There are active mining claims near this subdivision.



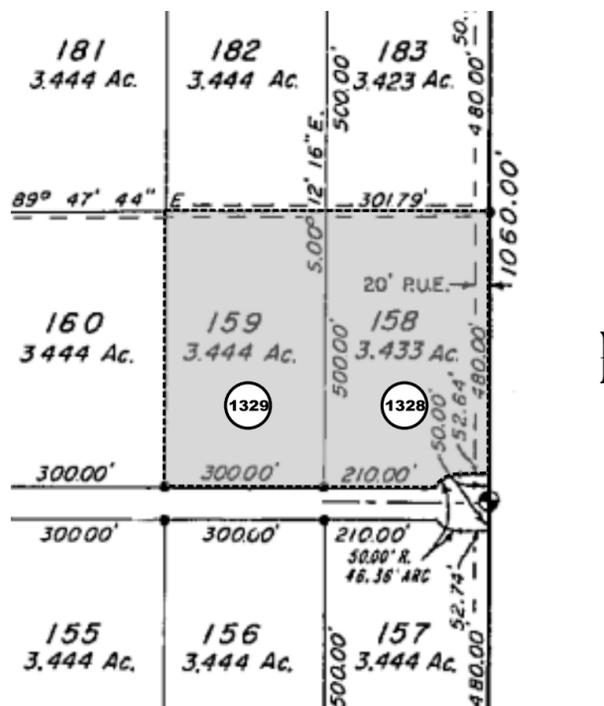
USGS Quad Circle B-2, C-2, Alaska

VICINITY MAP

Township 8 North, Range 15 East, Sec. 21
Fairbanks Meridian, Alaska

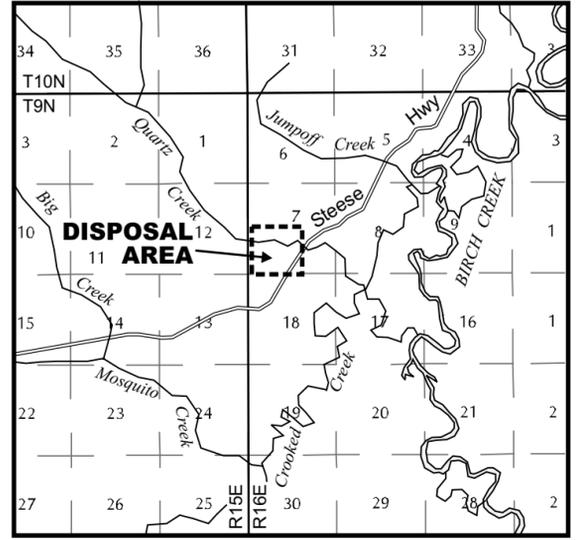
Sec. 21

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1328	406249	F008N015E21	ASLS 78-163	158	3.433	\$4,500.00
1329	406250	F008N015E21	ASLS 78-163	159	3.444	\$4,500.00



Map 110 - Crazy Mountain Homestead ASLS 90-92

Location	Crazy Mountain Homestead area is located approximately 130 miles north of Fairbanks and 3 miles east of Central. The Community of Circle is located approximately 20 miles further east at the end of the Steese Highway.
Topo Map	USGS quad Circle C-1
Access	Access is via the Steese Highway and the section line easement, which separates sections 7 and 12.
Terrain	The terrain is generally flat, with elevations rising slowly toward the Crazy Mountains.
Soils	Some areas of permafrost and marshland exist within the homestead area.
Vegetation	Birch, spruce, and aspen are the predominant vegetation
Water Front	None
View	Potentially good view of the surrounding forests.
Climate	Average temperatures range between 36 to 71 degrees F in summer and between -34 degrees F to 20 degrees F.
Water Source	Ground water may be highly mineralized.
Water/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 ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 90-92. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	There are active mining claims in the vicinity of this parcel.



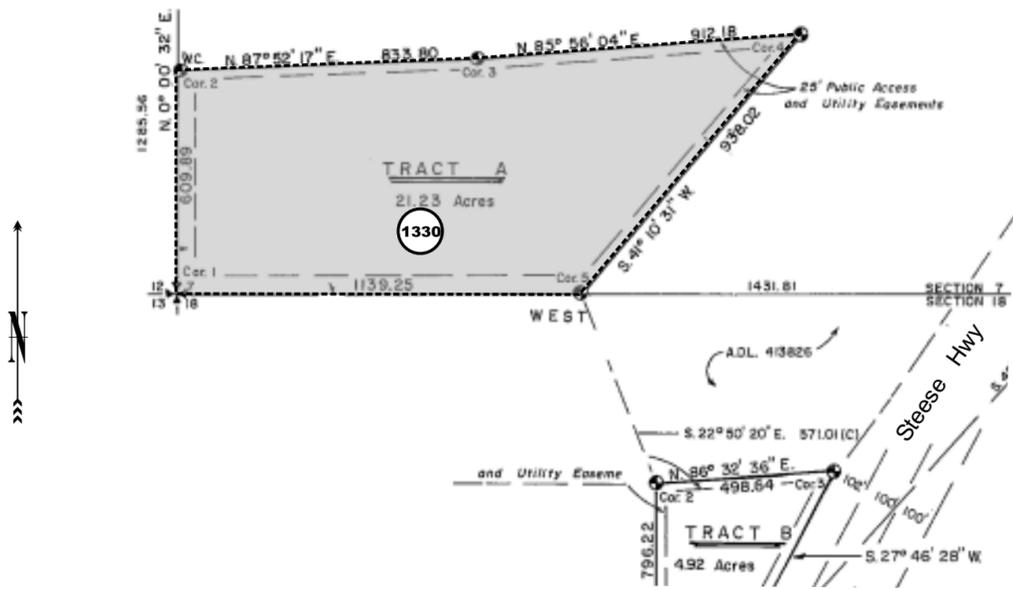
USGS Quad Circle C-1, Alaska

VICINITY MAP

Township 9 North, Range 16 East, Sec. 7
Fairbanks Meridian, Alaska

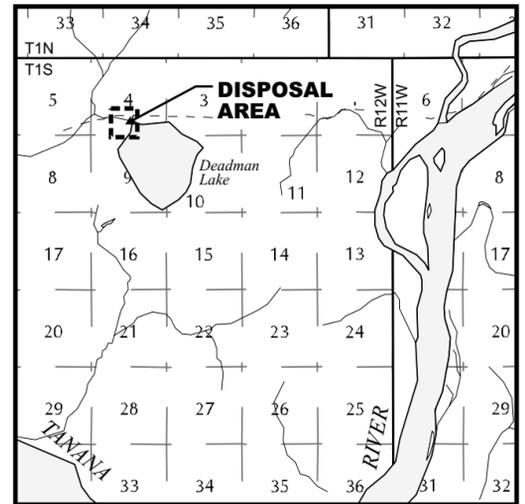
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1330	413823	F009N016E07	ASLS 90-92	A	21.23	\$24,400.00

Sec. 7



Map 111 - Deadman Lake Subdivision ASLS 81-40

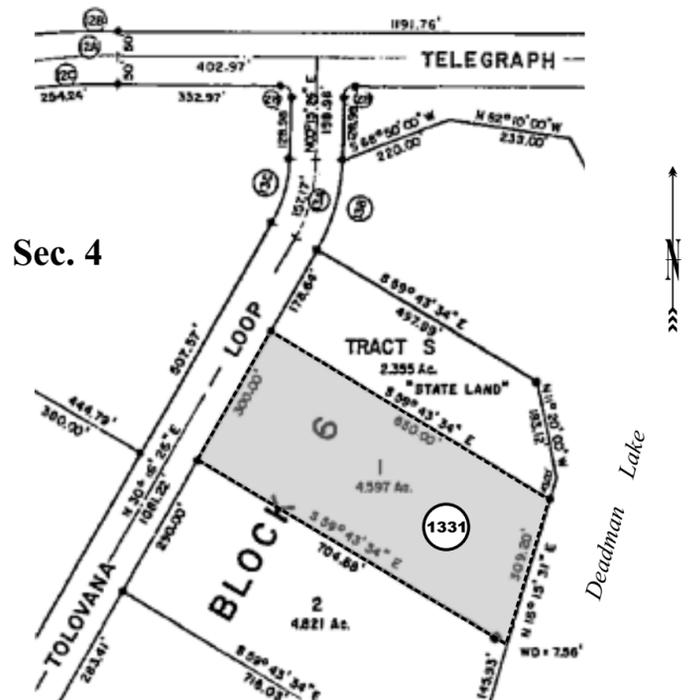
Location	Approximately 65 air miles west of Fairbanks and 20 miles southeast of Manley Hot Springs.
Topo Map	USGS Quad Fairbanks D-6
Access	By air or by boat to the confluence of the Tanana and Tolovana Rivers. From there, continue by land westward approximately 4 miles on the historic Nenana-Tanana Trail to the lake.
Terrain	Topography consists of lake surrounded by gently sloping hills with elevations up to 500 feet.
Soils	Soils consist of 2 to 5 feet of sandy silt covered by a shallow organic layer.
Vegetation	Stands of birch and spruce forest occasionally mixed.
Water Front	This parcel fronts on the northwestern shore of the lake.
View	Potentially good view of the lake and surrounding hills.
Climate	Temperatures range from 90 degrees F in summer to -60 degrees F in winter. Moderate winds possible.
Water Source	Collection of lake surface water or holding rainwater catchment, quality of which is unknown.
Water/Sewage Disposal	Lot owners must construct individual non-water carried sewage and wastewater disposal systems or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-40. Parcels may contain wetlands and may require Department of Army Corps of Engineers permits prior to placement of fill materials.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners' Association, if active.
Other	The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866. Lands within this subdivision are tentatively approved from the federal government. Located within a full fire protection area.



VICINITY MAP
Township 1 South,
Range 12 West, Sec. 4
Fairbanks Meridian, Alaska

USGS Quad Fairbanks D-6, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1331	407606	F001S012W04	ASLS 81-40	1	6	4.597	\$12,500.00



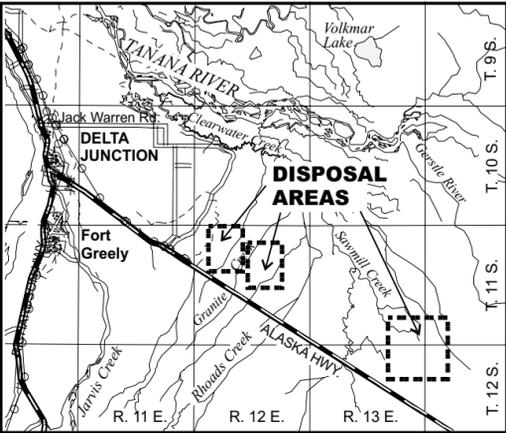
Sec. 4

Northern Region -- Fall 2002 State Land Auction # 425

Map 112 - Delta Ag Subdivision ASLS 78-93

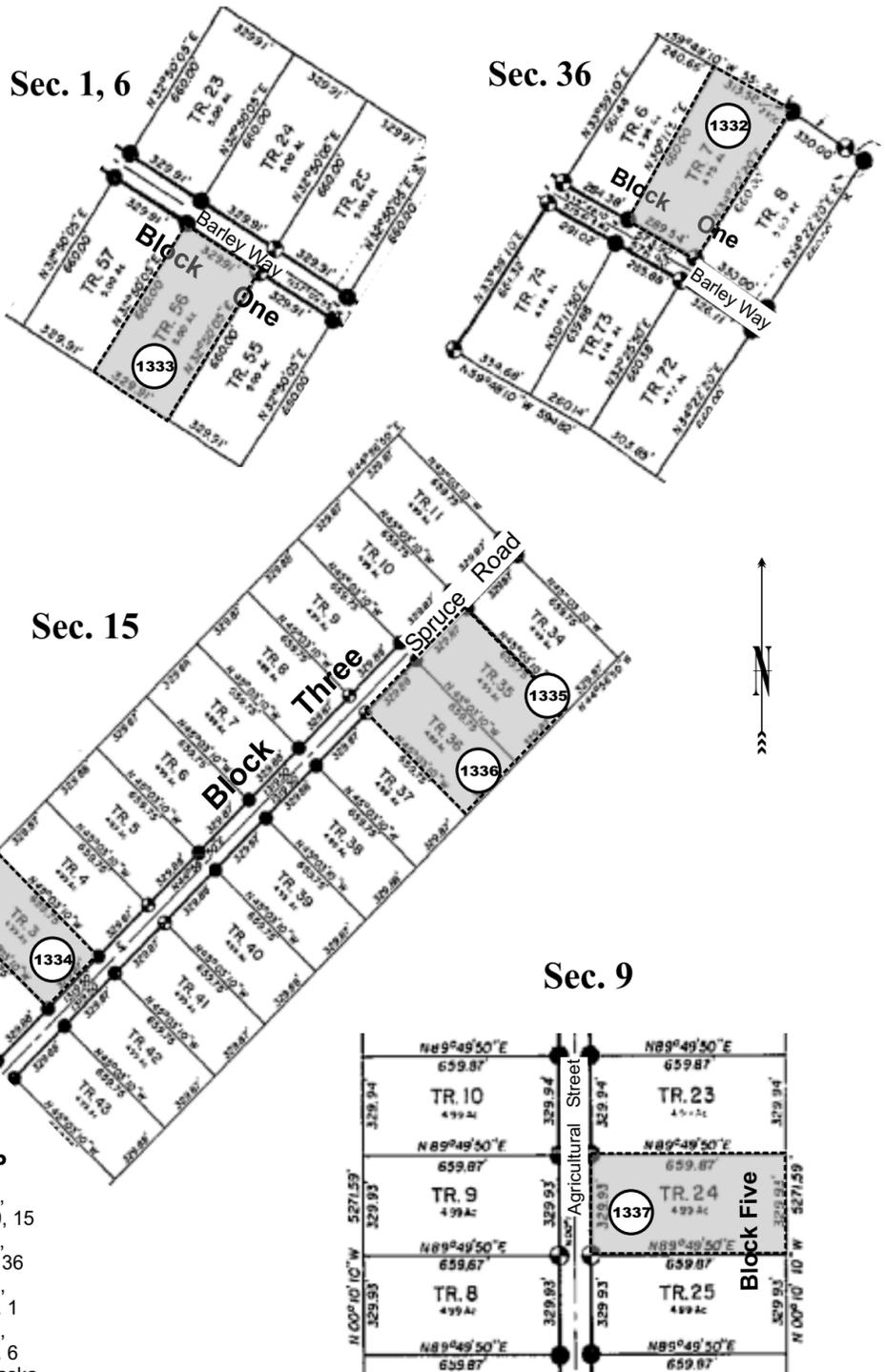
Location	The Delta Ag Subdivision parcels are located approximately 12 to 22 miles southeast of Delta Junction and 1 to 6 miles north of the Alaska Highway.
Topo Map	USGS Quadrangle Big Delta and Mt. Hayes
Access	All parcels are accessible from the Alaska Highway and connecting roads that include Sawmill Creek Road, Barley Way/Poplar Way, and Spruce Road. Sawmill Creek Road is located at milepost 1.404 and Spruce Road is located at milepost 1.410.
Terrain	The area is nearly level with elevation levels between 1,100 to 1,200 feet above mean sea level.
Soils	Soil is predominately well-drained sandy silt-loam with underlying gravel; exposed soils may be susceptible to wind erosion.
Vegetation	Vegetation includes aspen, birch, and many stands of black spruce regeneration.
Water Front	None
View	Approximately half of the parcels have a southern view of the Alaska Range.
Climate	Very windy area with temperatures from 35 to 72 degrees F in the summer, -31 to 24 degrees F in the winter, and recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Wells in surrounding areas average 150 to 200 feet.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	Power and phone service is available to most of the area; individual parcels must be researched independently to determine utility availability.
Restrictions	Subject to platted easements and reservations, see ASLS 78-93.
Municipal Authority	None
Homeowners Assoc.	None
Other	This subdivision is entirely surrounded by large-scale agricultural development; farming activities include traffic, livestock production, and the use of fertilizers and pesticides. Parcels within Block 1 are within an old burn area, now revegetated. Parcel 1336 may have abandoned structures of no value on it. Wild Bison herds frequent the region. Some parcels within this subdivision are Tentatively Approved (T/A) from the Federal Government.

PARCEL	ADL #	MTRS	SURVEY	TRACT	BLOCK	ACRES	MINIMUM BID
1332	406400	F011S013E36	ASLS 78-93	7	1	4.75	\$5,400.00
1333	401922	F012S013E01 F012S014E06	ASLS 78-93	56	1	5.00	\$5,700.00
1334	406448	F011S012E15	ASLS 78-93	3	3	4.99	\$7,000.00
1335	409656	F011S012E15	ASLS 78-93	35	3	4.99	\$7,000.00
1336	406459	F011S012E15	ASLS 78-93	36	3	4.99	\$7,000.00
1337	406465	F011S012E09	ASLS 78-93	24	5	4.99	\$6,300.00



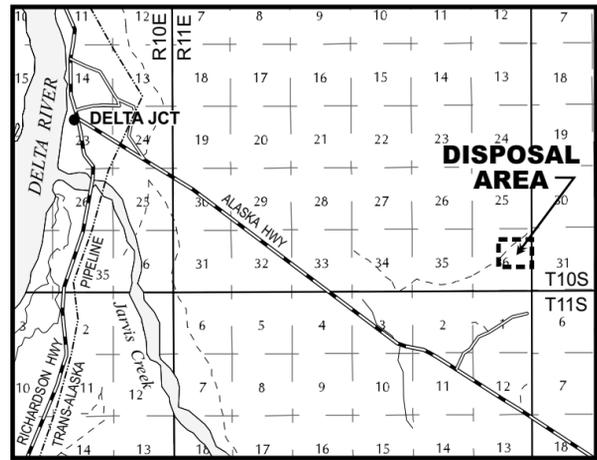
USGS Quad Big Delta & Mt. Hayes, Alaska

VICINITY MAP
 Township 11 South,
 Range 12 East, Sec. 9, 15
 Township 11 South,
 Range 13 East, Sec. 36
 Township 12 South,
 Range 13 East, Sec. 1
 Township 12 South,
 Range 14 East, Sec. 6
 Fairbanks Meridian, Alaska



Map 113 - Delta Homesite ASLS 77-163

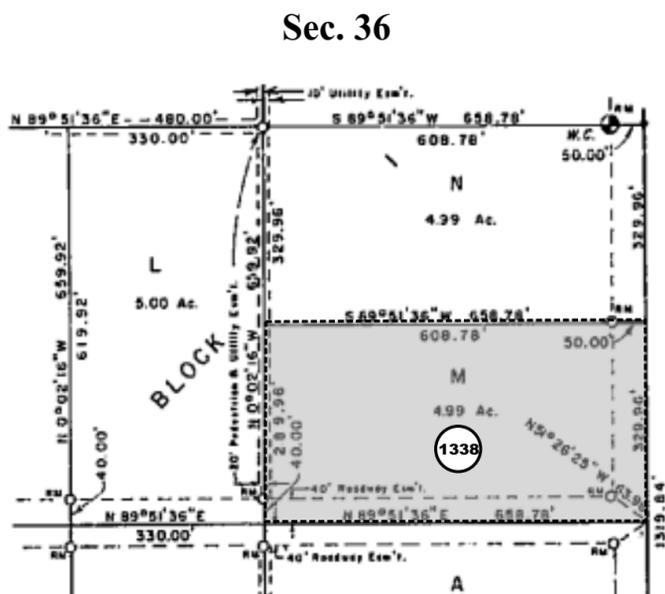
Location	Delta Homesite parcel is located approximately 7 miles southeast of Delta Junction and north of the Alaska Highway.
Topo Map	USGS Quad Big Delta A-3, A-4
Access	Access to the parcel is from the Alaska Highway using local roads and section line easements. Clearwater Road runs from the Alaska Highway north to Hanson Road, which runs along the north edge of section 36.
Terrain	Parcels are level with elevation from 1,150 to 1,200 feet above mean sea level.
Soils	Silt loam soils that are shallow to deep over gravel and/or sand.
Vegetation	Vegetation includes black and white spruce and aspen.
Water Front	None
View	Unknown
Climate	Very windy area with temperatures ranging from averages of 35 to 72 degrees F in the summer and -31 to 24 degrees F in the winter, with recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Wells in the area run 250 to 300 feet deep.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	Roadside utilities are available to most sites, but individual parcels must be independently researched.
Restrictions	Subject to platted easements and reservations, see ASLS 77-163. This area is subject to State of Alaska platting authority and zoning as per 11AAC 91.130. Check the Alaska Administrative Code for details.
Municipal Authority	None
Homeowners Assoc.	None
Other	This subdivision is in close proximity to large-scale agricultural development; farming activities include traffic, livestock production, and the use of fertilizers and pesticides.



USGS Quad Big Delta A-3, A-4, Alaska

VICINITY MAP
 Township 10 South, Range 11 East, Sec. 36
 Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	BLOCK	TRACT	ACRES	MINIMUM BID
1338	400997	F010S011E36	ASLS 77-163	1	M	4.99	\$8,250.00

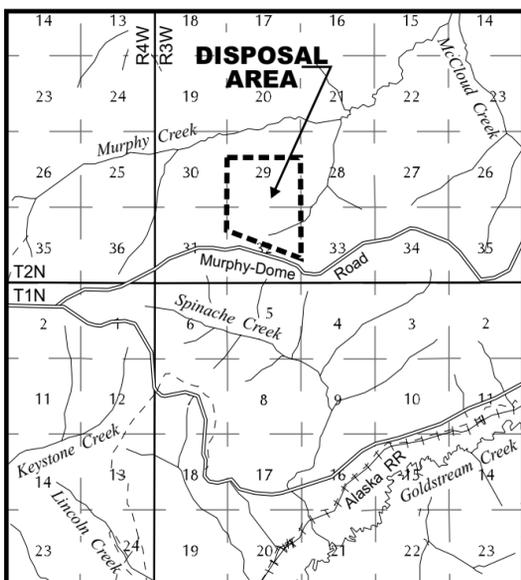
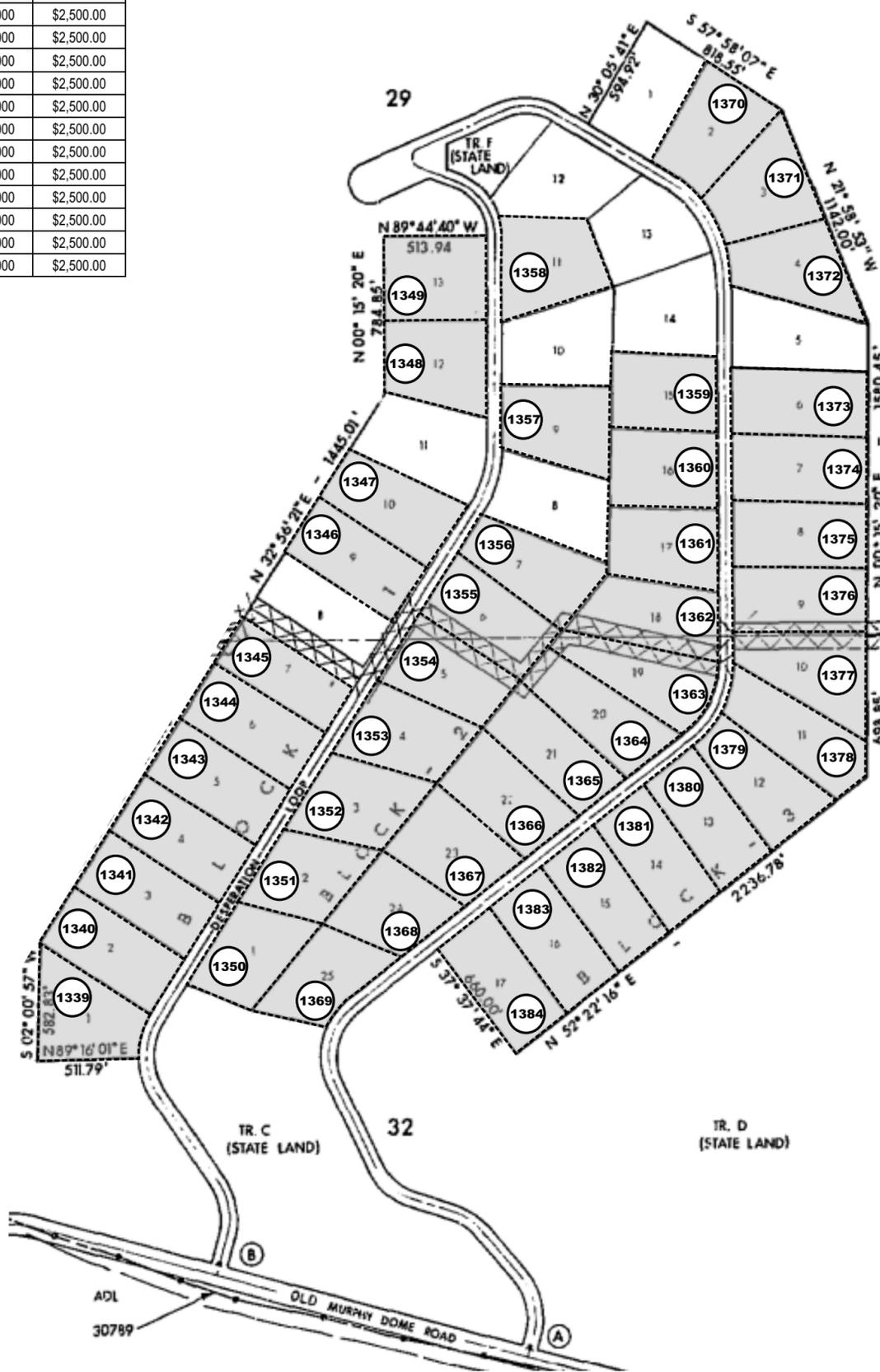


Map 114 - Desperation Subdivision ASLS 81-1

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1339	408219	F002N003W32	ASLS 81-1	1	1	5.000	\$2,500.00
1340	408220	F002N003W32	ASLS 81-1	2	1	5.000	\$2,500.00
1341	408221	F002N003W32	ASLS 81-1	3	1	5.000	\$2,500.00
1342	408224	F002N003W32	ASLS 81-1	4	1	5.000	\$2,500.00
1343	408225	F002N003W32	ASLS 81-1	5	1	5.000	\$2,500.00
1344	408174	F002N003W32	ASLS 81-1	6	1	5.000	\$2,500.00
1345	408175	F002N003W29, 32	ASLS 81-1	7	1	5.000	\$2,500.00
1346	408177	F002N003W29, 32	ASLS 81-1	9	1	5.000	\$2,500.00
1347	408178	F002N003W29, 32	ASLS 81-1	10	1	5.000	\$2,500.00
1348	408180	F002N003W29, 32	ASLS 81-1	12	1	5.000	\$2,500.00
1349	408181	F002N003W29, 32	ASLS 81-1	13	1	5.000	\$2,500.00
1350	408222	F002N003W32	ASLS 81-1	1	2	4.500	\$2,200.00
1351	408226	F002N003W32	ASLS 81-1	2	2	4.500	\$2,200.00
1352	408182	F002N003W32	ASLS 81-1	3	2	5.000	\$2,500.00
1353	408183	F002N003W32	ASLS 81-1	4	2	5.000	\$2,500.00
1354	408184	F002N003W29, 32	ASLS 81-1	5	2	5.000	\$2,500.00
1355	408185	F002N003W29, 32	ASLS 81-1	6	2	5.000	\$2,500.00
1356	408186	F002N003W29	ASLS 81-1	7	2	5.000	\$2,500.00
1357	408188	F002N003W29	ASLS 81-1	9	2	5.000	\$2,500.00
1358	408190	F002N003W29	ASLS 81-1	11	2	4.963	\$2,500.00
1359	408194	F002N003W29	ASLS 81-1	15	2	5.000	\$2,500.00
1360	408195	F002N003W29	ASLS 81-1	16	2	5.000	\$2,500.00
1361	408196	F002N003W29	ASLS 81-1	17	2	5.000	\$2,500.00
1362	408197	F002N003W29, 32	ASLS 81-1	18	2	5.000	\$2,500.00
1363	408198	F002N003W29, 32	ASLS 81-1	19	2	5.000	\$2,500.00
1364	408199	F002N003W32	ASLS 81-1	20	2	5.000	\$2,500.00
1365	408200	F002N003W32	ASLS 81-1	21	2	5.000	\$2,500.00
1366	408201	F002N003W32	ASLS 81-1	22	2	5.000	\$2,500.00
1367	408202	F002N003W32	ASLS 81-1	23	2	5.000	\$2,500.00
1368	408227	F002N003W32	ASLS 81-1	24	2	4.525	\$2,300.00
1369	408223	F002N003W32	ASLS 81-1	25	2	4.367	\$2,200.00
1370	408204	F002N003W29	ASLS 81-1	2	3	5.000	\$2,500.00
1371	408205	F002N003W29	ASLS 81-1	3	3	5.000	\$2,500.00
1372	408206	F002N003W29	ASLS 81-1	4	3	5.000	\$2,500.00
1373	408208	F002N003W29	ASLS 81-1	6	3	5.000	\$2,500.00
1374	408209	F002N003W29	ASLS 81-1	7	3	5.000	\$2,500.00
1375	408210	F002N003W29	ASLS 81-1	8	3	5.000	\$2,500.00
1376	408211	F002N003W29	ASLS 81-1	9	3	5.000	\$2,500.00
1377	408212	F002N003W32	ASLS 81-1	10	3	5.000	\$2,500.00
1378	408213	F002N003W32	ASLS 81-1	11	3	5.000	\$2,500.00
1379	408214	F002N003W32	ASLS 81-1	12	3	5.000	\$2,500.00
1380	408215	F002N003W32	ASLS 81-1	13	3	5.000	\$2,500.00
1381	408216	F002N003W32	ASLS 81-1	14	3	5.000	\$2,500.00
1382	408217	F002N003W32	ASLS 81-1	15	3	5.000	\$2,500.00
1383	408218	F002N003W32	ASLS 81-1	16	3	5.000	\$2,500.00
1384	408228	F002N003W32	ASLS 81-1	17	3	5.000	\$2,500.00

Location	Desperation Subdivision is located 25 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, and then approximately 4 miles east on Old Murphy Dome Road to Desperation Loop. Access during certain times of the year may require four-wheel drive vehicles.
Terrain	The terrain is variable with the elevation ranging from 900 feet to 1,850 feet. Most lots have an exposure to either the east or the north.
Soils	Soils primarily contain silt with some sand and gravel. Permafrost may be present on some lots.
Vegetation	Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.
Water Front	None
View	Potential views of the surrounding woods and of the Chatanika valley from some lots.
Climate	Temperatures can be expected to range from 35 to 69 degrees F in the summer and -22 to 26 degrees F in the winter. Extremes are approximately -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	Wells are expected to be deep. Water quality and quantity are unknown.
Water/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, standards, and recommendations of ADEC.
Utilities	Power and phone lines are located adjacent to Old Murphy Dome Road.
Restrictions	Subject to platted easements and reservations, see ASLS 81-1.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Located within a full fire protection area.

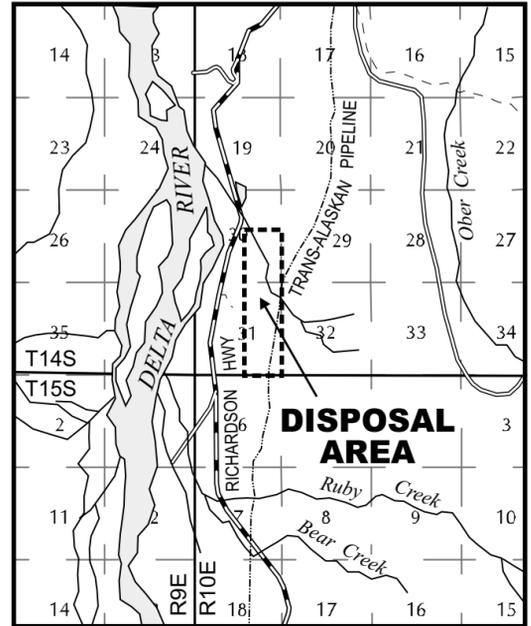
Sec. 29, 32



VICINITY MAP
Township 2 North, Range 3 West, Sec. 29, 32
Fairbanks Meridian, Alaska

Map 115 - Donnelly Subdivision ASLS 80-95

Location	Donnelly Subdivision is located approximately 28 miles south of Delta Junction, east of the Delta River and the Richardson Highway.
Topo Map	USGS Quad Mount Hayes C-4
Access	Access to the subdivision can be gained by turning east onto Donnelly Way at approximately mile 237.5 of the Richardson Highway. Conditions of platted rights-of-way are unknown. Access may be limited to ATV, snowmachine, or four-wheel drive vehicles.
Terrain	Moderately sloping with elevation between 1,850 to 1,900 feet above mean sea level.
Soils	Soils consist of silt loam over rock, gravelly sand, or fine sand.
Vegetation	Vegetation includes spruce, aspen, birch, willow, and alder.
Water Front	None
View	Potentially excellent views of the Alaska Range.
Climate	Windy area that experiences seasonal extremes. The average low temperature in January is -11 degrees F, the average high in July is 69 degrees F. Temperature extremes have been recorded from -63 to 92 degrees F. The annual precipitation is 12 inches including 37 inches of snow.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 80-95.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Parcel 1393 may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.



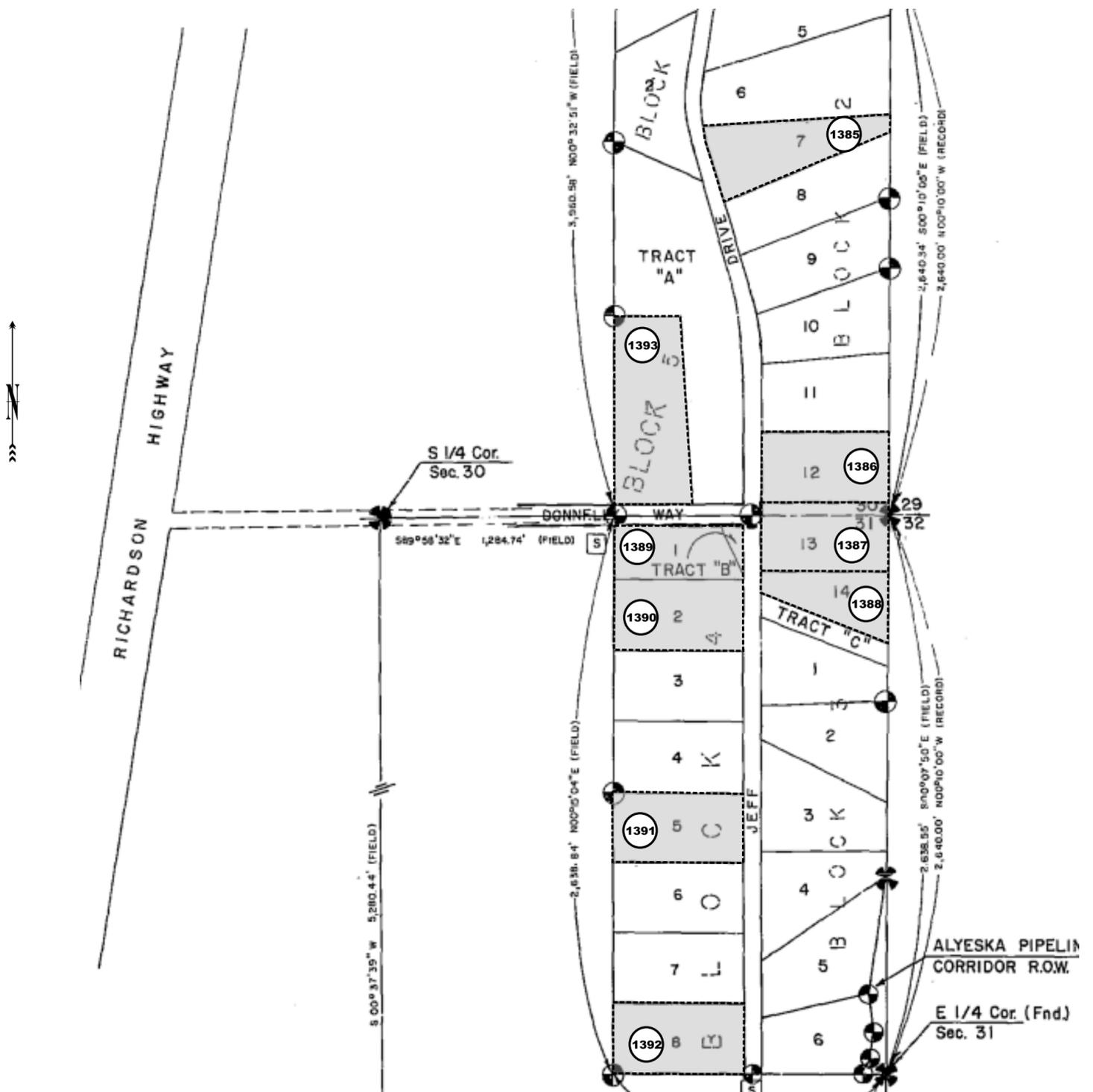
USGS Quad Mt Hayes C-4, Alaska

VICINITY MAP

Township 14 South, Range 10 East, Sec. 30, 31
Fairbanks Meridian, Alaska

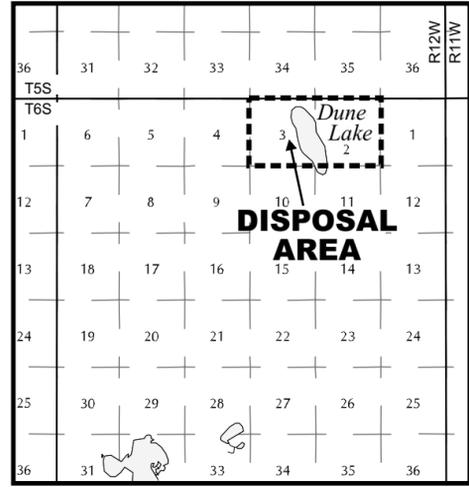
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1385	406545	F014S010E30	ASLS 80-95	7	2	4.476	\$6,950.00
1386	406977	F014S010E30	ASLS 80-95	12	2	4.590	\$7,100.00
1387	406978	F014S010E30, 31	ASLS 80-95	13	2	4.890	\$7,600.00
1388	406979	F014S010E31	ASLS 80-95	14	2	3.469	\$5,900.00
1389	407032	F014S010E31	ASLS 80-95	1	4	4.000	\$4,950.00
1390	407033	F014S010E31	ASLS 80-95	2	4	4.591	\$5,700.00
1391	406557	F014S010E31	ASLS 80-95	5	4	4.568	\$5,650.00
1392	406560	F014S010E31	ASLS 80-95	8	4	4.565	\$5,650.00
1393	407034	F014S010E30	ASLS 80-95	1	5	4.936	\$6,100.00

Sec. 30, 31



Map 116 - Dune Lake Subdivision ASLS 81-56

Location	Dune Lake Subdivision is located approximately ten miles west of the Teklanika River and 25 Miles west of the community of Nenana.
Topo Map	USGS quad Fairbanks B-6
Access	Access to the subdivision is feasible primarily by plane, using floats in the summer and skis in the winter.
Terrain	The terrain on the east and west shore of Dune Lake consists of ridges and valleys, many of which have steep slopes. The north and south ends of the lake are relatively level.
Soils	Shallow silt loam overlaying sand and sandy silt.
Vegetation	Vegetation is predominantly birch and aspen; some areas of black spruce cover old burn sites.
Water Front	Lots 5 and 11, Block 5 are close to the lakeshore; however, no lots in this subdivision have direct meandering frontage on the lakeshore.
View	Excellent views of the lake and surrounding country are offered from some of the ridges.
Climate	The average temperature range varies from 37 to 70 degrees F in the summer to -24 to 26 degrees F in the winter.
Water Source	The water table is estimated to be between 15 and 40 feet from the surface; however, water may be high in silica content.
Water/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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-56. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. Greening easements depicted on the survey plat shall be preserved in their natural state. See ASLS 81-56 for details
Municipal Authority	None
Homeowners Assoc.	Any subsequent lot owner automatically becomes a member of the Dune Lake Homeowners Association, if active.
Other	This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. The water level on Dune Lake is subject to fluctuation; inspection of parcels prior to purchase is highly recommended. This subdivision is within a full fire protection area.

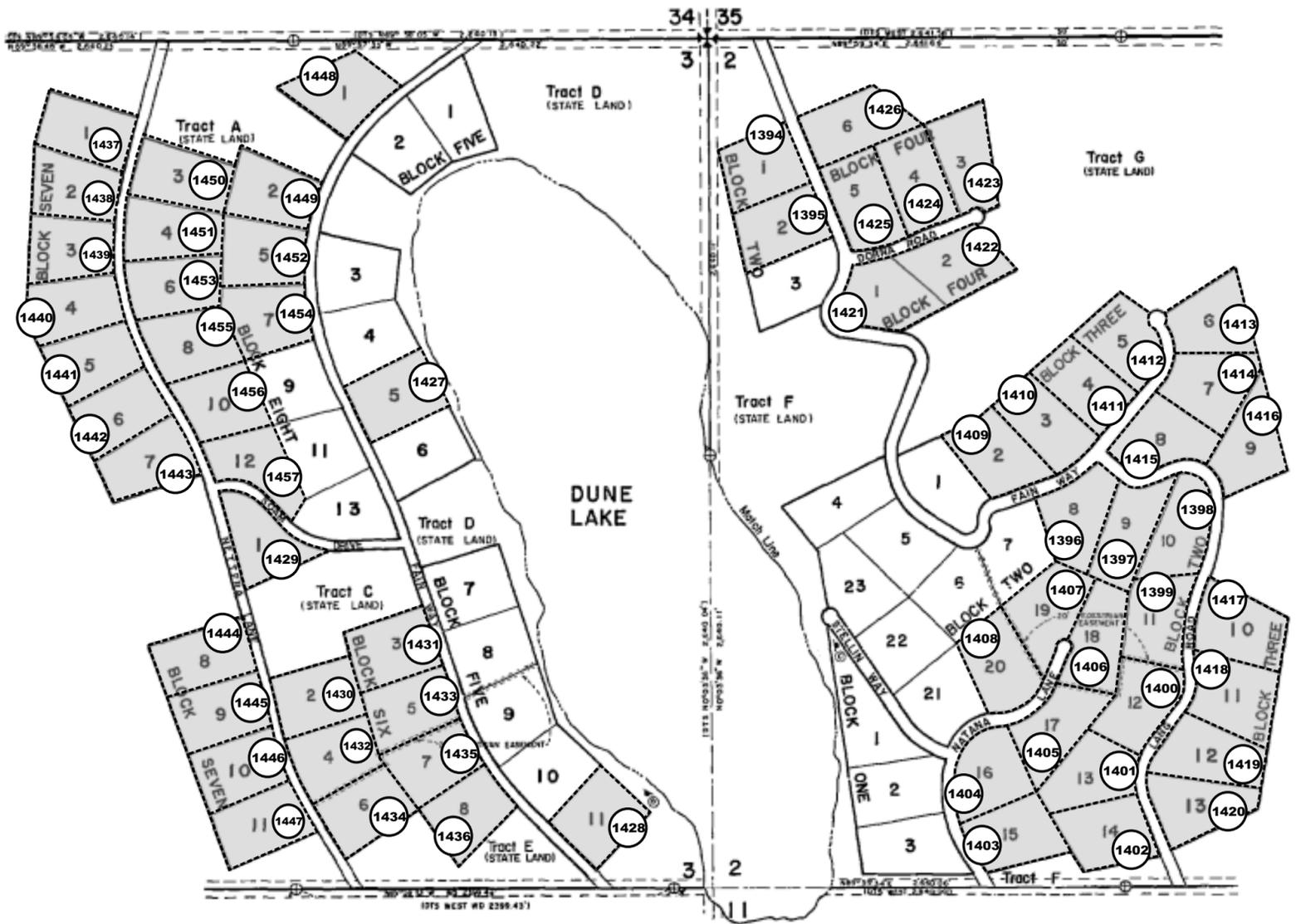


USGS Quad Fairbanks B-6, Alaska

VICINITY MAP

Township 6 South, Range 12 West, Sec. 2, 3
Fairbanks Meridian, Alaska

Sec. 2, 3



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1394	409073	F006S012W02	ASLS 81-56	1	2	4.772	\$4,000.00
1395	409074	F006S012W02	ASLS 81-56	2	2	4.755	\$4,000.00
1396	409080	F006S012W02	ASLS 81-56	8	2	4.926	\$4,000.00
1397	409081	F006S012W02	ASLS 81-56	9	2	4.929	\$4,000.00
1398	409082	F006S012W02	ASLS 81-56	10	2	4.828	\$4,000.00
1399	409083	F006S012W02	ASLS 81-56	11	2	4.646	\$4,000.00
1400	409084	F006S012W02	ASLS 81-56	12	2	4.696	\$4,000.00
1401	409085	F006S012W02	ASLS 81-56	13	2	4.751	\$4,000.00
1402	409086	F006S012W02	ASLS 81-56	14	2	4.763	\$4,000.00
1403	409087	F006S012W02	ASLS 81-56	15	2	4.775	\$4,000.00
1404	409088	F006S012W02	ASLS 81-56	16	2	4.979	\$4,000.00
1405	409089	F006S012W02	ASLS 81-56	17	2	4.803	\$4,000.00
1406	409146	F006S012W02	ASLS 81-56	18	2	4.962	\$4,000.00
1407	409147	F006S012W02	ASLS 81-56	19	2	4.847	\$4,000.00
1408	409148	F006S012W02	ASLS 81-56	20	2	4.929	\$4,000.00
1409	409091	F006S012W02	ASLS 81-56	2	3	4.876	\$4,000.00
1410	409092	F006S012W02	ASLS 81-56	3	3	4.801	\$4,000.00
1411	409093	F006S012W02	ASLS 81-56	4	3	4.874	\$4,000.00
1412	409094	F006S012W02	ASLS 81-56	5	3	4.715	\$4,000.00
1413	409095	F006S012W02	ASLS 81-56	6	3	4.801	\$4,000.00
1414	409096	F006S012W02	ASLS 81-56	7	3	4.962	\$4,000.00
1415	409097	F006S012W02	ASLS 81-56	8	3	4.940	\$4,000.00
1416	409098	F006S012W02	ASLS 81-56	9	3	4.943	\$4,000.00
1417	409099	F006S012W02	ASLS 81-56	10	3	4.896	\$4,000.00
1418	409100	F006S012W02	ASLS 81-56	11	3	4.985	\$4,000.00
1419	409101	F006S012W02	ASLS 81-56	12	3	4.990	\$4,000.00
1420	409102	F006S012W02	ASLS 81-56	13	3	4.989	\$4,000.00
1421	409103	F006S012W02	ASLS 81-56	1	4	4.903	\$4,000.00
1422	409104	F006S012W02	ASLS 81-56	2	4	4.975	\$4,000.00
1423	409105	F006S012W02	ASLS 81-56	3	4	4.957	\$4,000.00
1424	409106	F006S012W02	ASLS 81-56	4	4	4.976	\$4,000.00
1425	409107	F006S012W02	ASLS 81-56	5	4	4.983	\$4,000.00

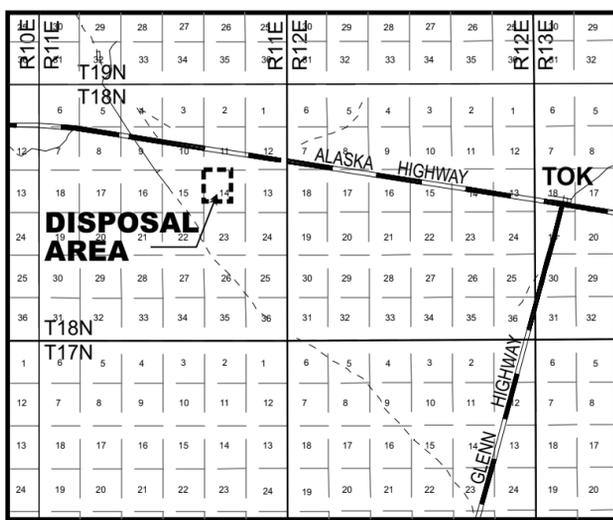
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1426	409108	F006S012W02	ASLS 81-56	6	4	5.000	\$4,000.00
1427	409154	F006S012W03	ASLS 81-56	5	5	5.000	\$12,500.00
1428	409113	F006S012W03	ASLS 81-56	11	5	4.962	\$12,500.00
1429	409114	F006S012W03	ASLS 81-56	1	6	4.952	\$4,000.00
1430	409115	F006S012W03	ASLS 81-56	2	6	4.988	\$4,000.00
1431	409158	F006S012W03	ASLS 81-56	3	6	4.988	\$4,000.00
1432	409116	F006S012W03	ASLS 81-56	4	6	4.919	\$4,000.00
1433	409159	F006S012W03	ASLS 81-56	5	6	4.989	\$4,000.00
1434	409117	F006S012W03	ASLS 81-56	6	6	4.846	\$4,000.00
1435	409118	F006S012W03	ASLS 81-56	7	6	4.701	\$4,000.00
1436	409119	F006S012W03	ASLS 81-56	8	6	4.708	\$4,000.00
1437	409120	F006S012W03	ASLS 81-56	1	7	4.959	\$4,000.00
1438	409121	F006S012W03	ASLS 81-56	2	7	4.840	\$4,000.00
1439	409122	F006S012W03	ASLS 81-56	3	7	4.798	\$4,000.00
1440	409123	F006S012W03	ASLS 81-56	4	7	4.856	\$4,000.00
1441	409124	F006S012W03	ASLS 81-56	5	7	4.861	\$4,000.00
1442	409125	F006S012W03	ASLS 81-56	6	7	4.841	\$4,000.00
1443	409126	F006S012W03	ASLS 81-56	7	7	4.890	\$4,000.00
1444	409127	F006S012W03	ASLS 81-56	8	7	4.935	\$4,000.00
1445	409128	F006S012W03	ASLS 81-56	9	7	4.961	\$4,000.00
1446	409129	F006S012W03	ASLS 81-56	10	7	4.869	\$4,000.00
1447	409130	F006S012W03	ASLS 81-56	11	7	4.877	\$4,000.00
1448	409131	F006S012W03	ASLS 81-56	1	8	4.729	\$4,000.00
1449	409132	F006S012W03	ASLS 81-56	2	8	4.989	\$4,000.00
1450	409133	F006S012W03	ASLS 81-56	3	8	4.999	\$4,000.00
1451	409134	F006S012W03	ASLS 81-56	4	8	4.920	\$4,000.00
1452	409135	F006S012W03	ASLS 81-56	5	8	4.905	\$4,000.00
1453	409136	F006S012W03	ASLS 81-56	6	8	4.941	\$4,000.00
1454	409137	F006S012W03	ASLS 81-56	7	8	4.933	\$4,000.00
1455	409138	F006S012W03	ASLS 81-56	8	8	4.916	\$4,000.00
1456	409140	F006S012W03	ASLS 81-56	10	8	4.974	\$4,000.00
1457	409142	F006S012W03	ASLS 81-56	12	8	4.843	\$4,000.00

Northern Region -- Fall 2002 State Land Auction # 425

Map 117 - Eagle Subdivision ASLS 81-33

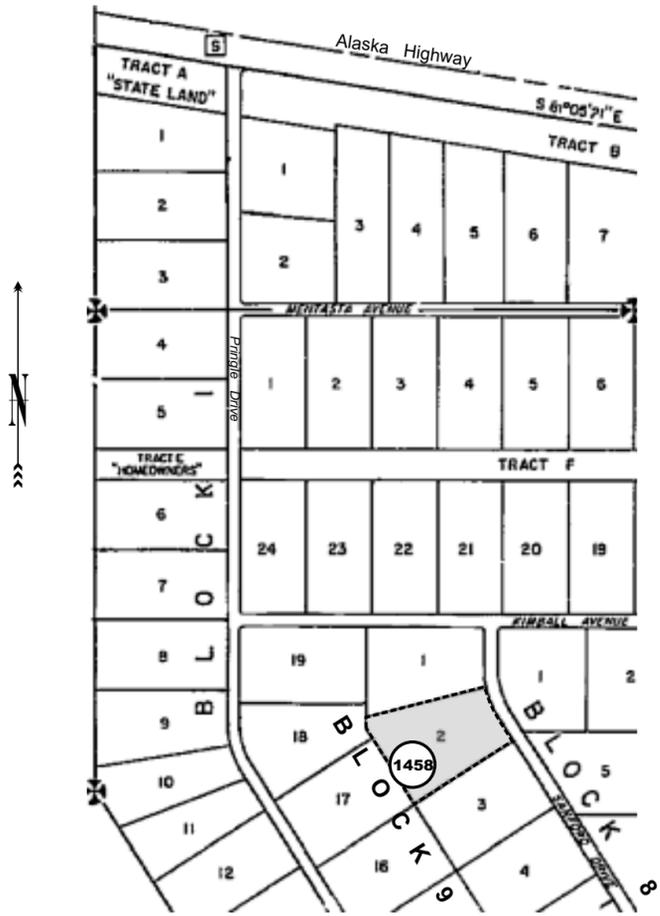
Location	Eagle Subdivision is located approximately ten miles west of Tok on the south side of, and adjacent to, the Alaska Highway.
Topo Map	USGS Quad Tanacross B-5
Access	Access is via the Alaska Highway and then south onto either Pringle Drive or Blackburn Road.
Terrain	The area is mostly level with some low rolling dunes; elevations range from 1,200 to 2,200 feet above sea level.
Soils	Soils are well drained and are composed of shallow silt over gravelly sand.
Vegetation	Stands of aspen and birch are predominant with black spruce in a few low areas.
Water Front	None
View	Unknown
Climate	Summer temperatures range from 33 to 72 degrees F. Winter temperatures vary from -32 to 25 degrees F. Extremes of -60 and 95 degrees F have been recorded. Precipitation averages 12 to 15 inches annually.
Water Source	Potable water of high quality is expected at a depth of 50 feet.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-33.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Eagle Homeowners' Association, if active.
Other	The historic Tetlin Trail crosses section 11 north of the subdivision. The historic Slana-Tanana Crossing Trail, RST #188, crosses section 15 west of these parcels and is subject to Revised Statute 2477 of the mining law of 1866. The surrounding area may contain trap lines. Parcel 1458 contains a small driveway and partial clearing.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1458	408094	C018N011E14	ASLS 81-33	2	9	4.883	\$8,800.00



USGS Quad Tanacross B-5, Alaska

Sec. 14



VICINITY MAP

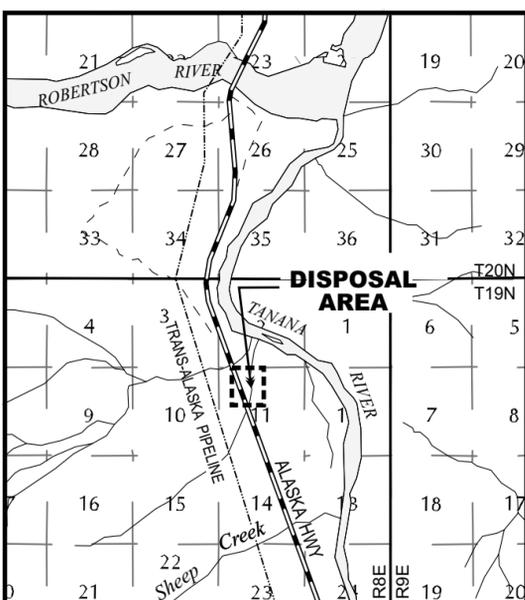
Township 18 North, Range 11 East, Sec. 14
Copper River Meridian, Alaska

Map 118 - Fireweed Remote Odd Lot ASLS 82-205

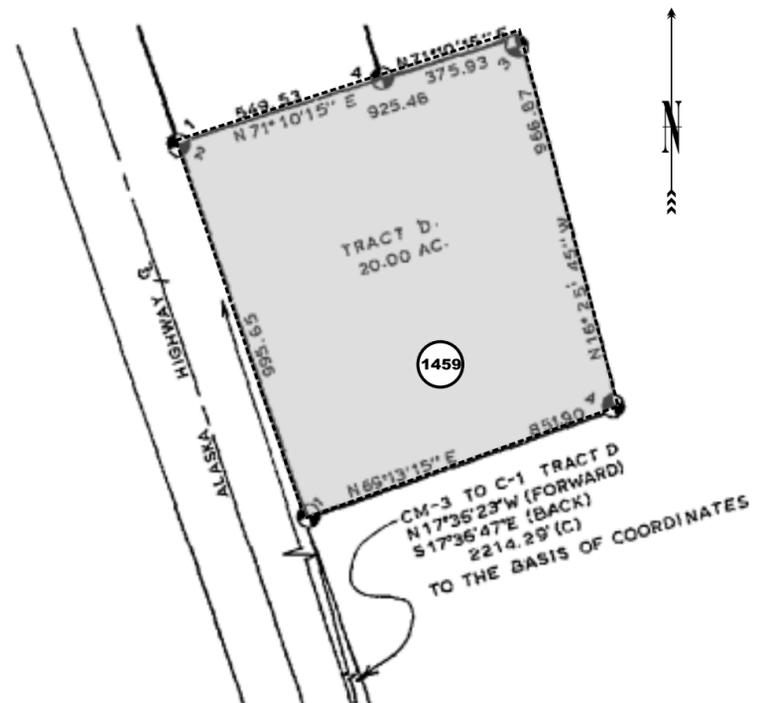
Location	Fireweed Remote Odd Lot is located on the terraces of the Northeast Alaska Range approximately 18 miles from the community of Dot Lake.
Topo Map	USGS Quad Tanacross B-6
Access	Access is from the Alaska Highway, approximately 1.5 miles north of the Sheep Creek crossing.
Terrain	Area topography is gently sloping terraces with elevations ranging from 1,550 feet near the Tanana River to 3,000 feet.
Soils	Soils consist of silt and sand overlying silt with gravel, cobbles, and boulders. There are areas of discontinuous permafrost where drainage is poor.
Vegetation	Vegetation is generally a lowland spruce-hardwood forest.
Water Front	None
View	View of the surrounding forests.
Climate	Average temperatures range from 33 to 72 degrees F in summer and -32 to 25 degrees F in winter with yearly extremes of -71 to 96 degrees F. Average annual precipitation is 11 inches including 34 inches of snow.
Water Source	Depth to the water table is estimated to be less than 150 feet. Quality is unknown.
Water/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 ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 82-205. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. This parcel is adjacent to the Alaska Highway; contact the State of Alaska Dept. of Transportation prior to any construction, which directly access the highway.
Municipal Authority	None
Homeowners Assoc.	None
Other	There may be a prescribed burn in the area directly west of Fireweed; check with the regional Division of Forestry for more information.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1459	407960	C019N008E11	ASLS 82-205	D	20.0	\$11,600.00

Sec. 11



USGS Quad Tanacross B-6, Alaska

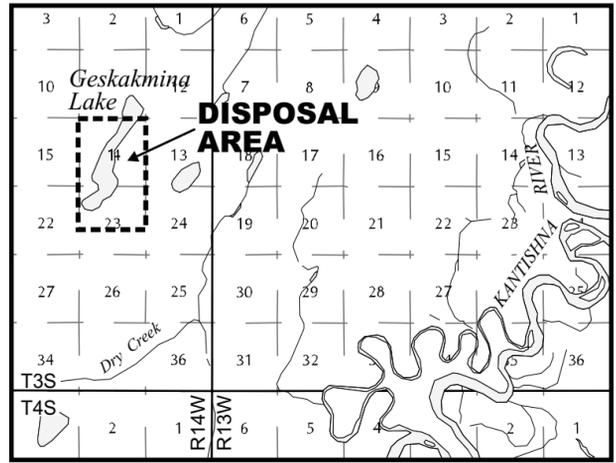


VICINITY MAP

Township 19 North, Range 8 East, Sec. 11
Copper River Meridian, Alaska

Map 119 - Geskakmina Lake Subdivision ASLS 81-55

Location	The Geskakmina Lake Subdivision is located 40 air miles northwest of Nenana and 25 miles southeast of Manley Hot Springs.
Topo Map	USGS Quad Kantishna River C-1
Access	Primary access to the subdivision is by floatplane.
Terrain	The elevation varies from 550 to 675 feet.
Soils	Unknown
Vegetation	Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest. A 2002 summer fire has burned some of the land around the lake.
Water Front	All lots are set back from the lake shore, but many lots are located adjacent to this shore frontage
View	Unknown
Climate	Temperatures could range from 90 degrees F in the summer to -60 degrees F in the winter.
Water Source	Collection of lake surface water; holding rainwater catchment.
Water/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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-55. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners' Association, if active. Covenants and restrictions pertaining to the homeowners' association are recorded in book 227, page 336, within the Fairbanks recording office.
Other	This subdivision is located within a full fire protection area.



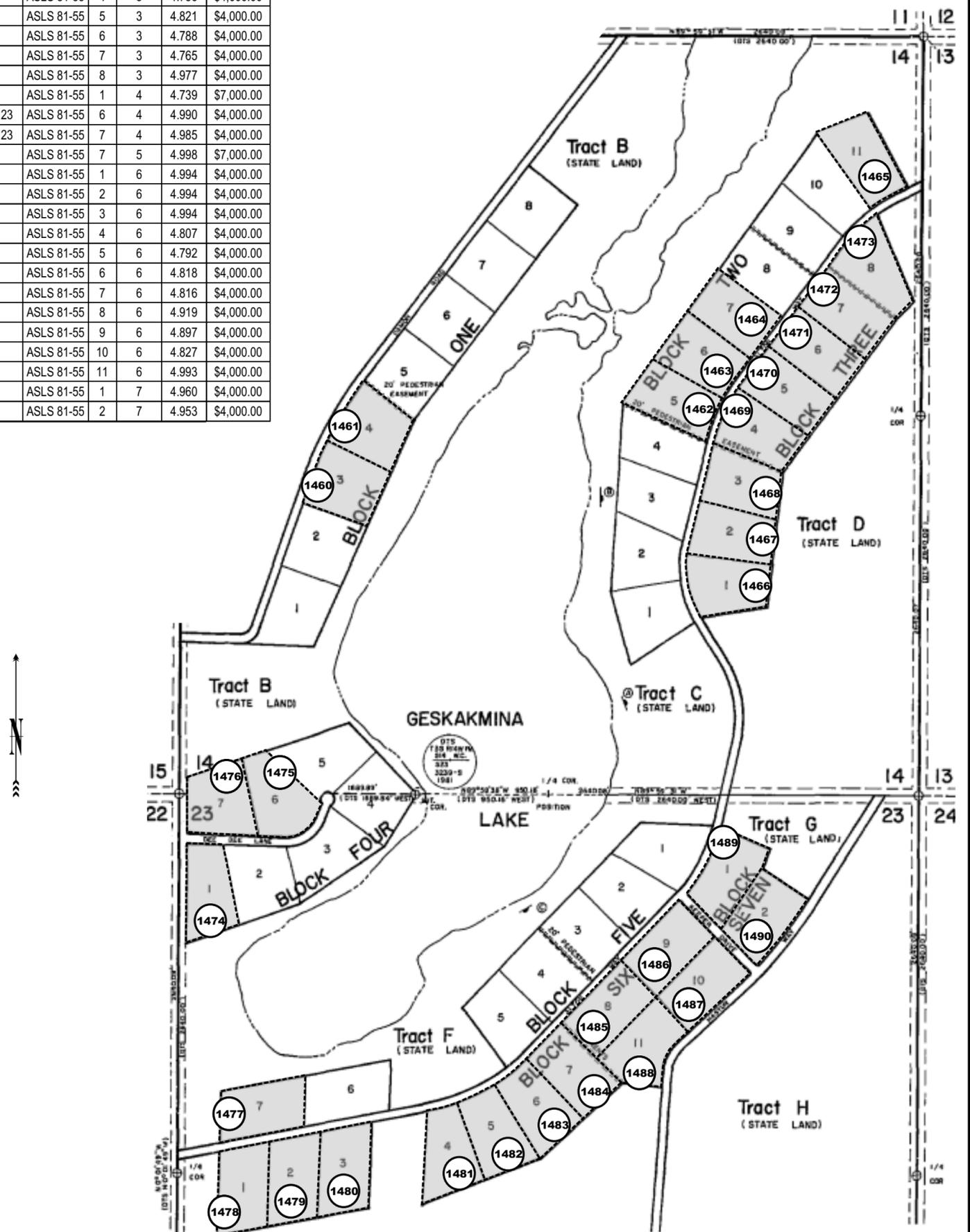
USGS Quad Kantishna River C-1, Alaska

VICINITY MAP

Township 3 South, Range 14 West, Sec. 14, 23
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1460	407342	F003S014W14	ASLS 81-55	3	1	4.976	\$7,000.00
1461	415569	F003S014W14	ASLS 81-55	4	1	4.997	\$7,000.00
1462	407349	F003S014W14	ASLS 81-55	5	2	4.875	\$7,000.00
1463	407350	F003S014W14	ASLS 81-55	6	2	4.878	\$7,000.00
1464	407351	F003S014W14	ASLS 81-55	7	2	4.875	\$7,000.00
1465	407355	F003S014W14	ASLS 81-55	11	2	4.908	\$4,000.00
1466	407356	F003S014W14	ASLS 81-55	1	3	4.767	\$4,000.00
1467	407357	F003S014W14	ASLS 81-55	2	3	4.721	\$4,000.00
1468	407358	F003S014W14	ASLS 81-55	3	3	4.745	\$4,000.00
1469	407359	F003S014W14	ASLS 81-55	4	3	4.756	\$4,000.00
1470	407360	F003S014W14	ASLS 81-55	5	3	4.821	\$4,000.00
1471	407361	F003S014W14	ASLS 81-55	6	3	4.788	\$4,000.00
1472	407362	F003S014W14	ASLS 81-55	7	3	4.765	\$4,000.00
1473	407363	F003S014W14	ASLS 81-55	8	3	4.977	\$4,000.00
1474	407364	F003S014W14	ASLS 81-55	1	4	4.739	\$7,000.00
1475	407367	F003S014W14, 23	ASLS 81-55	6	4	4.990	\$4,000.00
1476	407368	F003S014W14, 23	ASLS 81-55	7	4	4.985	\$4,000.00
1477	407370	F003S014W23	ASLS 81-55	7	5	4.998	\$7,000.00
1478	407371	F003S014W23	ASLS 81-55	1	6	4.994	\$4,000.00
1479	407372	F003S014W23	ASLS 81-55	2	6	4.994	\$4,000.00
1480	407373	F003S014W23	ASLS 81-55	3	6	4.994	\$4,000.00
1481	407374	F003S014W23	ASLS 81-55	4	6	4.807	\$4,000.00
1482	407375	F003S014W23	ASLS 81-55	5	6	4.792	\$4,000.00
1483	407376	F003S014W23	ASLS 81-55	6	6	4.818	\$4,000.00
1484	407377	F003S014W23	ASLS 81-55	7	6	4.816	\$4,000.00
1485	407378	F003S014W23	ASLS 81-55	8	6	4.919	\$4,000.00
1486	407379	F003S014W23	ASLS 81-55	9	6	4.897	\$4,000.00
1487	407380	F003S014W23	ASLS 81-55	10	6	4.827	\$4,000.00
1488	407381	F003S014W23	ASLS 81-55	11	6	4.993	\$4,000.00
1489	407382	F003S014W23	ASLS 81-55	1	7	4.960	\$4,000.00
1490	407383	F003S014W23	ASLS 81-55	2	7	4.953	\$4,000.00

Sec. 14, 23

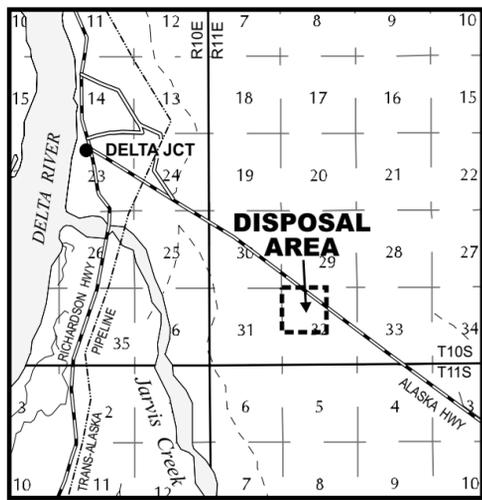


Northern Region -- Fall 2002 State Land Auction # 425

Map 120 - Greely Subdivision ASLS 79-164

Location	Greely subdivision is located approximately 3 miles southeast of Delta Junction, along the Alaska Highway.
Topo Map	USGS Quad Big Delta A-4
Access	Access is from the Alaska Highway and then south on Stevens street, a platted right-of-way within the subdivision.
Terrain	The terrain is flat.
Soils	Unknown
Vegetation	Vegetation ranges from open bogs to black spruce forest to mixed hardwood forest.
Water Front	None
View	View of the surrounding forest.
Climate	Temperatures range from averages of 35 to 72 degrees F in the summer and -31 to 24 degrees F in the winter, with recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Ground water should be available within reasonable depths.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-164. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcels in this subdivision may be subject to annual spring flooding during breakup, due to the formation of ice in Jarvis Creek. This causes the waters of Jarvis Creek to be diverted to this area for approximately two weeks each spring.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	TRACT	ACRES	MINIMUM BID
1491	405751	F010S011E32	ASLS 79-164	11	3	GREELY C	4.555	\$7,000.00

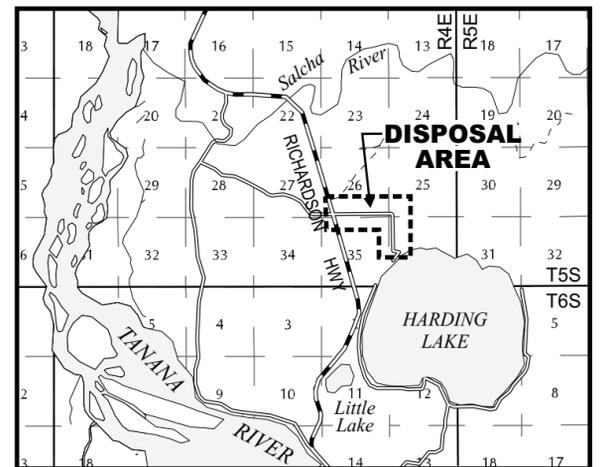


VICINITY MAP
Township 10 South,
Range 11 East, Sec. 32
Fairbanks Meridian, Alaska

USGS Quad Big Delta A-4, Alaska

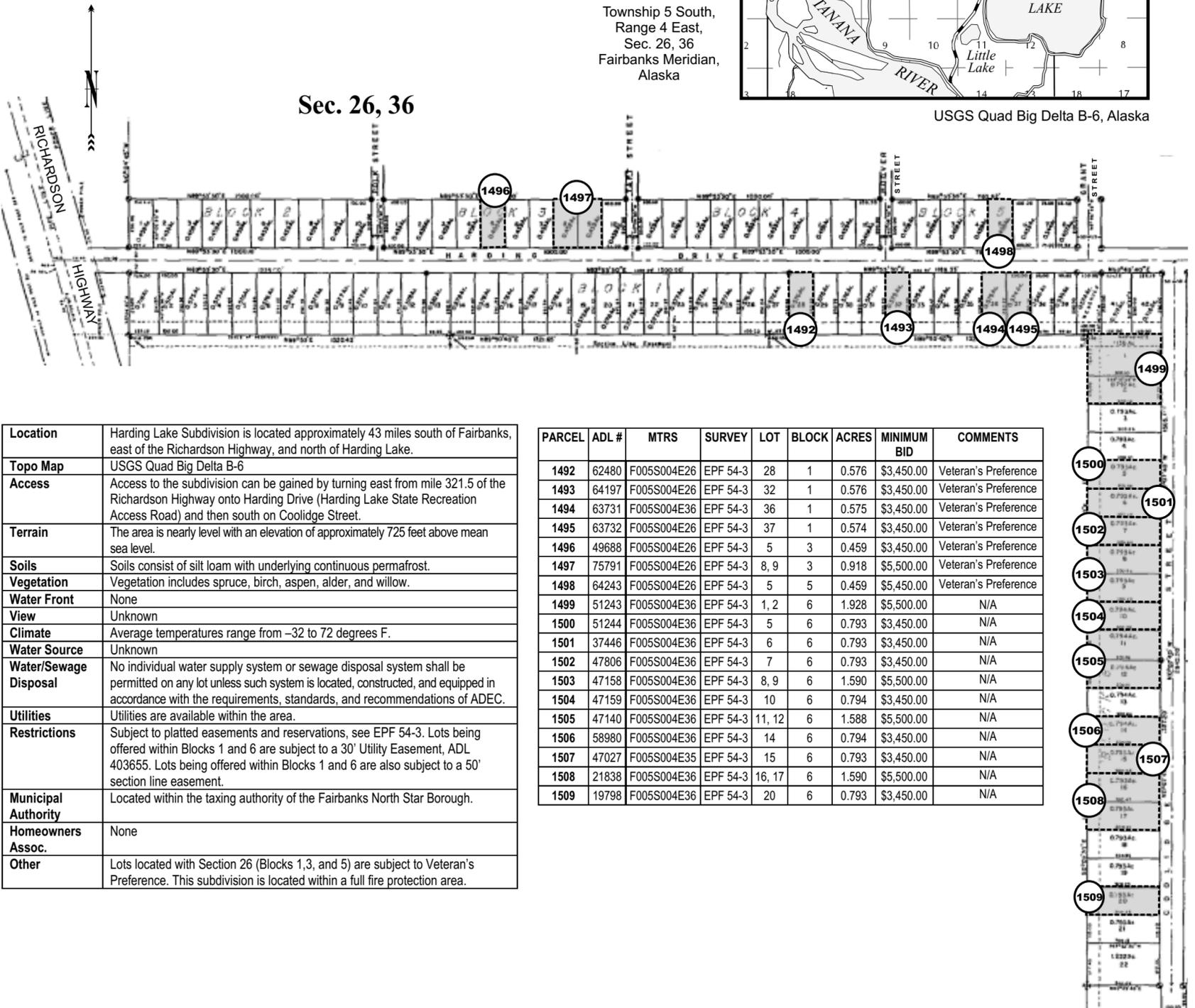
Map 121 - Harding Lake
Alaska Subdivision EPF 54-3
Veteran's Preference

VICINITY MAP
Township 5 South,
Range 4 East,
Sec. 26, 36
Fairbanks Meridian,
Alaska



USGS Quad Big Delta B-6, Alaska

Sec. 26, 36

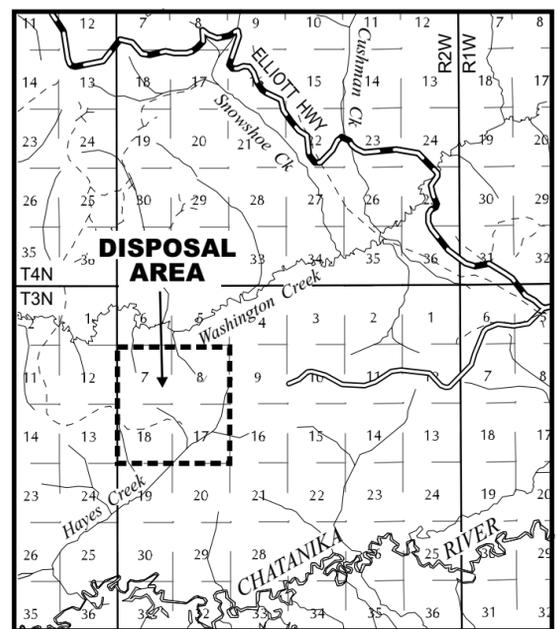


Location	Harding Lake Subdivision is located approximately 43 miles south of Fairbanks, east of the Richardson Highway, and north of Harding Lake.
Topo Map	USGS Quad Big Delta B-6
Access	Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.
Terrain	The area is nearly level with an elevation of approximately 725 feet above mean sea level.
Soils	Soils consist of silt loam with underlying continuous permafrost.
Vegetation	Vegetation includes spruce, birch, aspen, alder, and willow.
Water Front	None
View	Unknown
Climate	Average temperatures range from -32 to 72 degrees F.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are available within the area.
Restrictions	Subject to platted easements and reservations, see EPF 54-3. Lots being offered within Blocks 1 and 6 are subject to a 30' Utility Easement, ADL 403655. Lots being offered within Blocks 1 and 6 are also subject to a 50' section line easement.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Lots located with Section 26 (Blocks 1,3, and 5) are subject to Veteran's Preference. This subdivision is located within a full fire protection area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
1492	62480	F005S004E26	EPF 54-3	28	1	0.576	\$3,450.00	Veteran's Preference
1493	64197	F005S004E26	EPF 54-3	32	1	0.576	\$3,450.00	Veteran's Preference
1494	63731	F005S004E36	EPF 54-3	36	1	0.575	\$3,450.00	Veteran's Preference
1495	63732	F005S004E26	EPF 54-3	37	1	0.574	\$3,450.00	Veteran's Preference
1496	49688	F005S004E26	EPF 54-3	5	3	0.459	\$3,450.00	Veteran's Preference
1497	75791	F005S004E26	EPF 54-3	8, 9	3	0.918	\$5,500.00	Veteran's Preference
1498	64243	F005S004E26	EPF 54-3	5	5	0.459	\$5,450.00	Veteran's Preference
1499	51243	F005S004E36	EPF 54-3	1, 2	6	1.928	\$5,500.00	N/A
1500	51244	F005S004E36	EPF 54-3	5	6	0.793	\$3,450.00	N/A
1501	37446	F005S004E36	EPF 54-3	6	6	0.793	\$3,450.00	N/A
1502	47806	F005S004E36	EPF 54-3	7	6	0.793	\$3,450.00	N/A
1503	47158	F005S004E36	EPF 54-3	8, 9	6	1.590	\$5,500.00	N/A
1504	47159	F005S004E36	EPF 54-3	10	6	0.794	\$3,450.00	N/A
1505	47140	F005S004E36	EPF 54-3	11, 12	6	1.588	\$5,500.00	N/A
1506	58980	F005S004E36	EPF 54-3	14	6	0.794	\$3,450.00	N/A
1507	47027	F005S004E35	EPF 54-3	15	6	0.793	\$3,450.00	N/A
1508	21838	F005S004E36	EPF 54-3	16, 17	6	1.590	\$5,500.00	N/A
1509	19798	F005S004E36	EPF 54-3	20	6	0.793	\$3,450.00	N/A

Map 122 - Hayes Creek Subdivision ASLS 81-20

Location	Hayes Creek Subdivision is located approximately 13 miles north of Fairbanks and west of the Elliott Highway, approximately 7 miles west on Himalaya Road.
Topo Map	USGS Quad Livengood A-2, A-3
Access	From mile 15 of the Elliott Highway turn west onto Himalaya Road. At mile 4.1 of Himalaya Road, turn north along the pipeline right-of-way approximately 1/2 mile then turn west on trail/road that runs along the ridgeline. Proceed approximately 3.5 miles to the Hayes Creek Subdivision. Access is by ATV or snowmachine from the pipeline corridor and west.
Terrain	Gentle southeastern slope with elevations ranging from 800 to 1,700 feet above mean sea level.
Soils	Lower elevation areas are silt, sand, and peat with high ice content. The higher elevations consist of decomposing and faulted bedrock.
Vegetation	Vegetation consists of spruce, birch, willow, and alder.
Water Front	None
View	Unknown
Climate	Average January temperatures range from -22 to -2 degrees F; July temperatures range from 5 to 72 degrees F. Temperatures have been recorded as low as -78 degrees in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.
Water Source	Ground water availability is rated poor to moderate at depths of 100 to 200 feet. Water quality is indicated as fair.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-20. Public right-of-way and utility easement descriptions pertaining to this subdivision are recorded in Book 269, Page 0985-0992, within the Fairbanks Recording District.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Located within a full fire protection area.

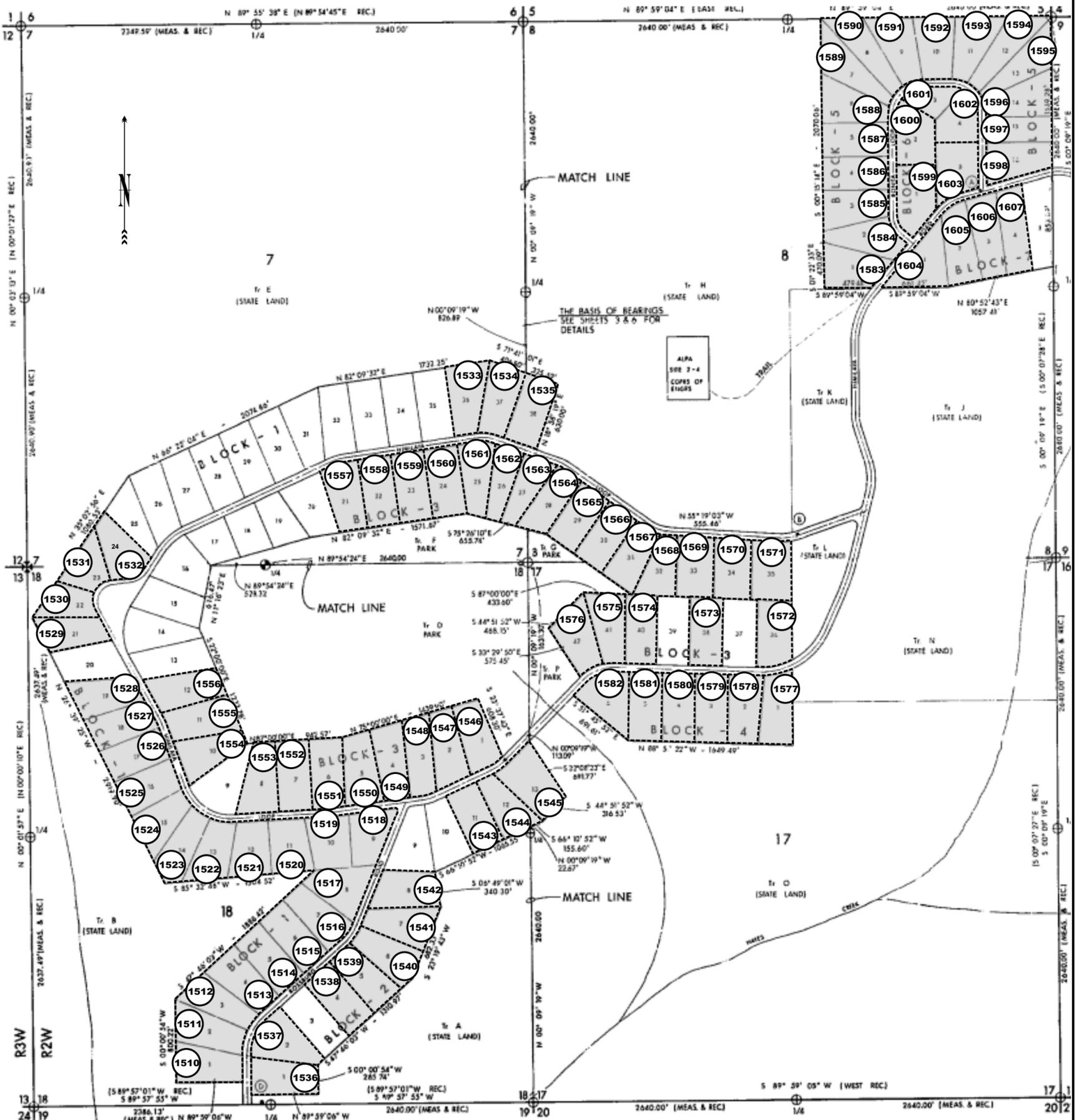


USGS Quad Livengood A-2, A-3, Alaska

VICINITY MAP

Township 3 North, Range 2 West, Sec. 7, 8, 17, 18
Fairbanks Meridian, Alaska

Sec. 7, 8, 17, 18



Map 122 - Hayes Creek Subdivision ASLS 81-20 continues on following page

Map 122 - Hayes Creek Subdivision ASLS 81-20

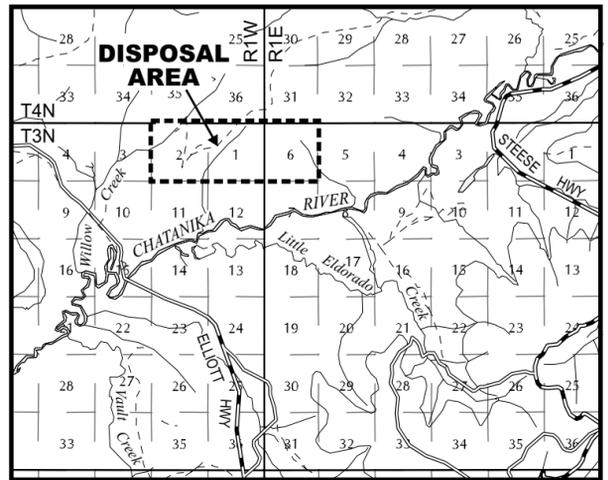
Hayes Creek Subdivision ASLS 81-20 continues from previous page

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1510	409250	F003N002W18	ASLS 81-20	1	1	5.000	\$1,750.00
1511	409251	F003N002W18	ASLS 81-20	2	1	5.000	\$1,750.00
1512	409252	F003N002W18	ASLS 81-20	3	1	4.808	\$1,700.00
1513	409253	F003N002W18	ASLS 81-20	4	1	5.000	\$1,750.00
1514	409254	F003N002W18	ASLS 81-20	5	1	5.000	\$1,750.00
1515	409255	F003N002W18	ASLS 81-20	6	1	5.000	\$1,750.00
1516	409256	F003N002W18	ASLS 81-20	7	1	5.000	\$1,750.00
1517	409257	F003N002W18	ASLS 81-20	8	1	5.000	\$1,750.00
1518	409258	F003N002W18	ASLS 81-20	9	1	5.000	\$2,400.00
1519	409259	F003N002W18	ASLS 81-20	10	1	5.000	\$2,400.00
1520	409260	F003N002W18	ASLS 81-20	11	1	5.000	\$2,400.00
1521	409261	F003N002W18	ASLS 81-20	12	1	5.000	\$2,400.00
1522	409262	F003N002W18	ASLS 81-20	13	1	5.000	\$2,400.00
1523	409263	F003N002W18	ASLS 81-20	14	1	5.000	\$2,400.00
1524	409264	F003N002W18	ASLS 81-20	15	1	5.000	\$2,400.00
1525	409265	F003N002W18	ASLS 81-20	16	1	5.000	\$2,400.00
1526	409266	F003N002W18	ASLS 81-20	17	1	5.079	\$2,400.00
1527	409267	F003N002W18	ASLS 81-20	18	1	4.951	\$2,400.00
1528	409268	F003N002W18	ASLS 81-20	19	1	5.089	\$2,400.00
1529	409270	F003N002W18	ASLS 81-20	21	1	4.542	\$2,200.00
1530	409271	F003N002W18	ASLS 81-20	22	1	3.726	\$1,800.00
1531	409272	F003N002W07, 18	ASLS 81-20	23	1	3.848	\$1,800.00
1532	409273	F003N002W07, 18	ASLS 81-20	24	1	4.852	\$2,300.00
1533	409285	F003N002W07	ASLS 81-20	36	1	5.000	\$2,400.00
1534	409286	F003N002W07	ASLS 81-20	37	1	5.000	\$2,400.00
1535	409287	F003N002W07, 18	ASLS 81-20	38	1	5.000	\$2,400.00
1536	409288	F003N002W18	ASLS 81-20	1	2	5.000	\$1,750.00
1537	409289	F003N002W18	ASLS 81-20	2	2	4.891	\$1,700.00
1538	409291	F003N002W18	ASLS 81-20	4	2	5.000	\$1,750.00
1539	409292	F003N002W18	ASLS 81-20	5	2	5.000	\$1,750.00
1540	409293	F003N002W18	ASLS 81-20	6	2	5.000	\$1,750.00
1541	409294	F003N002W18	ASLS 81-20	7	2	5.000	\$1,750.00
1542	409295	F003N002W18	ASLS 81-20	8	2	5.000	\$1,750.00
1543	409350	F003N002W18	ASLS 81-20	11	2	5.000	\$2,400.00
1544	409351	F003N002W17, 18	ASLS 81-20	12	2	5.000	\$2,400.00
1545	409352	F003N002W17, 18	ASLS 81-20	13	2	6.204	\$3,000.00
1546	409353	F003N002W18	ASLS 81-20	1	3	5.000	\$2,400.00
1547	409354	F003N002W18	ASLS 81-20	2	3	5.000	\$2,400.00
1548	409355	F003N002W18	ASLS 81-20	3	3	5.000	\$2,400.00
1549	409297	F003N002W18	ASLS 81-20	4	3	5.000	\$2,400.00
1550	409298	F003N002W18	ASLS 81-20	5	3	5.000	\$2,400.00
1551	409299	F003N002W18	ASLS 81-20	6	3	5.000	\$2,400.00
1552	409300	F003N002W18	ASLS 81-20	7	3	5.000	\$2,400.00
1553	409301	F003N002W18	ASLS 81-20	8	3	5.000	\$2,400.00
1554	409303	F003N002W18	ASLS 81-20	10	3	5.000	\$2,400.00
1555	409304	F003N002W18	ASLS 81-20	11	3	4.916	\$2,300.00
1556	409305	F003N002W18	ASLS 81-20	12	3	5.000	\$2,400.00
1557	409314	F003N002W07	ASLS 81-20	21	3	5.000	\$2,400.00
1558	409315	F003N002W07	ASLS 81-20	22	3	5.000	\$2,400.00

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1559	409316	F003N002W07	ASLS 81-20	23	3	5.000	\$2,400.00
1560	409317	F003N002W07	ASLS 81-20	24	3	5.000	\$2,400.00
1561	409318	F003N002W07	ASLS 81-20	25	3	5.000	\$2,400.00
1562	409319	F003N002W07	ASLS 81-20	26	3	3.834	\$1,800.00
1563	409320	F003N002W07, 08	ASLS 81-20	27	3	4.000	\$1,900.00
1564	409321	F003N002W07, 08	ASLS 81-20	28	3	4.000	\$1,900.00
1565	409322	F003N002W08	ASLS 81-20	29	3	5.000	\$2,400.00
1566	409356	F003N002W08, 17	ASLS 81-20	30	3	5.000	\$2,400.00
1567	409357	F003N002W08, 17	ASLS 81-20	31	3	5.000	\$2,400.00
1568	409358	F003N002W08, 17	ASLS 81-20	32	3	5.000	\$2,400.00
1569	409359	F003N002W08, 17	ASLS 81-20	33	3	5.000	\$2,400.00
1570	409360	F003N002W08, 17	ASLS 81-20	34	3	5.000	\$2,400.00
1571	409361	F003N002W08, 17	ASLS 81-20	35	3	5.000	\$2,400.00
1572	409362	F003N002W17	ASLS 81-20	36	3	5.000	\$2,400.00
1573	409364	F003N002W17	ASLS 81-20	38	3	5.000	\$2,400.00
1574	409366	F003N002W17	ASLS 81-20	40	3	5.000	\$2,400.00
1575	409367	F003N002W17	ASLS 81-20	41	3	5.000	\$2,400.00
1576	409368	F003N002W17	ASLS 81-20	42	3	5.000	\$2,400.00
1577	409369	F003N002W17	ASLS 81-20	1	4	5.000	\$2,400.00
1578	409370	F003N002W17	ASLS 81-20	2	4	5.000	\$2,400.00
1579	409371	F003N002W17	ASLS 81-20	3	4	5.000	\$2,400.00
1580	409372	F003N002W17	ASLS 81-20	4	4	5.000	\$2,400.00
1581	409373	F003N002W17	ASLS 81-20	5	4	5.000	\$2,400.00
1582	409374	F003N002W17	ASLS 81-20	6	4	5.000	\$2,400.00
1583	409323	F003N002W08	ASLS 81-20	1	5	5.000	\$2,400.00
1584	409324	F003N002W08	ASLS 81-20	2	5	5.000	\$2,400.00
1585	409325	F003N002W08	ASLS 81-20	3	5	5.000	\$2,400.00
1586	409326	F003N002W08	ASLS 81-20	4	5	5.000	\$2,400.00
1587	409327	F003N002W08	ASLS 81-20	5	5	5.000	\$2,400.00
1588	409328	F003N002W08	ASLS 81-20	6	5	5.000	\$2,400.00
1589	409329	F003N002W08	ASLS 81-20	7	5	4.999	\$2,400.00
1590	409330	F003N002W08	ASLS 81-20	8	5	4.973	\$2,400.00
1591	409331	F003N002W08	ASLS 81-20	9	5	4.999	\$2,400.00
1592	409332	F003N002W08	ASLS 81-20	10	5	4.999	\$2,400.00
1593	409333	F003N002W08	ASLS 81-20	11	5	4.999	\$2,400.00
1594	409334	F003N002W08	ASLS 81-20	12	5	4.999	\$2,400.00
1595	409335	F003N002W08	ASLS 81-20	13	5	4.973	\$2,400.00
1596	409336	F003N002W08	ASLS 81-20	14	5	4.999	\$2,400.00
1597	409337	F003N002W08	ASLS 81-20	15	5	4.999	\$2,400.00
1598	409338	F003N002W08	ASLS 81-20	16	5	5.000	\$2,400.00
1599	409339	F003N002W08	ASLS 81-20	1	6	5.000	\$2,400.00
1600	409340	F003N002W08	ASLS 81-20	2	6	4.365	\$2,100.00
1601	409341	F003N002W08	ASLS 81-20	3	6	4.183	\$2,000.00
1602	409342	F003N002W08	ASLS 81-20	4	6	4.023	\$1,900.00
1603	409343	F003N002W08	ASLS 81-20	5	6	5.000	\$2,400.00
1604	409344	F003N002W08	ASLS 81-20	1	7	5.000	\$2,400.00
1605	409345	F003N002W08	ASLS 81-20	2	7	5.000	\$2,400.00
1606	409346	F003N002W08	ASLS 81-20	3	7	5.000	\$2,400.00
1607	409347	F003N002W08	ASLS 81-20	4	7	5.000	\$2,400.00

Map 123 - Haystack Subdivision ASLS 80-117

Location	Haystack Subdivision is located approximately 24 miles north of Fairbanks, about one mile north of the Chatanika River, and one to four miles east of the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	At approximately mile 11 of the Elliott Highway turn east onto Haystack Drive. Follow Haystack drive to the subdivision.
Terrain	Moderate to gentle sloping terrain with a southern aspect. Elevations range between 1,400 to 1,900 feet above mean sea level.
Soils	Unknown
Vegetation	Vegetation consists mainly of spruce, birch, aspen, and willow.
Water Front	None
View	Some parcels have nice views of the valley and surrounding forest.
Climate	Average January temperatures range from -22 to -2 degrees F; July temperatures range from 50 to 72 degrees F. Temperatures have been recorded as low as -78 degrees F in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are available within the area.
Restrictions	Subject to platted easements and reservation, see ASLS 80-117.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	There are active mining claims in the vicinity of this subdivision. This subdivision is located within a full fire protection area.



USGS Quad Livengood A-2, Alaska

VICINITY MAP

Township 3 North, Range 1 West, Sec. 1, 2
Township 3 North, 1 East, Sec. 6
Fairbanks Meridian, Alaska

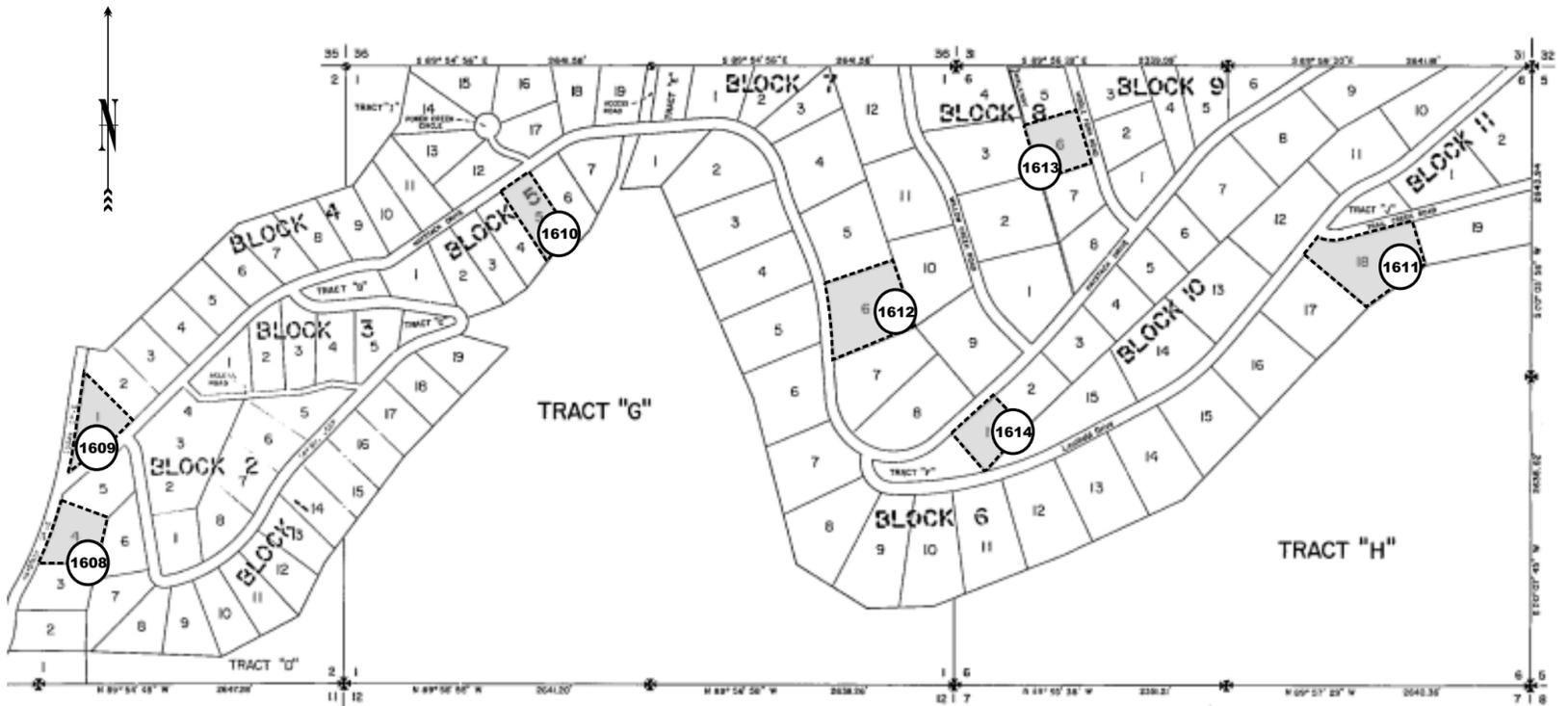
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1608	408348	F003N001W02	ASLS 80-117	4	1	4.992	\$9,400.00
1609	408353	F003N001W02	ASLS 80-117	1	4	4.844	\$9,200.00
1610	408368	F003N001W01	ASLS 80-117	5	5	4.894	\$9,300.00
1611	408300	F003N001E06	ASLS 80-117	18	6	9.366	\$17,800.00
1612	408307	F003N001W01	ASLS 80-117	6	7	9.791	\$18,600.00
1613	408319	F003N001E06	ASLS 80-117	6	8	4.965	\$10,400.00
1614	408328	F003N001E06 F003N001W01	ASLS 80-117	1	10	4.680	\$9,900.00

Haystack Subdivision ASLS 80-117 continues on following page

Map 123 - Haystack Subdivision ASLS 80-117

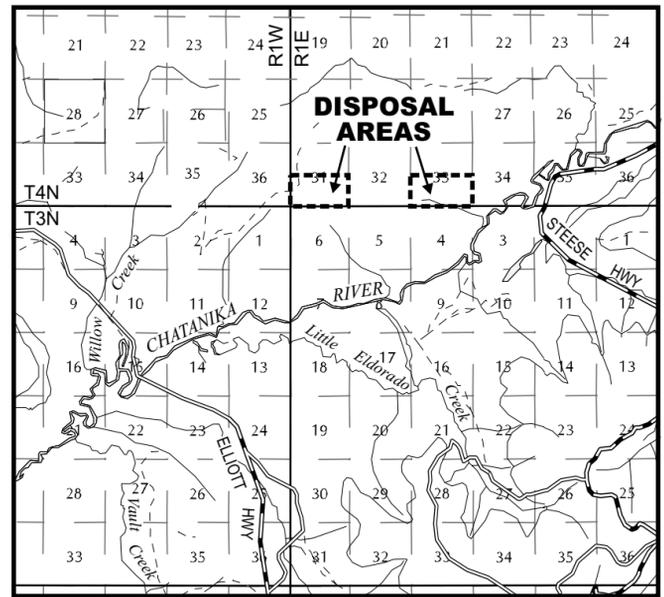
Haystack Subdivision ASLS 80-117 continues from previous age

Sec. 1, 2, 6



Map 124 - Haystack Extension ASLS 80-163

Location	Haystack Subdivision is located approximately 24 miles north of Fairbanks, about 1.5 miles north of the Chatanika River, and four to seven miles east of the Elliott Highway.
Topo Map	USGS Livengood A-2, A-3
Access	At approximately mile 11 of the Elliott Highway turn east onto Haystack Drive. Follow Haystack drive to the subdivision.
Terrain	Moderately sloping with northwest aspect. Elevation levels range from 2,200 to 2,300 feet above mean sea level. The subdivision is located downhill from the summit of Haystack Mountain.
Soils	Unknown
Vegetation	Vegetation consists mainly of black spruce, alder, and willow.
Water Front	None
View	Potentially excellent views to the northwest.
Climate	Average January temperatures range from -22 to -2 degrees F; July temperatures range from 50 to 72 degrees F. Temperatures have been recorded as low as -78 degrees F in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.
Water Source	Unknown
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are available within the area.
Restrictions	Subject to platted easements and reservations, see ASLS 80-163.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	There may be trails blazed within this subdivision that are not located on approved platted roadways; be sure to avoid use of any trails that may trespass on private property. There are active mining operations in the vicinity of this subdivision. This subdivision is located within a full fire protection area.



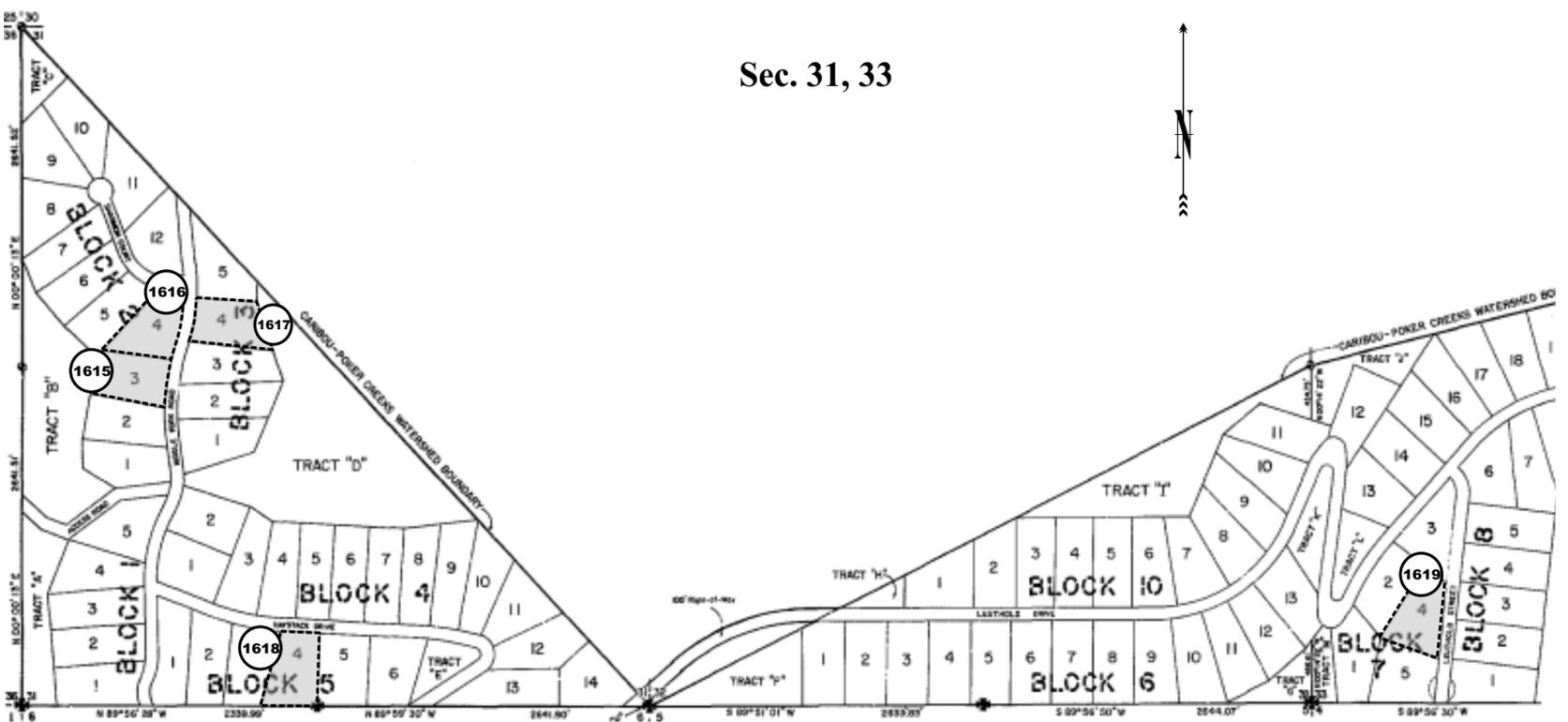
USGS Quad Livengood A-2, A-3, Alaska

VICINITY MAP

Township 4 North, Range 1 East, Sec. 31, 33
Fairbanks Meridian, Alaska

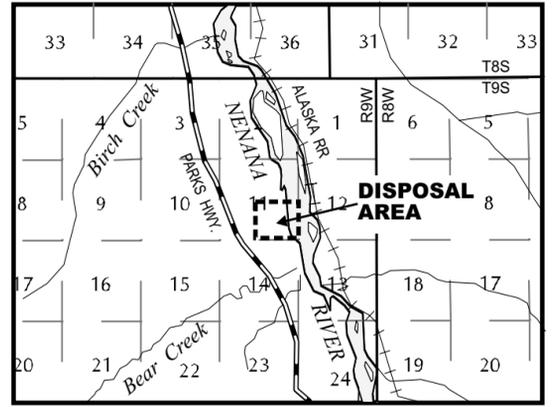
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1615	408466	F004N001E31	ASLS 80-163	3	2	4.977	\$10,500.00
1616	408467	F004N001E31	ASLS 80-163	4	2	4.907	\$10,300.00
1617	408473	F004N001E31	ASLS 80-163	4	3	4.616	\$9,700.00
1618	408386	F004N001E31	ASLS 80-163	4	5	4.996	\$10,500.00
1619	408405	F004N001E33	ASLS 80-163	4	7	4.980	\$8,900.00

Sec. 31, 33



Map 125 - Healy Homestead ASLS 87-08

Location	This Healy Homestead parcel is located approximately 80 miles south of Fairbanks, west of the Parks Hwy and along the west bank of the Nenana River.
Topo Map	USGS Quad Fairbanks A-5
Access	Access into this area is by foot or ATV along existing trails that begin near June Creek.
Terrain	The terrain is nearly level to gently sloping towards the Nenana River.
Soils	A soil survey of this area indicates scattered patches of Class III or better soils; however, the majority of this disposal area contains shallow and/or deep silts that are frozen.
Vegetation	The vegetation in this area is primarily black spruce and sphagnum moss. The dryer sites along the Nenana River and in the vicinity of the Class III soils support the larger spruce trees. The vegetation is smaller and not as dense on the wetter areas.
Water Front	Parcel 1620 has water frontage on the Nenana River.
View	Potentially excellent views of the river and surrounding landscape.
Climate	The temperatures in this area range from 35 to 71 degrees F in the summer and from -27 to 38 degrees F in the winter. The extremes are approximately -63 and 96 degrees F. The average annual precipitation is 13 inches, including 64 inches of snowfall.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 87-008. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	None
Other	This parcel is located within a full fire protection area.



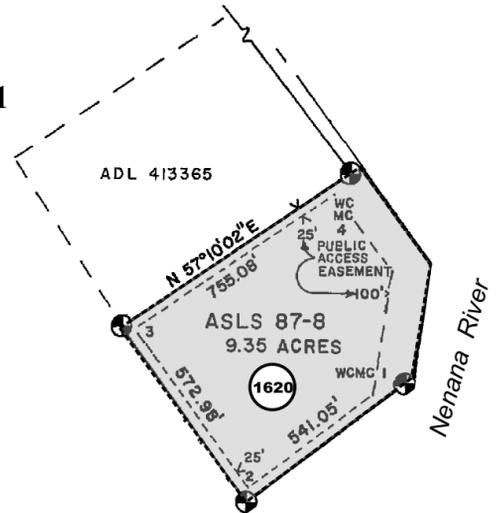
VICINITY MAP
Township 9 South,
Range 9 West, Sec. 11
Fairbanks Meridian, Alaska

USGS Quad Fairbanks A-5, Alaska

PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
1620	413773	F009S009W11	ASLS 87-008	9.35	\$17,800.00



Sec. 11

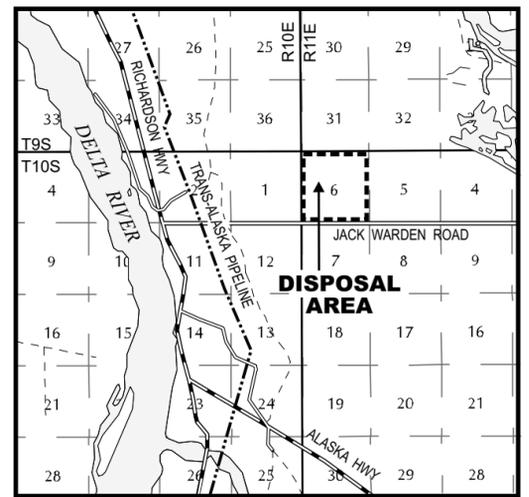


Map 126 - Jack Subdivision ASLS 79-165

Location	Jack Subdivision is located approximately 2 miles north of Delta Junction, within .25 mile of Jack Warren Road. It is within the city limits of Delta Junction.
Topo Map	USGS Quad Big Delta A-4
Access	Access is from the Richardson Highway east onto Jack Warren Road. Follow Jack Warren Road to the subdivision. Access to individual parcels within the subdivision is by platted rights-of-way, some of which may not be developed.
Terrain	The terrain is mostly flat to gently sloping in the northeast direction.
Soils	Unknown
Vegetation	Vegetation is a mixed spruce and hardwood forest.
Water Front	None
View	View of the surrounding woods.
Climate	Temperatures range from an average of 35 to 72 degrees F in the summer and -31 to 24 degrees F in the winter, with recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Groundwater should be available within reasonable depths.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-165. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Within the taxing authority of the city of Delta Junction.
Homeowners Assoc.	Any subsequent owner of any lot located within said subdivision automatically becomes a member of the Jack Subdivision Homeowners' Association, if active.
Other	Parcel 1622 has abandoned vehicles, buildings, and debris on it.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1621	405078	F010S011E06	ASLS 79-165	8	1	4.382	\$10,100.00
1622	405091	F010S011E06	ASLS 79-165	10	2	4.705	WITHDRAWN
1623	405096	F010S011E06	ASLS 79-165	3	3	4.882	\$11,250.00
1624	405117	F010S011E06	ASLS 79-165	17	4	4.624	\$10,650.00

VICINITY MAP
Township 10 South, Range 11 East, Sec. 6
Fairbanks, Alaska



USGS Quad Big Delta A-4, Alaska

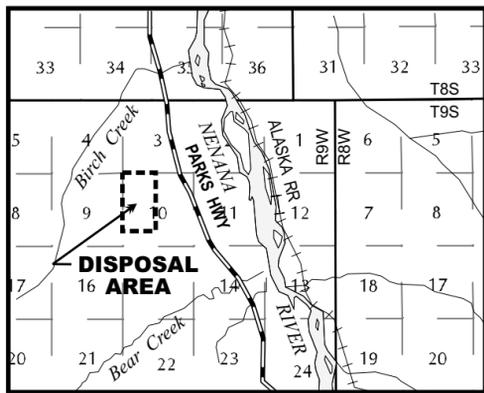
Sec. 6



Map 127 - June Creek AK Subdivision ASLS 79-166

Location	In the northern foothills of the Alaska Range approximately 26 road miles north of Healy on the west side of the Parks Highway.
Topo Map	USGS Quad Fairbanks A-5
Access	Access is from the Parks Highway west onto Roosevelt Avenue. Access may be limited to foot or ATVs only.
Terrain	Terrain varies from level to moderately sloping to steep. Elevation is about 1,000 feet.
Soils	Soils consist of fine grained silts over alluvial gravel.
Vegetation	Vegetation consists of spruce with some birch, aspen, and cottonwood.
Water Front	None
View	Unknown
Climate	Temperatures can range from 90 degrees F in summer to -60 degrees F in winter.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems. Check with ADEC before construction of any such system.
Utilities	None
Restrictions	Subject to platted easements and reservations. See ASLS 79-166. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners' Association, if active.
Other	Some parcels may contain debris and abandoned machinery; site inspection strongly encourage on all parcels being offered. Parcels are Tentatively Approved from the Federal Government. Parcels are located within a full fire protection area.

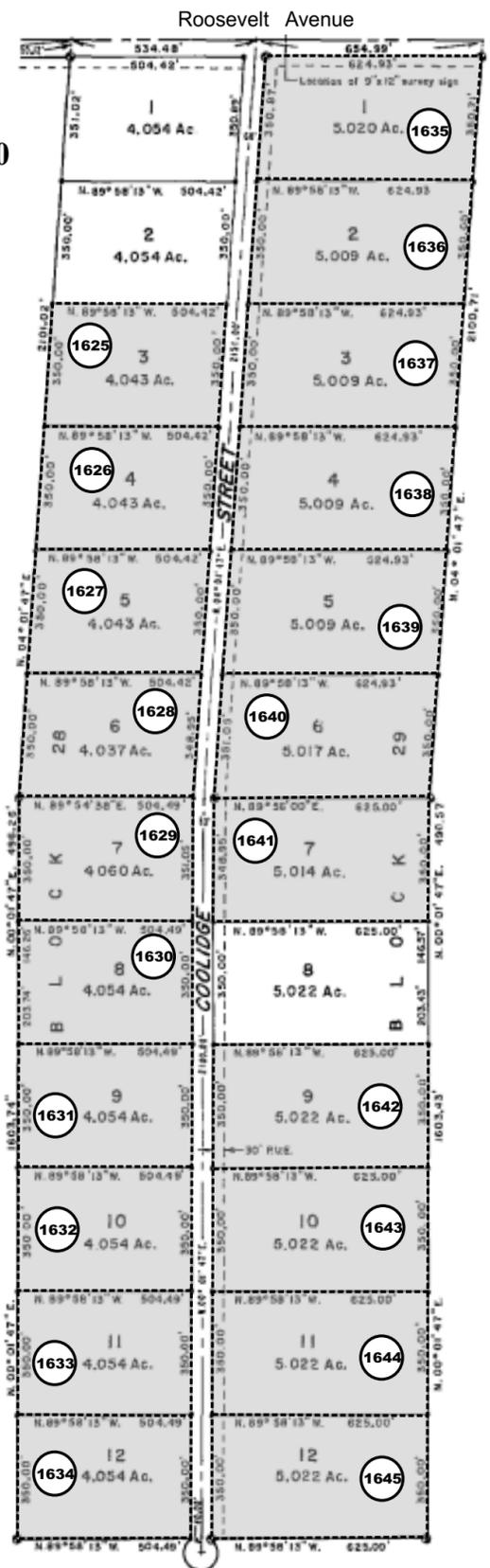
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1625	405410	F009S009W10	ASLS 79-166	3	28	4.043	\$3,600.00
1626	405411	F009S009W10	ASLS 79-166	4	28	4.043	\$3,600.00
1627	405412	F009S009W10	ASLS 79-166	5	28	4.043	\$3,600.00
1628	405413	F009S009W10	ASLS 79-166	6	28	4.037	\$3,600.00
1629	405414	F009S009W10	ASLS 79-166	7	28	4.060	\$3,700.00
1630	405415	F009S009W10	ASLS 79-166	8	28	4.054	\$3,600.00
1631	405416	F009S009W10	ASLS 79-166	9	28	4.054	\$3,600.00
1632	405417	F009S009W10	ASLS 79-166	10	28	4.054	\$3,600.00
1633	405418	F009S009W10	ASLS 79-166	11	28	4.054	\$3,600.00
1634	405419	F009S009W10	ASLS 79-166	12	28	4.054	\$3,600.00
1635	405420	F009S009W10	ASLS 79-166	1	29	5.02	\$4,700.00
1636	405421	F009S009W10	ASLS 79-166	2	29	5.009	\$4,500.00
1637	405422	F009S009W10	ASLS 79-166	3	29	5.009	\$4,500.00
1638	405423	F009S009W10	ASLS 79-166	4	29	5.009	\$4,500.00
1639	405424	F009S009W10	ASLS 79-166	5	29	5.009	\$4,500.00
1640	405425	F009S009W10	ASLS 79-166	6	29	5.017	\$4,500.00
1641	405426	F009S009W10	ASLS 79-166	7	29	5.014	\$4,500.00
1642	405428	F009S009W10	ASLS 79-166	9	29	5.022	\$4,500.00
1643	405429	F009S009W10	ASLS 79-166	10	29	5.022	\$4,500.00
1644	405430	F009S009W10	ASLS 79-166	11	29	5.022	\$4,500.00
1645	405431	F009S009W10	ASLS 79-166	12	29	5.022	\$4,500.00



USGS Quad Fairbanks A-5, Alaska

VICINITY MAP
Township 9 South,
Range 9 West, Sec. 10
Fairbanks Meridian, Alaska

Sec. 10

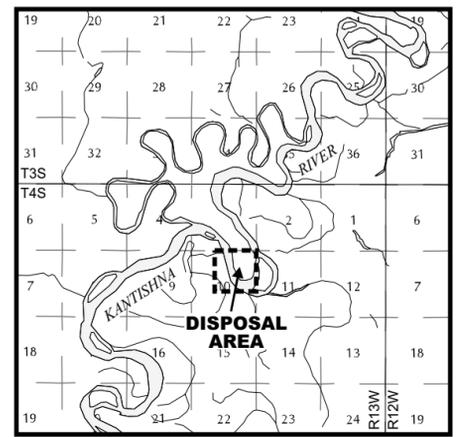


Map 128 - Kantishna River Remote Odd Lot ASLS 88-153

Location	The Kantishna River Remote Odd Lot is located approximately 40 miles west of Nenana and 20 miles southeast of Manley Hot Springs.
Topo Map	USGS Quad Kantishna River C-1
Access	Access is by riverboat on the Kantishna River or by floatplane onto the larger lakes within the area.
Terrain	The area is flat to gently sloping. Elevation varies from 400 feet to 800 feet.
Soils	Unknown
Vegetation	Vegetation consists of mature white spruce along the river with birch, willow, shrubs, and muskeg in other areas. Lower areas may be boggy with permafrost. Some areas may have been burned in the 2002 Geskakmina Lake fire.
Water Front	Parcel is set back approximately 300 feet from the bank of the Kantishna River.
View	Potentially excellent views of the Kantishna River.
Climate	Summer temperatures range from 37 to 70 degrees F and winter temperatures from -24 to 26 degrees F. The temperature extremes are -62 and 89 degrees F with an average annual precipitation of 13 inches.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 88-153. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	This area has been traditionally used for subsistence. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcel is located within a full fire protection area.

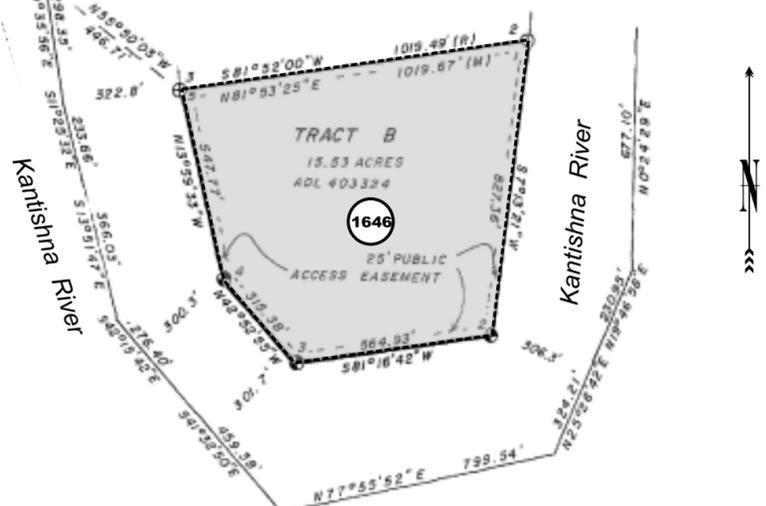
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1646	403324	F004S013W10	ASLS 88-153	B	15.530	\$25,000.00

VICINITY MAP
Township 4 South,
Range 13 West, Sec. 10
Fairbanks Meridian, Alaska



USGS Quad Kantishna River C-1, Alaska

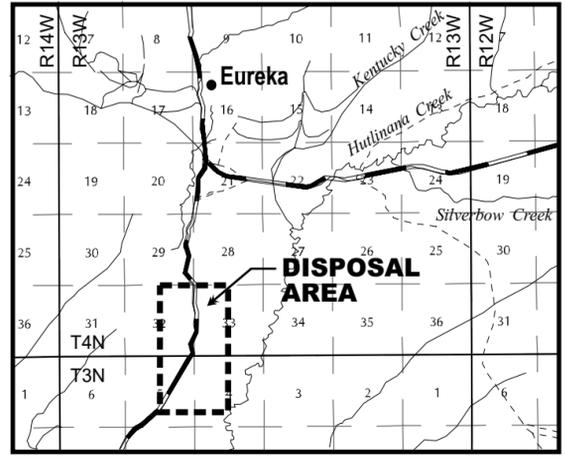
Sec. 10



Northern Region -- Fall 2002 State Land Auction # 425

Map 129 - Kentucky Creek Odd Lots

Location	Approximately 145 road miles north of Fairbanks on the Elliot Highway.
Topo Map	USGS Quad Tanana A-1
Access	Access is via the Elliot Highway approximately 1.5 - 3.5 miles south of the Eureka Road intersection.
Terrain	Terrain is mostly flat to gently rolling. Elevation is about 500 feet.
Soils	Soils are considered loamy with deep, silty loess and thick, peaty surface mat. Permafrost present in some areas.
Vegetation	Mixed forest of spruce, birch, and aspen. Ground vegetation includes sedge tussocks, mosses, and shrubs.
Water Front	None
View	Potentially good views of surrounding forest.
Climate	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter. Annual precipitation is 15 inches including 61 inches of snow.
Water Source	Water sources include but are not limited to holding rainwater catchment systems or private wells.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASCS or ASLS. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. There is a 50-foot building setback from lot boundaries fronting the Elliot Highway.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel ADL 1649 may have debris and abandoned Atco units located on it.



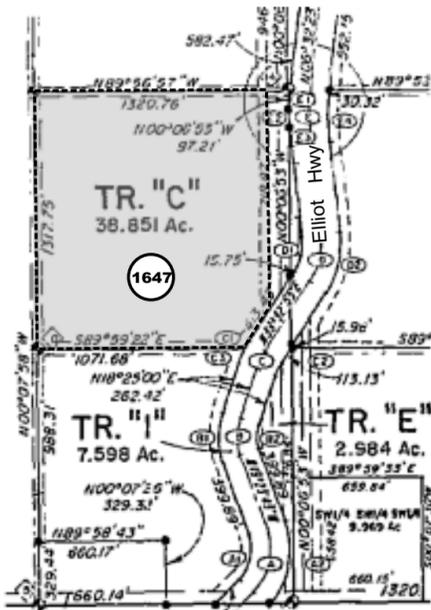
USGS Quad Tanana A-1, Alaska

VICINITY MAP

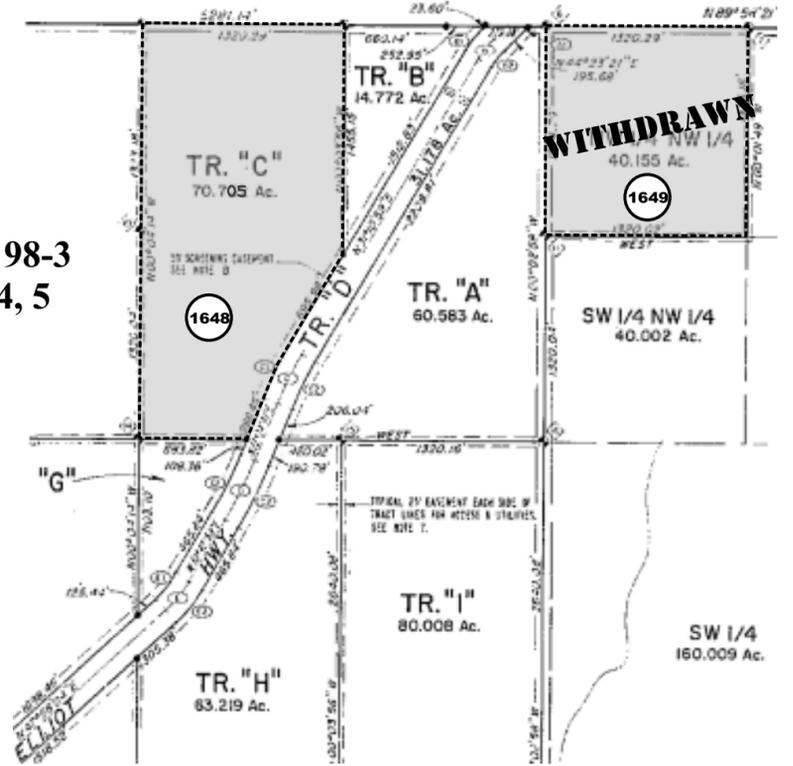
Township 3 North, Range 13 West, Sec. 4, 5
Township 4 North, Range 13 West, Sec. 32
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ALIQUOT PART	ACRES	MINIMUM BID
1647	410379	F004N013W32	ASCS	C		38.851	\$27,000.00
1648	410384	F003N013W05	ASLS 98-3	C		70.705	\$49,500.00
1649	410387	F003N013W04	ASCS		NW4NW4	40.155	WITHDRAWN

ASCS
Sec. 32



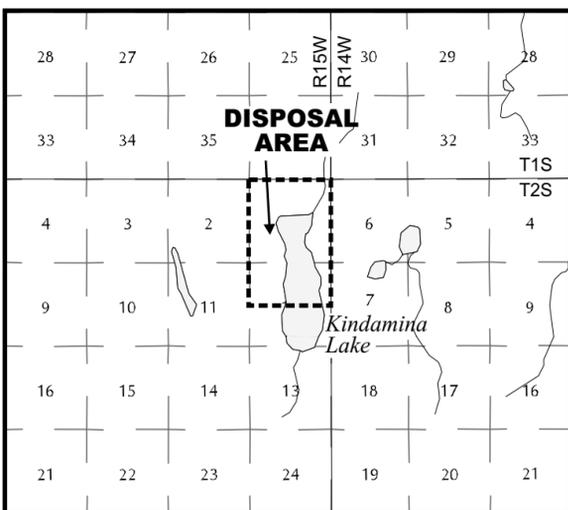
ASLS 98-3
Sec. 4, 5



Map 130 - Kindamina Lake Subdivision ASLS 81-218

Location	Kindamina Lake subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks.
Topo Map	USGS Quad Kantishna River D-1
Access	Access is primarily by plane, with floats in the summer and skis in the winter.
Terrain	The terrain is fairly level with average elevations at 450 feet. The subdivision surrounds the northern half of the lake.
Soils	Soils in this area consist of mainly sand and silt.
Vegetation	Vegetation consists mainly of birch and aspen.
Water Front	Parcels 1664 and 1665 have frontage along the drainage creek at the north end of Kindamina Lake. Parcel 1666 has water frontage on the lake.
View	Some lots have great potential for lake views.
Climate	Summer temperatures range from 37 to 70 degrees F and winter temperatures from -24 to 26 degrees F. The temperature extremes are -62 and 89 degrees F. Annual precipitation is 13 inches.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-218. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any lot within said subdivision automatically becomes a member of the Kindamina Lake Homeowners' Association, if active.
Other	The lake is approximately 1 1/2 miles long and 1/2 mile wide and contains northern pike and whitefish. The Alaska Department of Fish and Game has warned of possible man and bear conflicts in the area. Lots are located within a full fire protection area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1650	409161	F002S015W12	ASLS 81-218	1	1	11.119	\$4,000.00
1651	409162	F002S015W12	ASLS 81-218	2	1	11.761	\$4,000.00
1652	409163	F002S015W12	ASLS 81-218	3	1	11.052	\$4,000.00
1653	409164	F002S015W01	ASLS 81-218	4	1	11.036	\$4,000.00
1654	409166	F002S015W01	ASLS 81-218	6	1	10.839	\$4,000.00
1655	409167	F002S015W01	ASLS 81-218	7	1	8.351	\$4,000.00
1656	409170	F002S015W01	ASLS 81-218	1	3	6.727	\$4,000.00
1657	409171	F002S015W01	ASLS 81-218	2	3	6.508	\$4,000.00
1658	409172	F002S015W01	ASLS 81-218	3	3	10.318	\$4,000.00
1659	409173	F002S015W01	ASLS 81-218	4	3	8.133	\$4,000.00
1660	409174	F002S015W01	ASLS 81-218	5	3	10.645	\$4,000.00
1661	409175	F002S015W01	ASLS 81-218	6	3	11.037	\$4,000.00
1662	409176	F002S015W01	ASLS 81-218	7	3	9.139	\$4,000.00
1663	409177	F002S015W01	ASLS 81-218	8	3	8.679	\$4,000.00
1664	409178	F002S015W01	ASLS 81-218	1	5	6.229	\$4,000.00
1665	409179	F002S015W01	ASLS 81-218	2	5	4.999	\$4,000.00
1666	409181	F002S015W01	ASLS 81-218	8	5	3.59	\$12,500.00
1667	409195	F002S015W01	ASLS 81-218	1	6	9.589	\$4,000.00
1668	409196	F002S015W01, 12	ASLS 81-218	2	6	7.522	\$4,000.00
1669	409197	F002S015W01	ASLS 81-218	1	7	7.535	\$4,000.00
1670	409198	F002S015W01	ASLS 81-218	2	7	8.476	\$4,000.00
1671	409199	F002S015W01	ASLS 81-218	3	7	8.524	\$4,000.00



USGS Quad Kantishna River D-1, Alaska

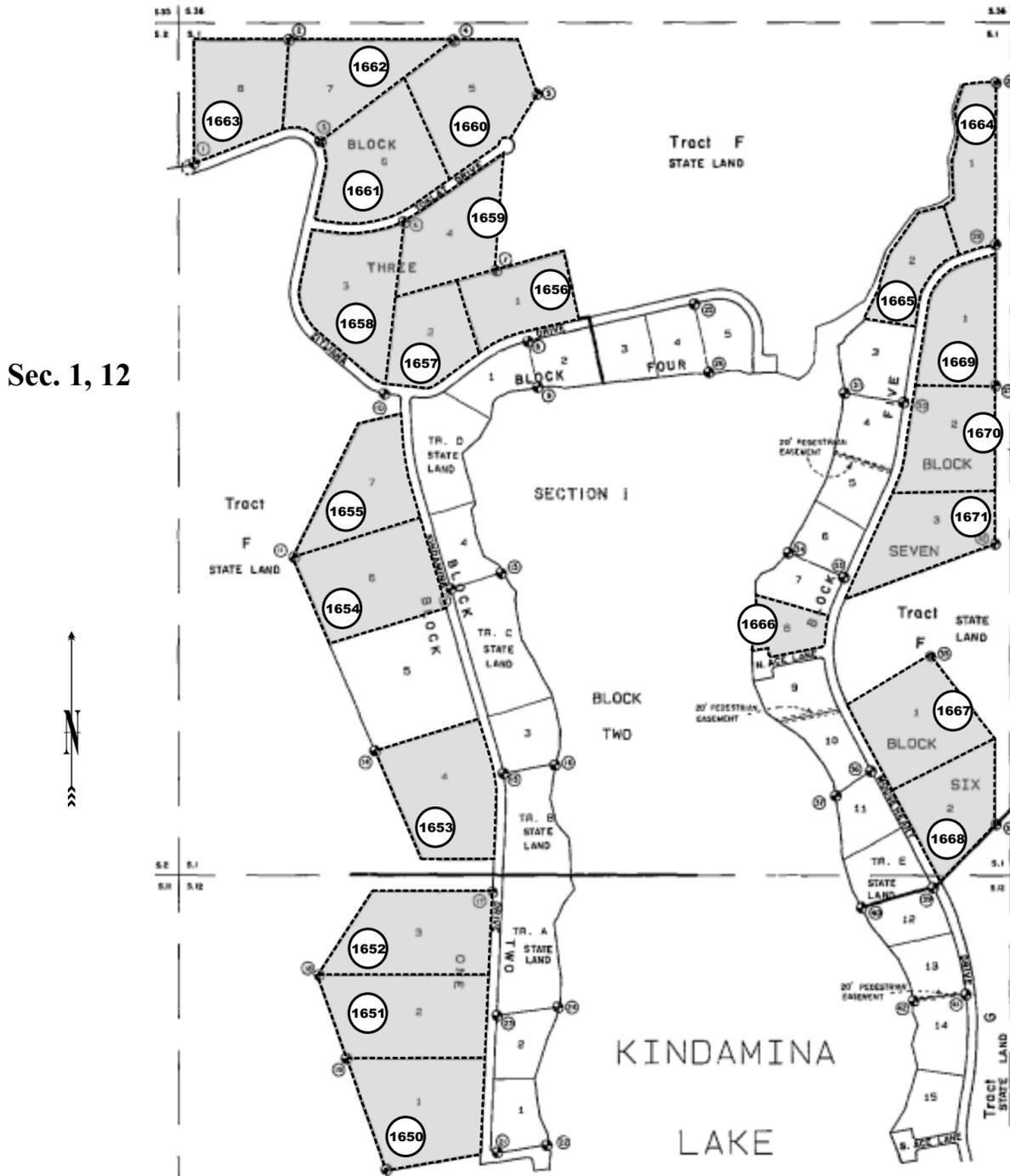
VICINITY MAP

Township 2 South, Range 15 West, Sec. 1, 12
Fairbanks Meridian, Alaska

Map 130 - Kindamina Lake Subdivision ASLS 81-218 continues on following page

Map 130 - Kindamina Lake Subdivision ASLS 81-218

Kindamina Lake Subdivision ASLS 81-218 continues from previous page

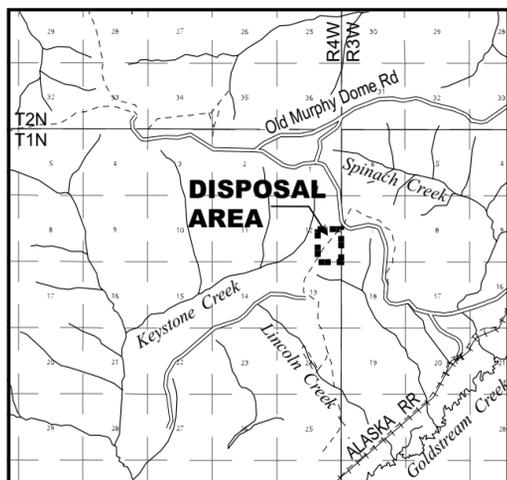
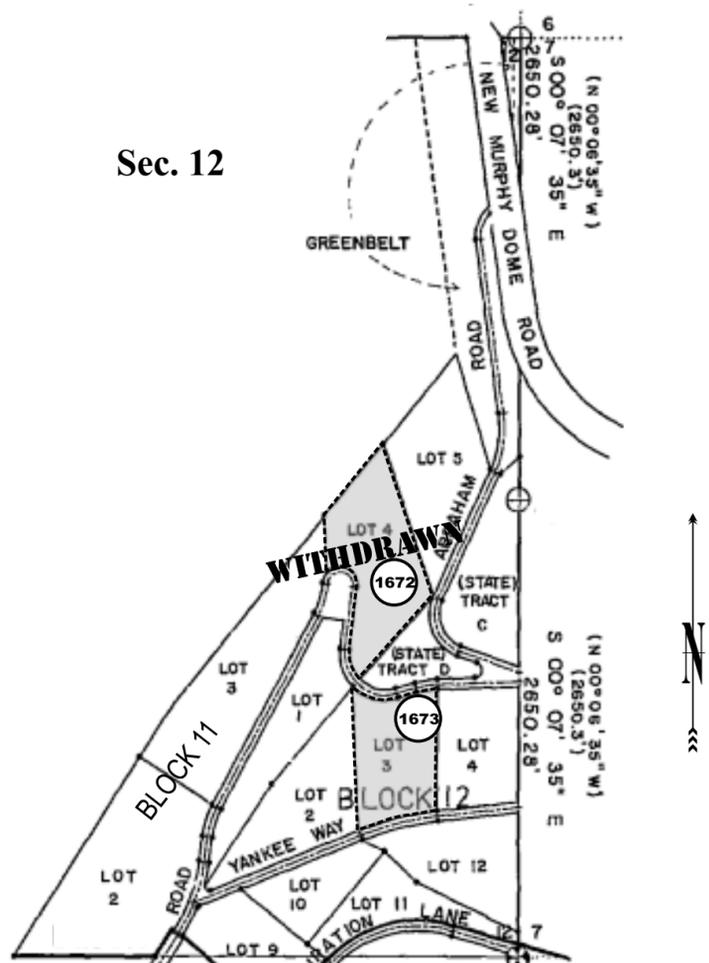


Map 131 - Lincoln Creek ASLS 82-158

Location	Lincoln Creek Subdivision is located approximately 20 miles northwest of Fairbanks, along New Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	From the intersection of Goldstream Road and New Murphy Dome Road northwest of Fairbanks, drive north 12.5 miles to Abraham Road (second left past Spinach Creek Bridge). Turn left on Abraham Road into the subdivision.
Terrain	Parcels lie along a ridge facing valleys to the south and west.
Soils	Shallow soils are composed of rocky and fine-grained particles and are well suited for residential development.
Vegetation	Vegetation primarily consists of black spruce.
Water Front	None
View	Potential views of the Keystone Creek Valley.
Climate	Winter temperatures average between -22 to 26 degrees F and summer temperatures range from 35 to 69 degrees F. The temperature extremes average between -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	Unknown
Water/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 ADEC. This subdivision has been approved by ADEC for septic tanks and leach fields.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 82-158.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Parcel 1672 contains a house, outbuildings, and personal goods associated with trespass. Parcel 1673 has a clearing, outhouse, and cement footings, and a small amount of construction materials abandoned on the parcel, none of which have any added value. Parcels are located in a full fire protection area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1672	409903	F001N004W12	ASLS 82-158	4	11	10.22	WITHDRAWN
1673	409907	F001N004W12	ASLS 82-158	3	12	7.811	\$14,100.00

Sec. 12



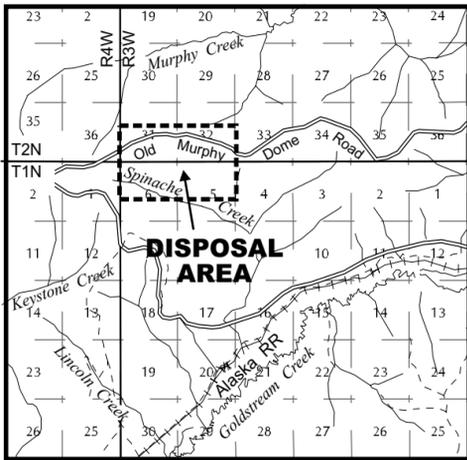
VICINITY MAP
Township 1 North,
Range 4 West, Sec. 12
Fairbanks Meridian, Alaska

USGS Quad Fairbanks D-3, Alaska

Map 132 - Martin Subdivision ASLS 84-21

Location	Martin Subdivision is located 25 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road and then one mile east on Old Murphy Dome Road. Access during certain times of the year may require four-wheel drive vehicles.
Terrain	The subdivision is situated on a south-facing slope of the Spinach Creek drainage. Elevation ranges from 800 feet to 1,800 feet above mean sea level.
Soils	Soils primarily contain silt with some sand and gravel. Permafrost may be present on some lots.
Vegetation	Vegetation generally consists of black spruce, with birch on the upper elevations. A summer 2002 fire has affected some of the lots within this subdivision.
Water Front	None
View	Potentially excellent views from the subdivision.
Climate	Temperatures can be expected to range from 35 to 69 degrees F in the summer and -22 to 26 degrees F in the winter. Extremes are approximately -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	Wells are expected to be deep. Quality and quantity are unknown.
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are located within the area.
Restrictions	Subject to platted easements and reservations, see ASLS 84-21.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Parcel 1674 may have the remains of a dilapidated cabin on a brick foundation along with other debris of no added value. Parcel 1675 may contain the remains of a rail tie foundation and debris. There are active mining claims in the vicinity of this subdivision. Parcels are located within a full fire protection area.

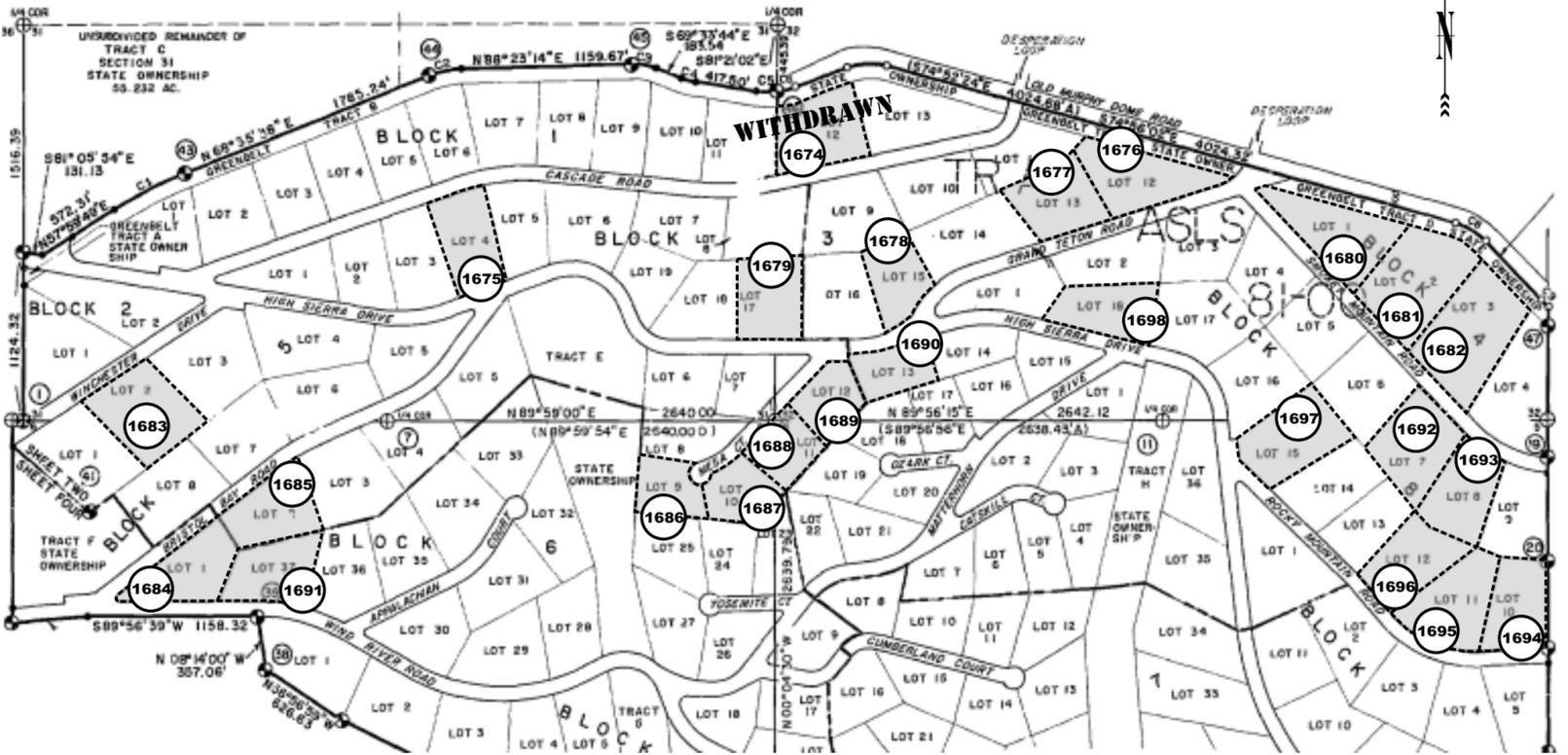
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1674	412883	F002N003W32	ASLS 84-21	12	1	6.370	WITHDRAWN
1675	412195	F002N003W31	ASLS 84-21	4	3	5.765	\$9,200.00
1676	412888	F002N003W32	ASLS 84-21	12	3	6.749	\$10,800.00
1677	412889	F002N003W32	ASLS 84-21	13	3	5.605	\$9,000.00
1678	412891	F002N003W32	ASLS 84-21	15	3	4.436	\$5,300.00
1679	412171	F002N003W31, 32	ASLS 84-21	17	3	5.536	\$8,900.00
1680	412893	F002N003W32	ASLS 84-21	1	4	7.051	\$11,300.00
1681	412894	F002N003W32	ASLS 84-21	2	4	8.882	\$14,200.00
1682	412895	F002N003W32	ASLS 84-21	3	4	9.400	\$15,000.00
1683	412175	F001N003W06 F002N003W31	ASLS 84-21	2	5	7.372	\$8,000.00
1684	412179	F001N003W06	ASLS 84-21	1	6	5.668	\$6,800.00
1685	412180	F001N003W06	ASLS 84-21	2	6	5.601	\$6,700.00
1686	412869	F001N003W06	ASLS 84-21	9	6	3.679	\$4,400.00
1687	412870	F001N003W06	ASLS 84-21	10	6	3.832	\$4,600.00
1688	412871	F001N003W05, 06 F002N003W31, 31	ASLS 84-21	11	6	3.888	\$4,700.00
1689	412872	F001N003W05 F002N003W32	ASLS 84-21	12	6	3.889	\$4,700.00
1690	412897	F002N003W32	ASLS 84-21	13	6	3.874	\$4,600.00
1691	412190	F001N003W06	ASLS 84-21	37	6	5.539	\$6,600.00
1692	412906	F001N003W05 F002N003W32	ASLS 84-21	7	8	6.662	\$10,700.00
1693	412873	F001N003W05	ASLS 84-21	8	8	5.704	\$9,100.00
1694	412875	F001N003W05	ASLS 84-21	10	8	5.517	\$8,800.00
1695	412876	F001N003W05	ASLS 84-21	11	8	6.787	\$10,900.00
1696	412877	F001N003W05	ASLS 84-21	12	8	5.781	\$6,900.00
1697	412880	F001N003W05 F002N003W32	ASLS 84-21	15	8	6.765	\$7,300.00
1698	412907	F002N003W32	ASLS 84-21	18	8	5.197	\$8,300.00



VICINITY MAP
Township 2 North,
Range 3 West, Sec. 31, 32
Township 1 North,
Range 3 West, Sec. 5, 6
Fairbanks Meridian, Alaska

USGS Quad Fairbanks D-3, Alaska

Sec. 5, 6, 31, 32



Map 133 - McCloud Subdivision ASLS 82-157

Location	McCloud subdivision is located northwest of Fairbanks approximately 9 miles east of Murphy Dome on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-2, D-3
Access	Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Access along Old Murphy Dome Road will, at certain times of year, require 4-wheel drive vehicles.
Terrain	The terrain is variable with elevations ranging from 1,000 feet to 1,650 feet.
Soils	Soils primarily contain silt with some sand or gravel.
Vegetation	Vegetation in the area is mostly black spruce and a thick ground cover of mosses, lichen, and willows. The drainages are brushy with willows, alders, and small spruce. Less steep slopes support small stands of aspen.
Water Front	None
View	Most lots are on ridge tops with an easterly or southerly exposure.
Climate	Winter temperatures average between -22 to 25 degrees F. The temperature extremes are between -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	The Division of Geological and Geophysical Surveys has cautioned that groundwater may contain arsenic. Wells are expected to be deep.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 82-157. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Placer mining operations are currently active along Our Creek, to the east of the subdivision area. Parcels are located within a full fire protection area.

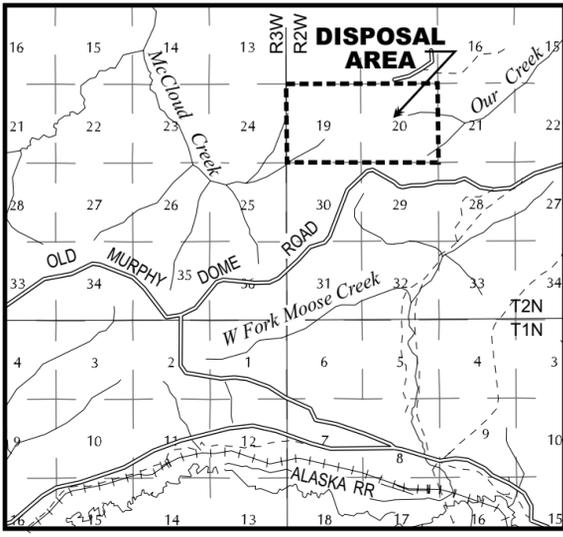
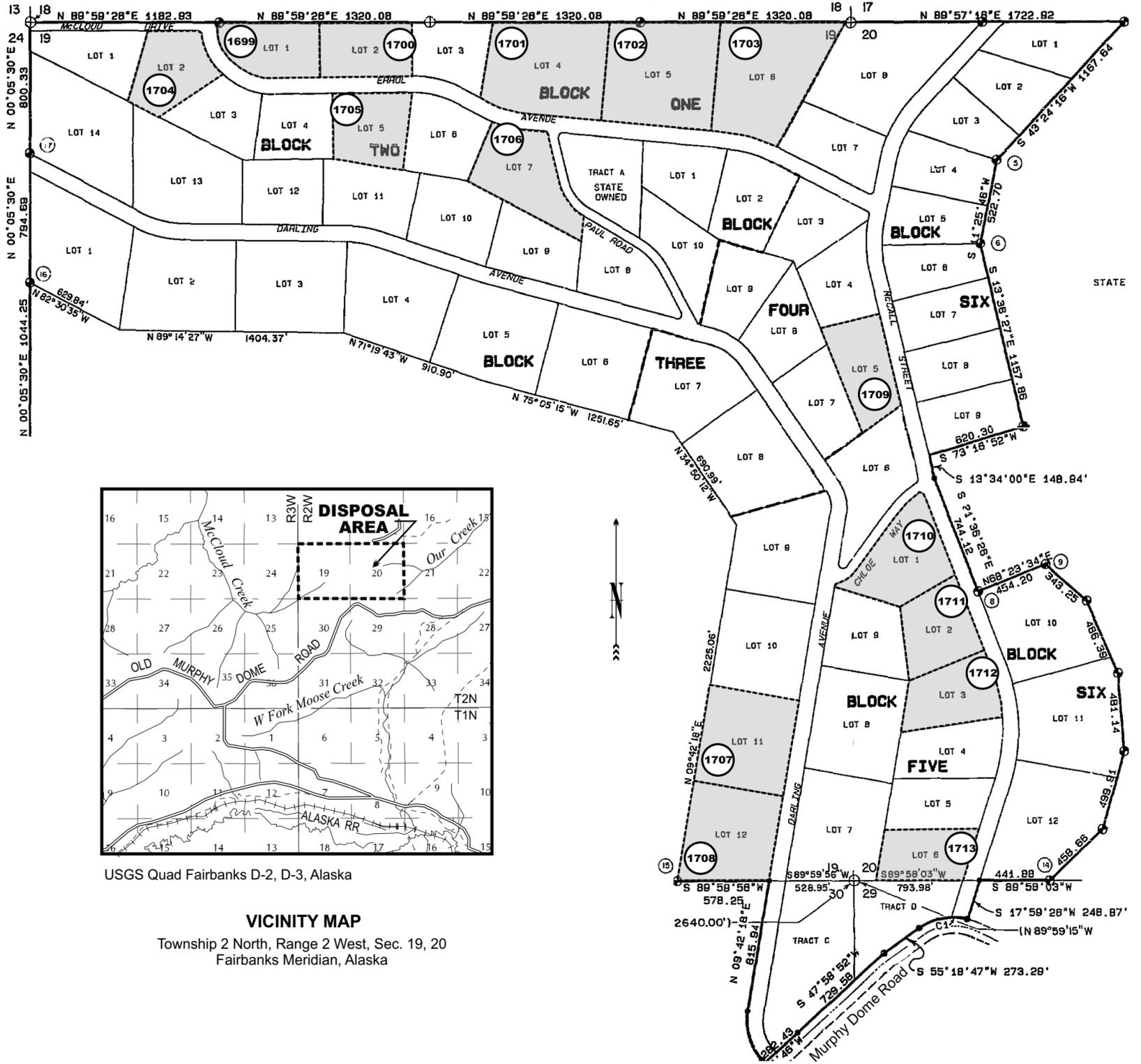
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1699	409909	F002N002W19	ASLS 82-157	1	1	4.424	\$9,600.00
1700	409910	F002N002W19	ASLS 82-157	2	1	4.423	\$9,600.00
1701	409912	F002N002W19	ASLS 82-157	4	1	9.610	\$17,300.00
1702	409913	F002N002W19	ASLS 82-157	5	1	10.110	\$18,200.00
1703	409914	F002N002W19	ASLS 82-157	6	1	9.996	\$18,000.00
1704	409918	F002N002W19	ASLS 82-157	2	2	4.603	\$9,900.00
1705	409921	F002N002W19	ASLS 82-157	5	2	4.724	\$10,200.00
1706	409923	F002N002W19	ASLS 82-157	7	2	6.132	\$11,000.00
1707	409941	F002N002W19	ASLS 82-157	11	3	7.846	\$14,100.00
1708	409942	F002N002W19	ASLS 82-157	12	3	7.524	\$13,500.00
1709	409959	F002N002W19, 20	ASLS 82-157	5	4	4.838	\$10,500.00
1710	409962	F002N002W19, 20	ASLS 82-157	1	5	6.008	\$10,800.00
1711	409963	F002N002W20	ASLS 82-157	2	5	4.838	\$10,500.00
1712	409964	F002N002W20	ASLS 82-157	3	5	4.854	\$10,500.00
1713	409967	F002N002W20	ASLS 82-157	6	5	4.149	\$9,000.00

Map 133 - McCloud Subdivision ASLS 82-157 continues on following page

Map 133 - McCloud Subdivision ASLS 82-157

McCloud Subdivision ASLS 82-157 continues from previous page

Sec. 19, 20



USGS Quad Fairbanks D-2, D-3, Alaska

VICINITY MAP

Township 2 North, Range 2 West, Sec. 19, 20
Fairbanks Meridian, Alaska

Map 134 - Murphy Subdivision ASLS 82-159

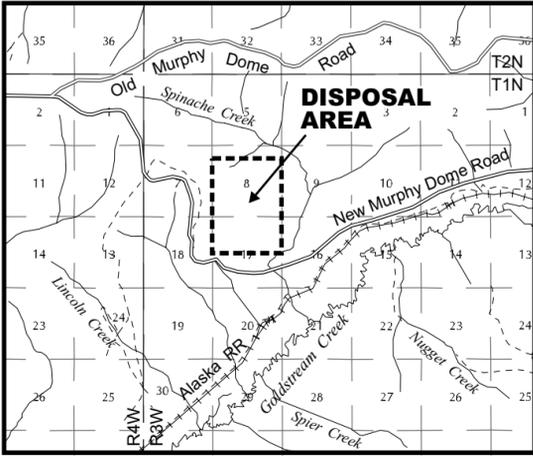
Location	Murphy Subdivision is located 19 miles northwest of Fairbanks along Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access is via Sheep Creek Road or Goldstream Road to Murphy Dome Road. Access to the subdivision is from mile 10 of Murphy Dome Road turning east onto Yellowknife Drive.
Terrain	Elevations range from 600 to 1,600 feet above mean sea level.
Soils	Unknown
Vegetation	Vegetation consists of hardwoods/spruce mix in the higher elevations on the southeast facing slopes. Black spruce exists on the northeast facing slopes.
Water Front	None
View	Views of the surrounding woods, with potentially good views of the valley from some parcels.
Climate	Winter temperatures average between -22 to 26 degrees F and summer temperatures average between 36 to 69 degrees F. The temperature extremes are approximately -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	Water availability at higher locations may be limited. Water quality and quantity is unknown.
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are located within the area.
Restrictions	Subject to platted easements and reservations, see ASLS 82-159.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	There are abandoned structures of no value and debris on Parcels 1715 and 1716. Parcels are located within a full fire protection area. There are active mining claims in the vicinity of this subdivision.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1714	410360	F001N003W08	ASLS 82-159	5	1	7.567	\$13,600.00
1715	410362	F001N003W08	ASLS 82-159	7	1	6.784	\$12,200.00
1716	410363	F001N003W08	ASLS 82-159	1	2	8.123	\$14,600.00
1717	410364	F001N003W08	ASLS 82-159	2	2	8.607	\$15,500.00
1718	410367	F001N003W08	ASLS 82-159	5	2	5.659	\$10,200.00
1719	411105	F001N003W08	ASLS 82-159	1	3	9.973	\$18,000.00
1720	411106	F001N003W08	ASLS 82-159	2	3	7.281	\$13,100.00
1721	411107	F001N003W08	ASLS 82-159	3	3	5.600	\$10,100.00
1722	411109	F001N003W08	ASLS 82-159	5	3	5.769	\$10,400.00
1723	411110	F001N003W08	ASLS 82-159	6	3	5.926	\$10,700.00
1724	411111	F001N003W08	ASLS 82-159	7	3	7.787	\$14,000.00
1725	411112	F001N003W08	ASLS 82-159	8	3	7.173	\$12,900.00
1726	411086	F001N003W08	ASLS 82-159	6	4	5.913	\$10,600.00
1727	411095	F001N003W17	ASLS 82-159	4	5	7.366	\$13,300.00
1728	411096	F001N003W08	ASLS 82-159	1	6	5.642	\$10,200.00

Map 134 - Murphy Subdivision ASLS 82-159 continues on following page

Map 134 - Murphy Subdivision ASLS 82-159

Murphy Subdivision ASLS 82-159 continues from previous page

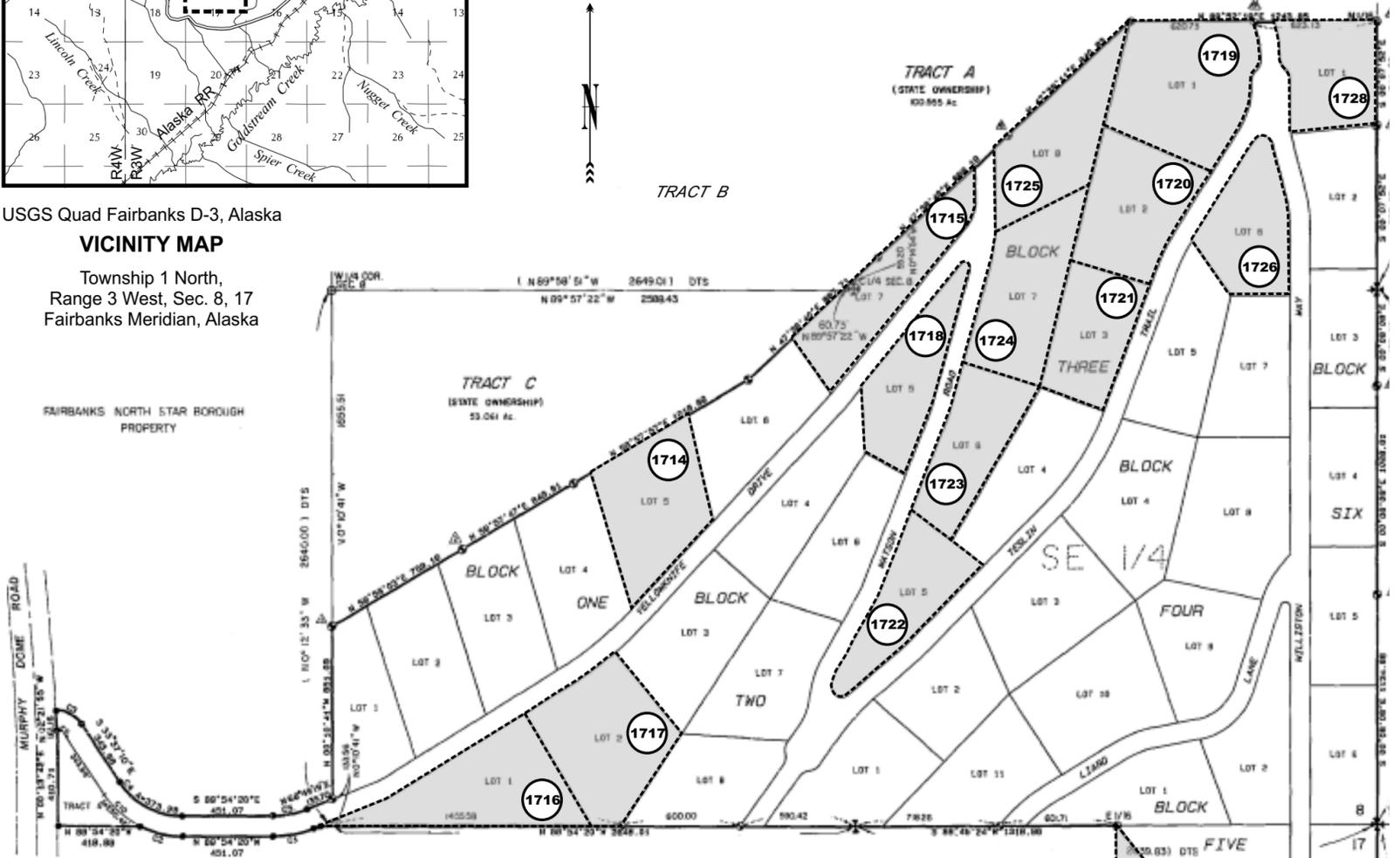


USGS Quad Fairbanks D-3, Alaska

VICINITY MAP

Township 1 North,
Range 3 West, Sec. 8, 17
Fairbanks Meridian, Alaska

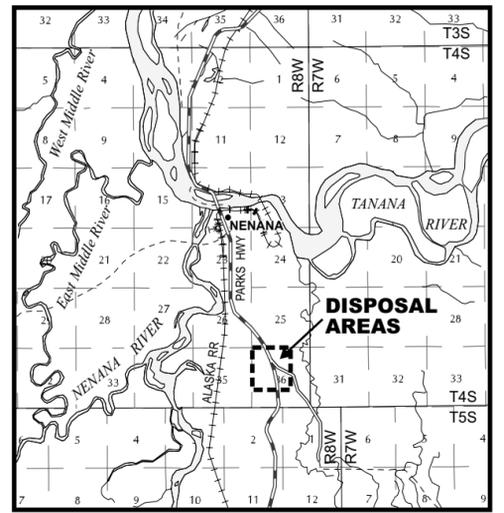
Sec. 8, 17



Map 135 - Nenana South ASLS 80-106

Location	Parcel is located approximately 3 road miles south of Nenana, west of the Parks Hwy.
Topo Map	USGS Quad Fairbanks C-5
Access	Access to Lot 2 Block G can be gained by turning west from approximately mile 300 of the Parks Highway onto Cosna Circle.
Terrain	Terrain is flat, low, and possibly wet; elevation is about 350 feet
Soils	Silt and fine sandy loam with permafrost present in some areas
Vegetation	Vegetation is predominantly black spruce with some white spruce, birch, aspen, willow, and shrubs.
Water Front	None
View	Views of surrounding forest.
Climate	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter.
Water Source	Water sources include but are not limited to holding rainwater catchment or wells.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC. 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 ADEC.
Utilities	Utilities are located within the area.
Restrictions	Subject to platted easements and reservations, see ASLS 80-106.
Municipal Authority	Located with the taxing authority of the City of Nenana.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of Nenana South Homeowners' Association, if active. Covenants are recorded in Nenana book 26, page 306.
Other	This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Located within a full fire protection area.

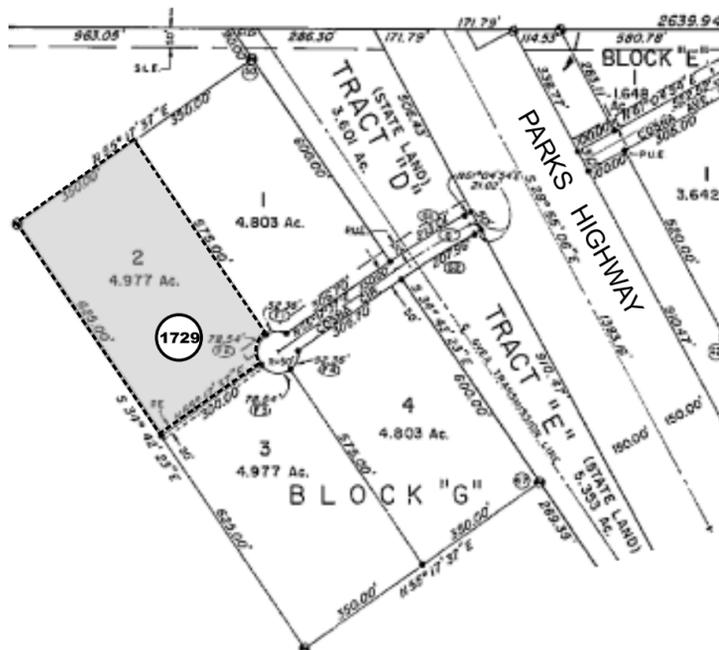
VICINITY MAP
Township 4 South,
Range 8 West, Sec. 36
Fairbanks Meridian, Alaska



USGS Quad Fairbanks C-5, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1729	407055	F004S008W36	ASLS 80-106	2	G	4.977	\$15,200.00

Sec. 36



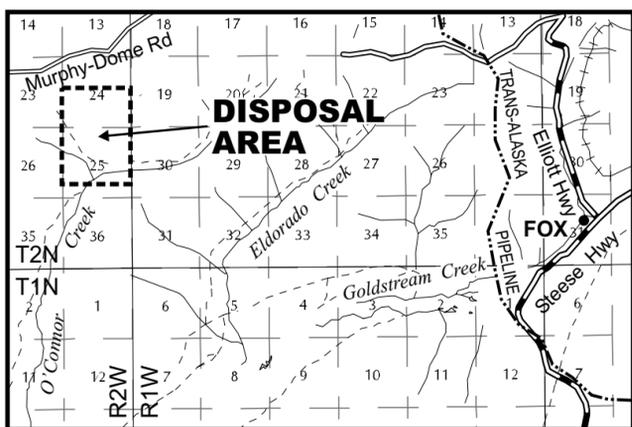
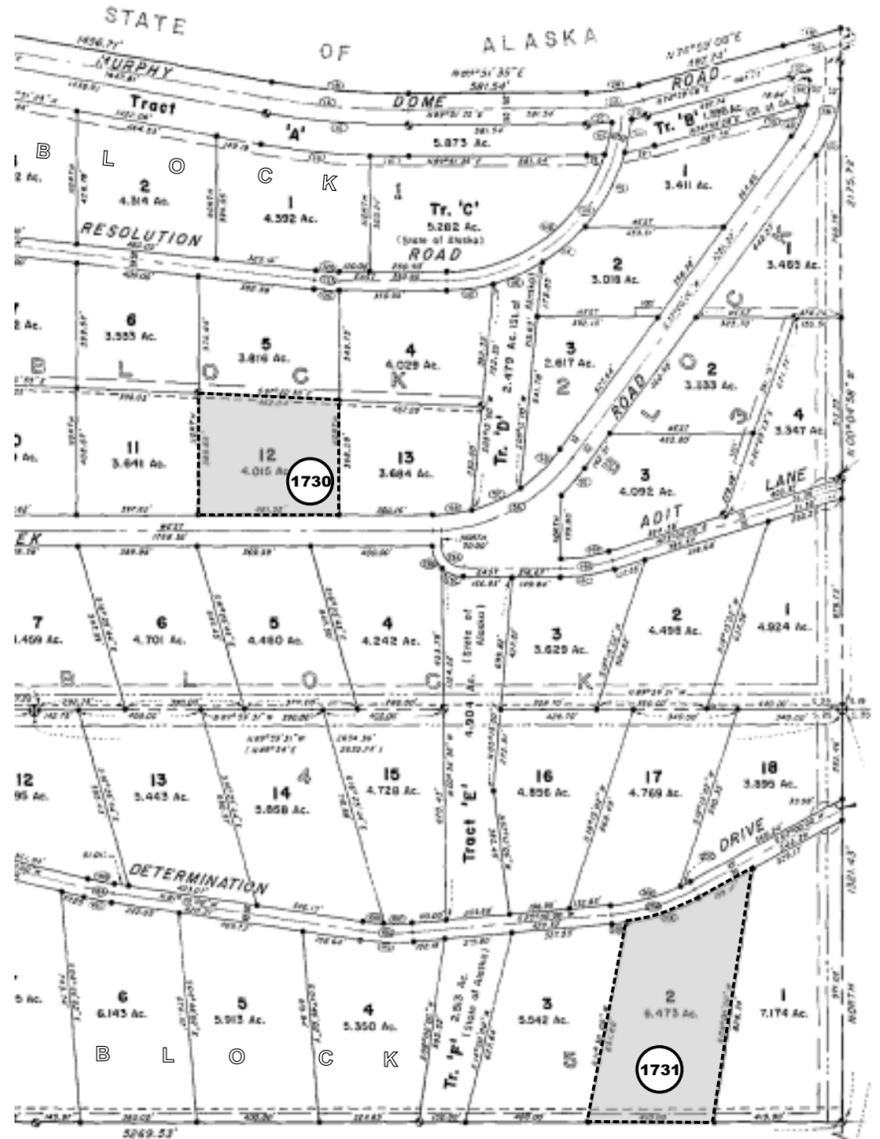
Northern Region -- Fall 2002 State Land Auction # 425

Map 136 - O'Connor Creek ASLS 83-23

Location	O'Connor Creek Subdivision is located approximately 8 miles north of Fairbanks along Old Murphy Dome Road, 6 miles west of the Elliott Highway.
Topo Map	USGS Quads Fairbanks D-2
Access	Access to the subdivision is from approximately mile 6 of the Old Murphy Dome Road then south on Hattie Creek Road.
Terrain	The terrain consists of moderately steep slopes with southeast aspect. Elevations range between 1,250 feet to 1,350 feet above mean sea level.
Soils	Soils consist of very gravelly to loamy. Permafrost may be present in some areas.
Vegetation	Vegetation consists of mostly spruce, aspen, and alder.
Water Front	None
View	Potentially excellent views of the Alaskan Range.
Climate	Winter temperatures average -12 degrees F; summer temperatures average 61 degrees F. Temperatures have been recorded as low as -78 degrees F in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.
Water Source	Ground water availability will vary with location. In lower areas water is reasonably accessible. In the higher elevations ground water availability is poor to moderate with depths of 200 feet or more. Water quality is unknown.
Water/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, standards, and recommendations of ADEC.
Utilities	Utilities are located within the area.
Restrictions	Subject to platted easements and reservations, see ASLS 83-23.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	The historic O'Connor Creek Trail, designated RST 251, runs through this subdivision. This trail is subject to Revised Statute 2477 of the mining law of 1866 and a public easement of 50 feet from each side of centerline. There are active mining claims in the vicinity of this subdivision. Parcels are located within a full fire protection area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1730	412210	F002N002W24	ASLS 83-23	12	2	4.015	\$4,400.00
1731	412230	F002N002W25	ASLS 83-23	2	5	6.473	\$6,400.00

Sec. 24, 25



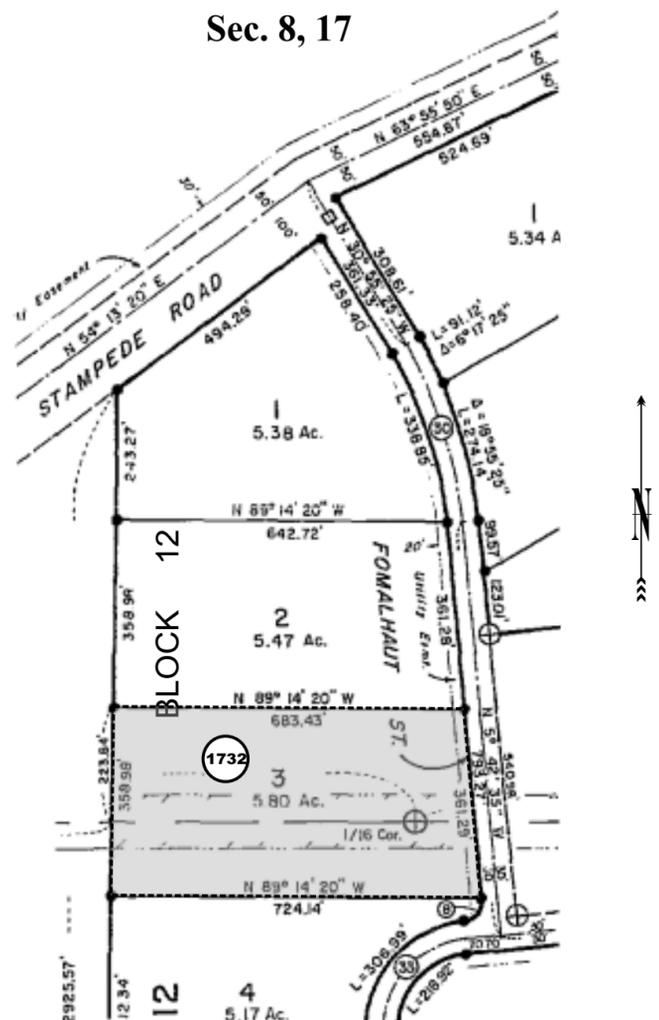
USGS Quad Fairbanks D-2, Alaska

VICINITY MAP
Township 2 North, Range 2 West, Sec. 24, 25
Fairbanks Meridian, Alaska

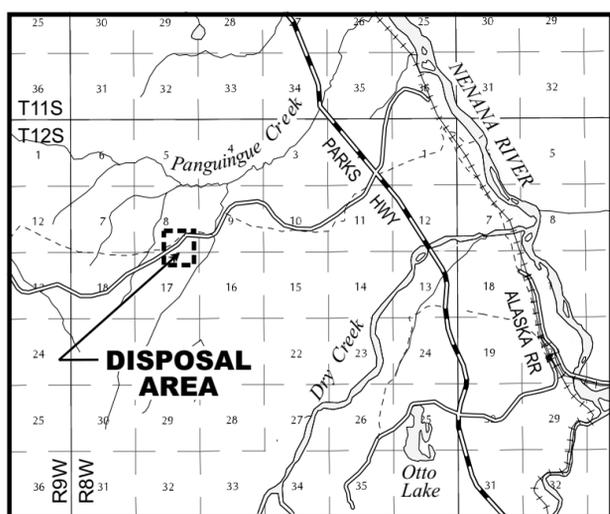
Map 137 - Panguingue Creek AK Subdivision ASLS 79-168

Location	Parcel is located approximately 3 miles northwest of Healy and 40 miles south of Anderson.
Topo Map	USGS Quad Healy D-5
Access	At mile 251 of the Parks Highway, take Stampede Road west about 4½ miles to a pullout. Follow the trail that leads north from the pullout about 6/10 of a mile. The trail is the approximate location of the future Cancpus Street.
Terrain	Terrain is moderately sloping; elevation ranges from 1,800 to 1,900 feet.
Soils	Soils consist of silt overlying gravel.
Vegetation	Vegetation consists of mixed hardwoods along water bodies and tundra in open areas.
Water Front	None
View	Views include surrounding hills and tundra.
Climate	Temperatures can range from 90 degrees F in summer to -60 degrees F in winter.
Water Source	Water sources include but are not limited to holding rainwater catchment and wells.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 79-168.
Municipal Authority	Within the taxing authority of the Denali Borough.
Homeowners Assoc.	Any subsequent owner of any lot automatically becomes a member of the Panguingue Creek Subdivision Homeowners' Association, if active.
Other	Parcel is located within a full fire protection area.

Sec. 8, 17



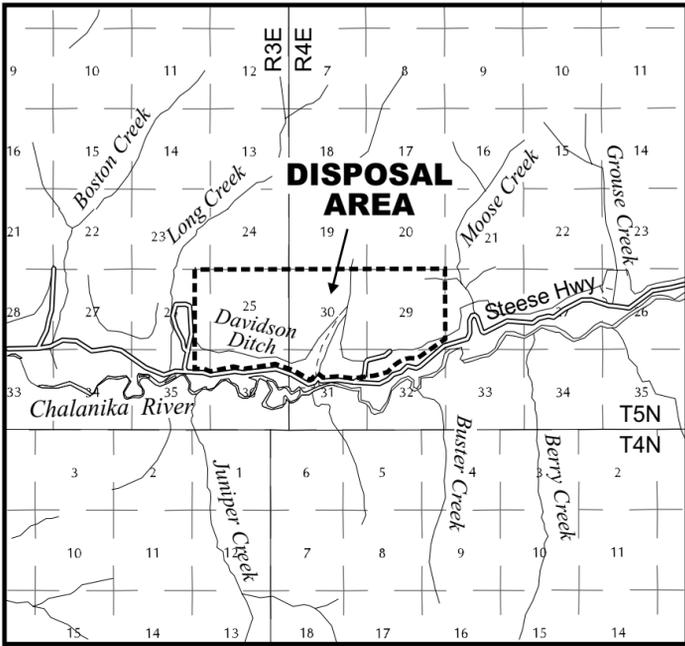
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1732	405580	F012S008W08, 17	ASLS 79-168	3	12	5.8	\$23,200.00



VICINITY MAP
Township 12 South,
Range 8 West, Sec. 8, 17
Fairbanks Meridian, Alaska

USGS Quad Healy D-5, Alaska

Map 138 - River View Subdivision ASLS 83-128

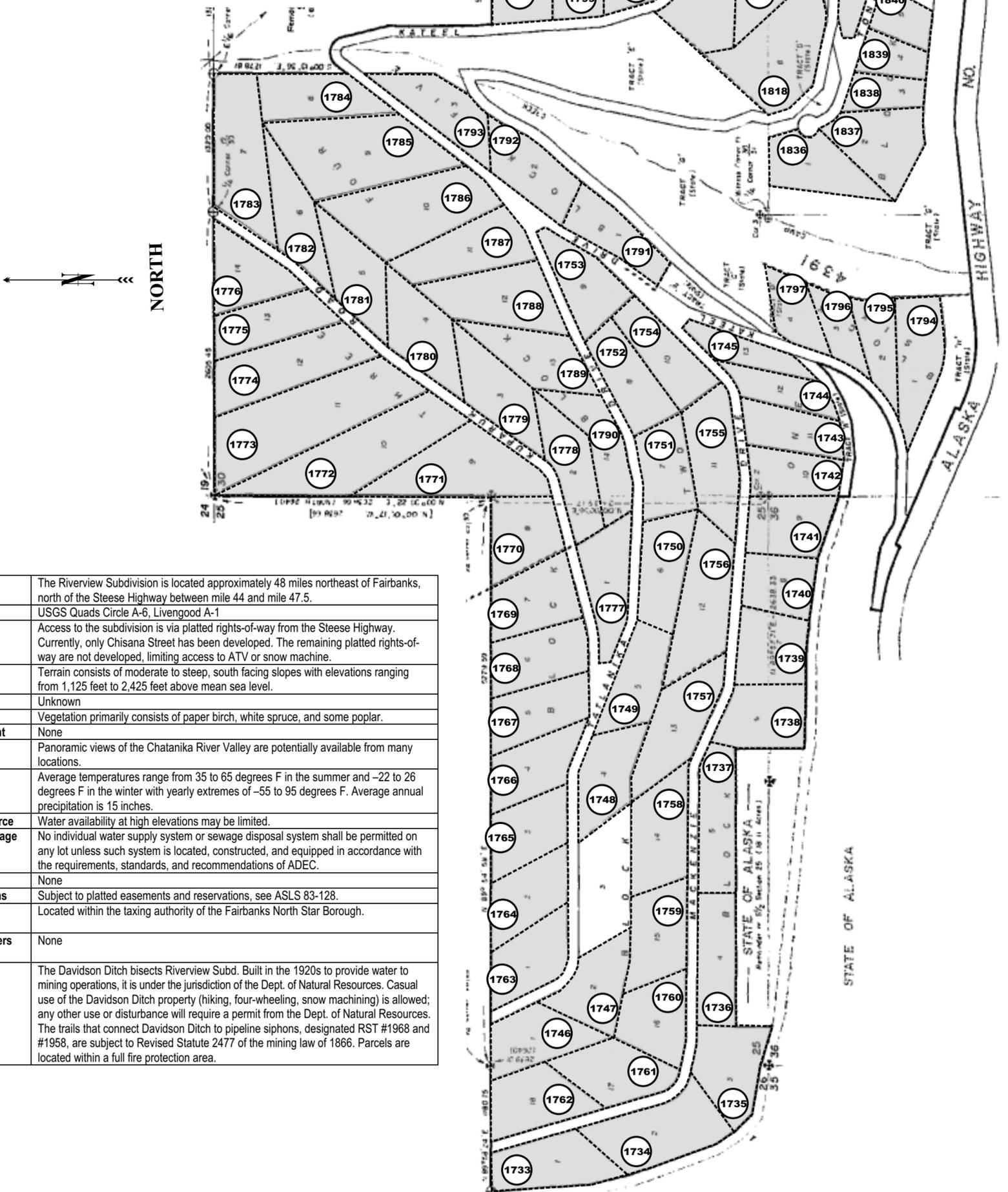


USGS Quad Livengood A-1, Alaska
USGS Quad Circle A-6, Alaska

VICINITY MAP

Township 5 North, Range 3 East, Sec. 25, 26, 36
Township 5 North, Range 4 East, Sec. 29-32
Fairbanks Meridian, Alaska

Sec. 25, 26, 29-32, 36



Location	The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks, north of the Steese Highway between mile 44 and mile 47.5.
Topo Map	USGS Quads Circle A-6, Livengood A-1
Access	Access to the subdivision is via platted rights-of-way from the Steese Highway. Currently, only Chisana Street has been developed. The remaining platted rights-of-way are not developed, limiting access to ATV or snow machine.
Terrain	Terrain consists of moderate to steep, south facing slopes with elevations ranging from 1,125 feet to 2,425 feet above mean sea level.
Soils	Unknown
Vegetation	Vegetation primarily consists of paper birch, white spruce, and some poplar.
Water Front	None
View	Panoramic views of the Chatanika River Valley are potentially available from many locations.
Climate	Average temperatures range from 35 to 65 degrees F in the summer and -22 to 26 degrees F in the winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches.
Water Source	Water availability at high elevations may be limited.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 83-128.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	The Davidson Ditch bisects Riverview Subd. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of the Dept. of Natural Resources. Casual use of the Davidson Ditch property (hiking, four-wheeling, snow machining) is allowed; any other use or disturbance will require a permit from the Dept. of Natural Resources. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968 and #1958, are subject to Revised Statute 2477 of the mining law of 1866. Parcels are located within a full fire protection area.

Map 138 - River View Subdivision ASLS 83-128

River View Subdivision ASLS 83-128 continues from previous page

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1733	411113	F005N003E26	ASLS 83-128	1	1	11.432	\$9,000.00
1734	411114	F005N003E26	ASLS 83-128	2	1	15.354	\$9,200.00
1735	411115	F005N003E25, 26	ASLS 83-128	3	1	11.347	\$8,900.00
1736	411116	F005N003E25	ASLS 83-128	4	1	10.488	\$8,800.00
1737	411117	F005N003E25	ASLS 83-128	5	1	11.030	\$8,700.00
1738	411118	F005N003E25	ASLS 83-128	6	1	10.637	\$8,900.00
1739	411119	F005N003E25	ASLS 83-128	7	1	10.080	\$8,400.00
1740	411120	F005N003E25, 36	ASLS 83-128	8	1	8.064	\$7,500.00
1741	411121	F005N003E25, 36	ASLS 83-128	9	1	9.636	\$8,000.00
1742	411122	F005N004E30, 31	ASLS 83-128	10	1	8.109	\$7,500.00
1743	411123	F005N004E30, 31	ASLS 83-128	11	1	8.515	\$7,900.00
1744	411124	F005N004E30, 31	ASLS 83-128	12	1	6.616	\$6,100.00
1745	411125	F005N004E30, 31	ASLS 83-128	13	1	6.224	\$5,800.00
1746	411126	F005N003E25, 26	ASLS 83-128	1	2	10.539	\$8,800.00
1747	411127	F005N003E25	ASLS 83-128	2	2	10.014	\$8,400.00
1748	411129	F005N003E25	ASLS 83-128	4	2	10.016	\$8,400.00
1749	411130	F005N003E25	ASLS 83-128	5	2	10.005	\$8,400.00
1750	411131	F005N003E25	ASLS 83-128	6	2	10.241	\$8,600.00
1751	411132	F005N003E25 F005N004E30	ASLS 83-128	7	2	10.035	\$8,400.00
1752	411133	F005N004E30	ASLS 83-128	8	2	10.086	\$8,400.00
1753	411134	F005N004E30	ASLS 83-128	9	2	10.016	\$8,400.00
1754	411135	F005N004E30	ASLS 83-128	10	2	10.072	\$8,400.00
1755	411136	F005N003E25 F005N004E30	ASLS 83-128	11	2	12.600	\$9,900.00
1756	411137	F005N003E25	ASLS 83-128	12	2	14.773	\$11,600.00
1757	411138	F005N003E25	ASLS 83-128	13	2	13.070	\$10,300.00
1758	411139	F005N003E25	ASLS 83-128	14	2	12.360	\$9,700.00
1759	411140	F005N003E25	ASLS 83-128	15	2	10.822	\$9,000.00
1760	411141	F005N003E25, 26	ASLS 83-128	16	2	10.044	\$8,400.00
1761	411142	F005N003E25, 26	ASLS 83-128	17	2	10.938	\$9,100.00
1762	411143	F005N003E25, 26	ASLS 83-128	18	2	10.816	\$9,000.00
1763	411144	F005N003E25	ASLS 83-128	1	3	10.128	\$8,500.00
1764	411145	F005N003E25	ASLS 83-128	2	3	10.042	\$8,400.00
1765	411146	F005N003E25	ASLS 83-128	3	3	10.012	\$8,400.00
1766	411147	F005N003E25	ASLS 83-128	4	3	10.016	\$8,400.00
1767	411148	F005N003E25	ASLS 83-128	5	3	10.428	\$8,700.00
1768	411149	F005N003E25	ASLS 83-128	6	3	10.885	\$9,100.00
1769	411150	F005N003E25	ASLS 83-128	7	3	11.274	\$8,900.00
1770	411151	F005N003E25	ASLS 83-128	8	3	10.134	\$8,500.00
1771	411152	F005N004E30	ASLS 83-128	9	3	16.867	\$10,100.00
1772	411153	F005N004E30	ASLS 83-128	10	3	21.627	\$13,000.00
1773	411154	F005N004E30	ASLS 83-128	11	3	25.979	\$15,600.00
1774	411155	F005N004E30	ASLS 83-128	12	3	15.734	\$9,500.00
1775	411156	F005N004E30	ASLS 83-128	13	3	10.183	\$8,500.00
1776	411157	F005N004E30	ASLS 83-128	14	3	10.068	\$8,400.00
1777	411158	F005N003E25	ASLS 83-128	1	4	10.025	\$8,400.00
1778	411159	F005N003E25 F005N004E30	ASLS 83-128	2	4	10.034	\$8,400.00
1779	411160	F005N004E30	ASLS 83-128	3	4	11.000	\$8,700.00
1780	411161	F005N004E30	ASLS 83-128	4	4	11.198	\$8,900.00
1781	411162	F005N004E30	ASLS 83-128	5	4	10.068	\$8,400.00
1782	411163	F005N004E30	ASLS 83-128	6	4	10.139	\$8,500.00
1783	411164	F005N004E30	ASLS 83-128	7	4	16.008	\$9,600.00
1784	411165	F005N004E30	ASLS 83-128	8	4	10.802	\$9,000.00
1785	411166	F005N004E30	ASLS 83-128	9	4	21.984	\$13,200.00
1786	411167	F005N004E30	ASLS 83-128	10	4	19.142	\$11,500.00

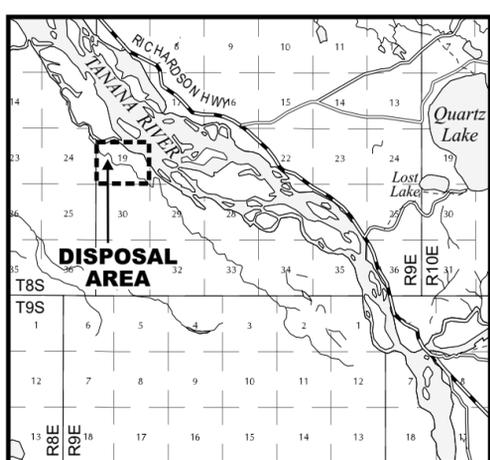
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1787	411168	F005N004E30	ASLS 83-128	11	4	12.480	\$9,800.00
1788	411169	F005N004E30	ASLS 83-128	12	4	13.816	\$10,900.00
1789	411170	F005N004E30	ASLS 83-128	13	4	11.066	\$8,700.00
1790	411171	F005N003E25 F005N004E30	ASLS 83-128	14	4	10.056	\$8,400.00
1791	411172	F005N004E30	ASLS 83-128	1	5	8.864	\$8,200.00
1792	411173	F005N004E30	ASLS 83-128	2	5	10.033	\$8,400.00
1793	411174	F005N004E30	ASLS 83-128	3	5	10.115	\$8,400.00
1794	411204	F005N004E31	ASLS 83-128	1	6	11.123	\$8,800.00
1795	411205	F005N004E31	ASLS 83-128	2	6	6.939	\$6,400.00
1796	411206	F005N004E31	ASLS 83-128	3	6	5.407	\$5,000.00
1797	411207	F005N004E31	ASLS 83-128	4	6	6.790	\$6,300.00
1798	411175	F005N004E29, 30	ASLS 83-128	1	7	13.954	\$11,000.00
1799	411176	F005N004E29, 30	ASLS 83-128	2	7	11.199	\$8,800.00
1800	411177	F005N004E29, 30	ASLS 83-128	3	7	11.547	\$9,100.00
1801	411178	F005N004E29	ASLS 83-128	4	7	16.355	\$9,900.00
1802	411179	F005N004E29	ASLS 83-128	5	7	16.360	\$9,800.00
1803	411180	F005N004E29	ASLS 83-128	6	7	12.493	\$9,800.00
1804	411181	F005N004E29	ASLS 83-128	7	7	12.038	\$9,500.00
1805	411182	F005N004E29	ASLS 83-128	8	7	12.249	\$9,700.00
1806	411183	F005N004E29	ASLS 83-128	9	7	11.955	\$9,400.00
1807	411184	F005N004E29	ASLS 83-128	10	7	11.275	\$8,900.00
1808	411185	F005N004E29	ASLS 83-128	11	7	11.605	\$9,100.00
1809	411186	F005N004E29	ASLS 83-128	12	7	12.331	\$9,700.00
1810	411187	F005N004E29	ASLS 83-128	13	7	11.682	\$9,100.00
1811	411188	F005N004E30	ASLS 83-128	1	8	13.391	\$10,600.00
1812	411189	F005N004E29, 30	ASLS 83-128	2	8	10.050	\$8,400.00
1813	411190	F005N004E29	ASLS 83-128	3	8	10.309	\$8,600.00
1814	411191	F005N004E29	ASLS 83-128	4	8	10.450	\$8,700.00
1815	411192	F005N004E29	ASLS 83-128	5	8	10.453	\$8,700.00
1816	411193	F005N004E29, 30, 31, 32	ASLS 83-128	6	8	12.881	\$10,200.00
1817	411194	F005N004E30, 31	ASLS 83-128	7	8	10.141	\$8,500.00
1818	411195	F005N004E30, 31	ASLS 83-128	8	8	17.433	\$10,500.00
1819	411196	F005N004E29, 32	ASLS 83-128	1	9	11.153	\$8,800.00
1820	411197	F005N004E29	ASLS 83-128	2	9	10.050	\$8,400.00
1821	411198	F005N004E29	ASLS 83-128	3	9	10.054	\$8,400.00
1822	411199	F005N004E29	ASLS 83-128	4	9	10.002	\$8,300.00
1823	411200	F005N004E29	ASLS 83-128	5	9	10.233	\$8,500.00
1824	411201	F005N004E29	ASLS 83-128	6	9	10.953	\$9,100.00
1825	411202	F005N004E29	ASLS 83-128	7	9	11.035	\$8,700.00
1826	411203	F005N004E29	ASLS 83-128	8	9	10.070	\$8,400.00
1827	411208	F005N004E31, 32	ASLS 83-128	1	10	7.700	\$10,200.00
1828	411209	F005N004E31, 32	ASLS 83-128	2	10	5.142	\$6,800.00
1829	411210	F005N004E32	ASLS 83-128	3	10	5.835	\$7,700.00
1830	411211	F005N004E32	ASLS 83-128	4	10	6.853	\$9,100.00
1831	411212	F005N004E32	ASLS 83-128	5	10	6.576	\$8,700.00
1832	411213	F005N004E29, 32	ASLS 83-128	6	10	6.568	\$8,700.00
1833	411214	F005N004E29, 32	ASLS 83-128	7	10	7.678	\$10,200.00
1834	411215	F005N004E29, 32	ASLS 83-128	8	10	8.391	\$11,100.00
1835	411216	F005N004E29, 32	ASLS 83-128	9	10	17.965	\$12,900.00
1836	411217	F005N004E31	ASLS 83-128	1	11	10.456	\$8,700.00
1837	411218	F005N004E31	ASLS 83-128	2	11	11.863	\$9,400.00
1838	411219	F005N004E31	ASLS 83-128	3	11	5.189	\$4,800.00
1839	411220	F005N004E31	ASLS 83-128	4	11	5.038	\$4,700.00
1840	411221	F005N004E31	ASLS 83-128	5	11	5.183	\$4,800.00

Map 139 - Southbank Homestead ASLS 91-82

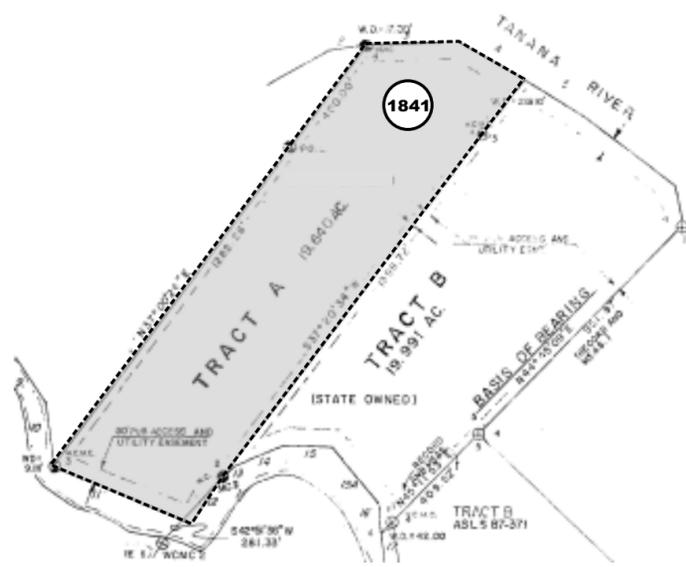
Location	Southbank Homestead area is located 20 miles northwest of Delta Junction on the south bank of the Tanana River opposite Shaw Creek.
Topo Map	USGS Quad Big Delta A-5
Access	Access to this area is limited to boat, floatplane, or snowmachine.
Terrain	Most of this area lies within the Tanana River Flats and is traversed by interconnecting sloughs of the Tanana River. Areas between braided channels are exposed to channel migration and may be subject to seasonal flooding.
Soils	Unknown
Vegetation	Vegetation in the vicinity of the river consists of tall spruce trees mixed with hardwoods. Away from the river, areas of black spruce are dominant.
Water Front	Parcel 1841 has water frontage on its north lot line along the Tanana River and on its south lot line along an un-named creek.
View	Potentially excellent views of the river channel and surrounding forest.
Climate	Temperatures range from 38 to 73 degrees F in the summer and -15 to 28 degrees F during the winter. Average annual precipitation is 13 inches including 54 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 91-82. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel is located within the 40 mile fire management plan.

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1841	414454	F008S009E19	ASLS 91-82	A	19.64	\$14,000.00

Sec. 19



USGS Quad Big Delta A-5, Alaska

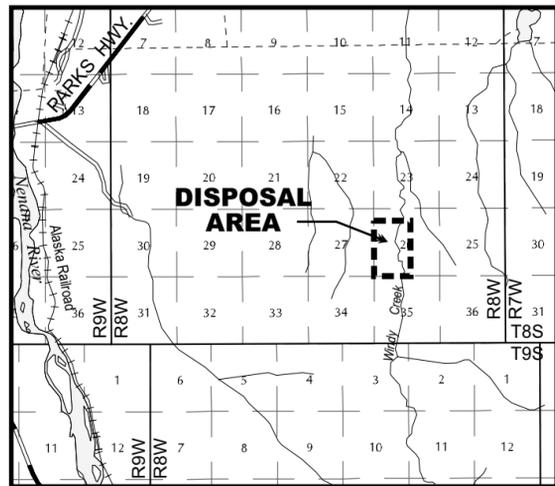


VICINITY MAP

Township 8 South, Range 9 East, Sec. 19
Fairbanks, Alaska

Map 140 - Southwind Homestead

Location	The Southwind Homestead area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.
Topo Map	USGS Quad Fairbanks A-5
Access	Rex Trail and Windy Creek trail are unimproved dirt roads that provide seasonal vehicle access to the area. Access to the parcels is then by platted easements or rights-of-way. Care should be taken not to cross private property where easements do not exist.
Terrain	The general aspect of the terrain is northerly facing with site topography ranging from slight to very steep slopes. Elevations range from 900 feet to 2,000 feet above sea level.
Soils	Unknown
Vegetation	Along Windy Creek, and in lower elevations throughout the area, vegetation consists of dense birch, aspen, and white spruce. There is a predominance of black spruce at higher elevations.
Water Front	Windy Creek flows through Parcels 1842, 1844, and the northeast corner of 1843. Windy creek has 50-foot public access easement upland from the ordinary high water mark on both sides.
View	Unknown
Climate	Temperatures range from -50 degrees F in the winter and 90 degrees F in the summer. Annual precipitation is 16 inches including 54 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate ASLS or ASCS. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. There is 50-foot public access easement upland from the ordinary high water mark of Windy Creek.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	None
Other	There may be seasonal flooding along Windy Creek. Parcels are located within a full fire protection area.



USGS Quad Fairbanks A-5, Alaska

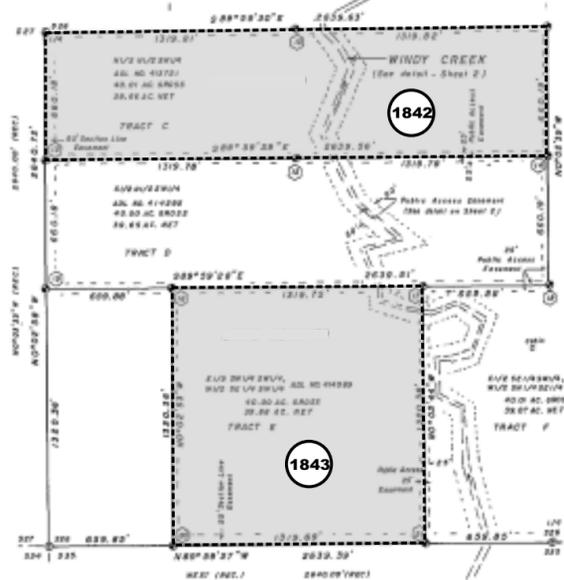
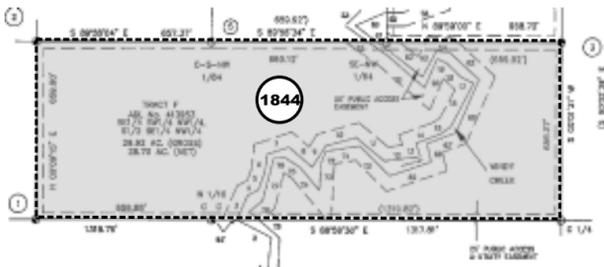
VICINITY MAP

Township 8 South, Range 8 West, Sec. 26
Fairbanks Meridian, Alaska

ASCS 890012 Sec. 26

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1842	413721	F008S008W26	ASCS 890012	C	40.01	\$11,900.00
1843	414089	F008S008W26	ASCS 890012	E	40.00	\$12,000.00
1844	413953	F008S008W26	ASLS 91-182	F	29.92	\$8,600.00

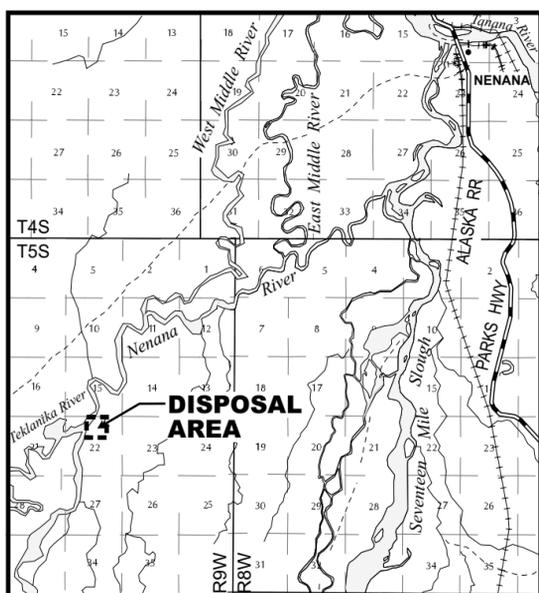
ASLS 91-182 Sec. 26



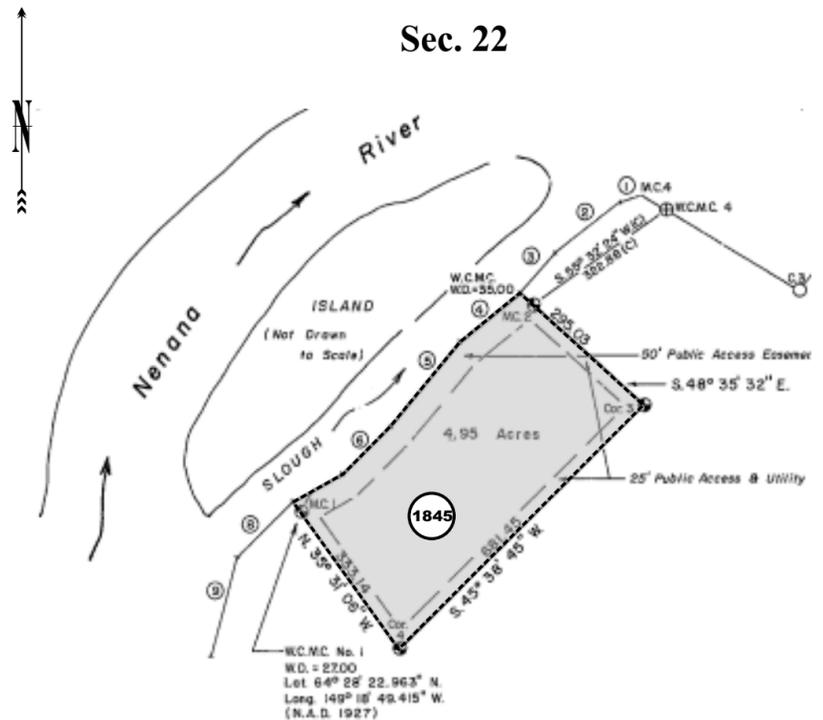
Map 141 - Teklanika Homestead ASLS 90-215

Location	The Teklanika homestead area is located approximately 6 miles southwest of Nenana along The Nenana and Teklanika Rivers.
Topo Map	USGS Quad Fairbanks B-5
Access	Access is by riverboat in the summer and snowmachine or dogsled in the winter. The Nenana-Kantishna Trail borders the disposal area on the west and serves primarily as winter access.
Terrain	Like many rivers in interior Alaska, the Teklanika follows a very meandering course and has, through the years, created many oxbow lakes along its route.
Soils	Soils in the area consist mostly of silt and sandy loam.
Vegetation	White spruce, birch, and aspen occur in areas of well-drained permafrost free soils, which may be found near rivers, oxbow lakes and sloughs. Black spruce, shrubs, and tussocks are located on poorly drained soils with permafrost, most commonly found set back from the rivers and sloughs.
Water Front	Parcel 1845 has water frontage along a slough from the Nenana River.
View	Unknown
Climate	Temperatures range from -18 to 24 degrees F in the winter and 38 to 72 degrees F in the summer. Average annual precipitation is 11 inches, including 48 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 90-215. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	Seasonal flooding may occur near the Teklanika and Nenana Rivers. The Nenana-Kantishna Trail, designated in State of AK records as RST 346, is subject to Revised Statute 2477 of the mining law of 1866. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcel is located within a full fire protection area.

PARCEL	ADL #	MTRS	SURVEY	ACRES	MINIMUM BID
1845	414150	F005S009W22	ASLS 90-215	4.95	\$15,500.00



USGS Quad Fairbanks B-5, Alaska



VICINITY MAP

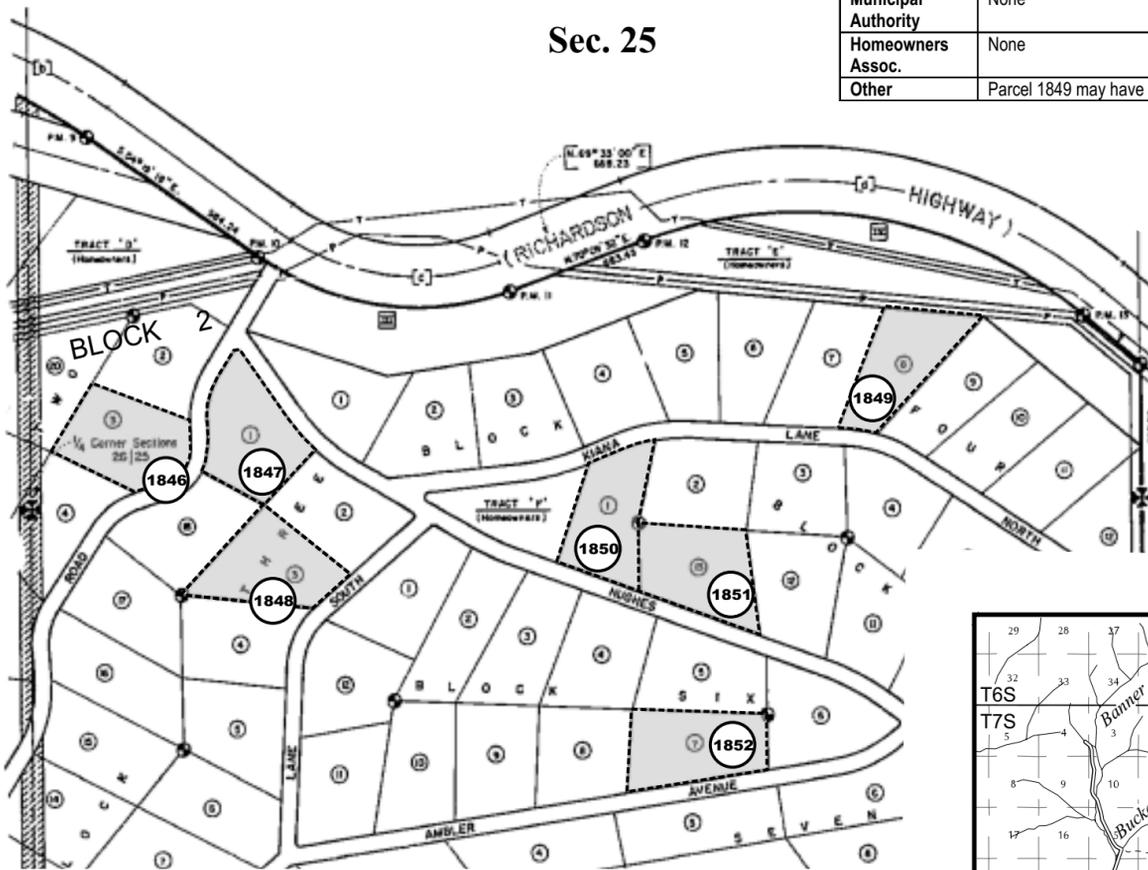
Township 5 South, Range 9 West, Sec. 22
Seward Meridian, Alaska

Map 142 - Tenderfoot Subdivision ASLS 81-213

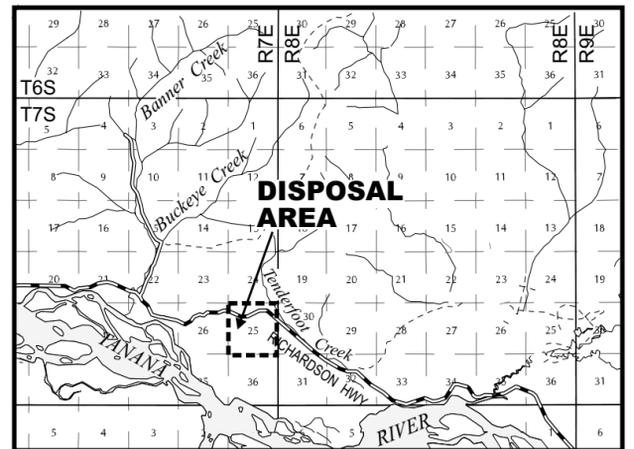
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1846	409760	F007S007E25	ASLS 81-213	3	2	4.787	\$10,050.00
1847	409761	F007S007E25	ASLS 81-213	1	3	4.812	\$10,100.00
1848	409763	F007S007E25	ASLS 81-213	3	3	4.813	\$10,100.00
1849	409717	F007S007E25	ASLS 81-213	8	4	4.673	\$9,850.00
1850	409722	F007S007E25	ASLS 81-213	1	5	4.599	\$8,700.00
1851	409734	F007S007E25	ASLS 81-213	13	5	4.618	\$8,700.00
1852	409774	F007S007E25	ASLS 81-213	7	6	4.650	\$11,700.00

Location	Located south of mile 294 of the Richardson Highway, approximately 2 miles southeast of the Richardson Roadhouse.
Topo Map	USGS Quad Big Delta B-5
Access	Access to the immediate area is at approximately mile 294 of the Richardson Highway, which fronts approximately one and one-half miles of the project. The Old Richardson Highway enters the disposal area. Access to individual lots is by platted rights-of-way, conditions of which are unknown. Some roads within the subdivision may be suitable for 4 wheel drive only at times when the ground is wet from heavy rain or spring thaw.
Terrain	Topography consists of moderate to steep slopes with a southwesterly aspect. Elevations range from 950 feet to 1,555 feet above mean sea level.
Soils	Soils are mostly well-drained gravelly silt loam with areas of discontinuous permafrost.
Vegetation	Primarily vegetated with white spruce, paper birch, and quaking aspen.
Water Front	None
View	Higher elevated parcels bordering the Richardson Highway have views across the valley of hills to the north.
Climate	Weather statistics collected at the roadhouse, two miles northwest of the area, show summer temperatures average 38 to 73 degrees F while winter temperatures range from -15 to 28 degrees F. The extremes extend from -59 to 98 degrees F. An average year has 13 inches of precipitation, including 54 inches of snow.
Water Source	Unknown
Water/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 ADEC.
Utilities	Utilities are available along the Richardson Highway, but individual parcels must be researched independently.
Restrictions	Subject to platted easements and reservations, see ASLS 81-213.
Municipal Authority	None
Homeowners Assoc.	None
Other	Parcel 1849 may have structures and debris of no added value on site.

Sec. 25



VICINITY MAP
Township 7 South, Range 7 East, Sec. 25
Fairbanks Meridian, Alaska



USGS Quad Big Delta B-5, Alaska

Map 143 - Tok (Tetlin Trail)

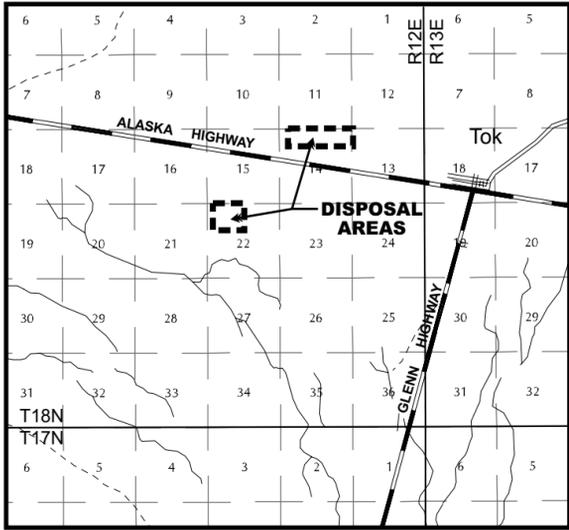
Location	These lots are located between Fale's Road and Midnight Sun Drive, just west of the city of Tok.
Topo Map	USGS Quad Tanacross B-5
Access	Access is gained via the Alaska Highway and local roads including Midnight Sun Drive, Red Fox Road, Scoby Way, Schiovulli St, and Mackenzie Trail.
Terrain	Generally flat, with elevations of approximately 1,650 feet.
Soils	Soils are well-drained, thin silt over gravel or sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common with black spruce in drainages. Some parcels in ASLS 79-136 were burned during the June 2001 fire.
Water Front	None
View	Potentially good views of the surrounding forest.
Climate	Summer temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from -32 to 25 degrees F with a recorded low of -72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow.
Water Source	High quality groundwater is recorded at a depth of 80-90 feet.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see appropriate ASLS.
Municipal Authority	None
Homeowners Assoc.	None
Other	Several lots within ASLS 79-136 were burned in the June 2001 fire. Parcels 1858 to 1861 are within the burned area.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1853	405795	C018N012E22	ASLS 79-132	3	2	9.250	\$18,000.00
1854	405897	C018N012E14	ASLS 79-136	2		5.000	\$10,200.00
1855	405898	C018N012E14	ASLS 79-136	3		5.000	\$12,900.00
1856	405899	C018N012E14	ASLS 79-136	4		5.000	\$12,900.00
1857	405903	C018N012E14	ASLS 79-136	8		5.000	\$12,900.00
1858	405904	C018N012E14	ASLS 79-136	9		5.000	\$14,400.00
1859	405905	C018N012E14	ASLS 79-136	10		5.000	\$14,400.00
1860	405906	C018N012E14	ASLS 79-136	11		5.000	\$14,400.00
1861	405907	C018N012E14	ASLS 79-136	12		5.000	\$11,600.00
1862	405909	C018N012E14	ASLS 79-136	14		4.780	\$15,300.00
1863	405912	C018N012E14	ASLS 79-136	17		4.780	\$15,300.00
1864	405913	C018N012E14	ASLS 79-136	18		4.780	\$15,300.00
1865	405914	C018N012E14	ASLS 79-136	19		4.780	\$15,300.00
1866	405915	C018N012E14	ASLS 79-136	20		4.780	\$15,300.00
1867	405916	C018N012E14	ASLS 79-136	21		4.780	\$13,800.00
1868	405917	C018N012E14	ASLS 79-136	22		4.780	\$13,800.00
1869	405918	C018N012E14	ASLS 79-136	23		4.780	\$9,600.00

Map 143 - Tok (Tetlin Trail) continues on following page

Map 143 - Tok (Tetlin Trail)

Tok (Tetlin Trail) continues from previous page

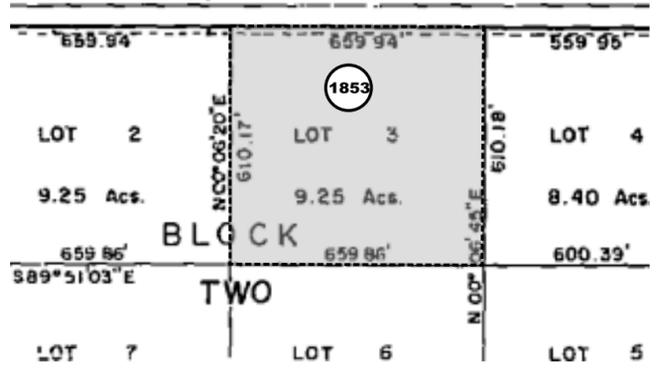


USGS Quad Tanacross B-5, Alaska

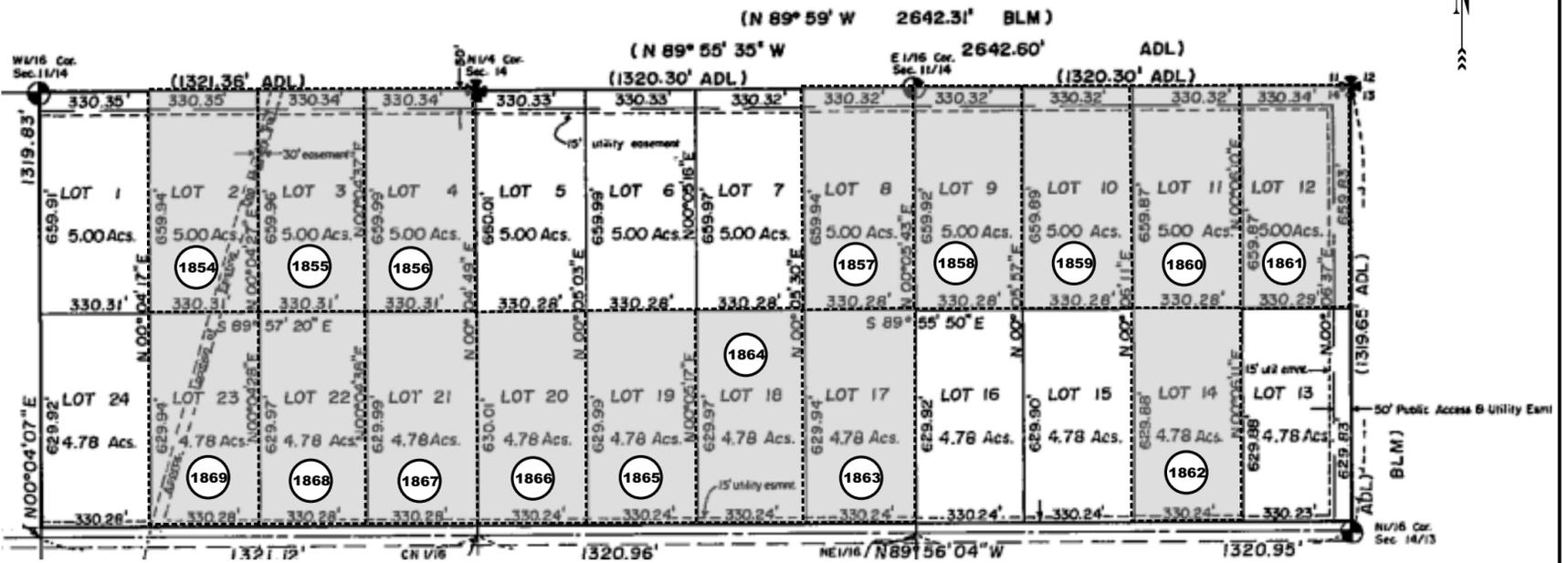
VICINITY MAP

Township 18 North,
Range 12 East, Sec. 14, 22
Copper River Meridian, Alaska

ASLS 79-132 Sec. 22



ASLS 79-136 Sec. 14

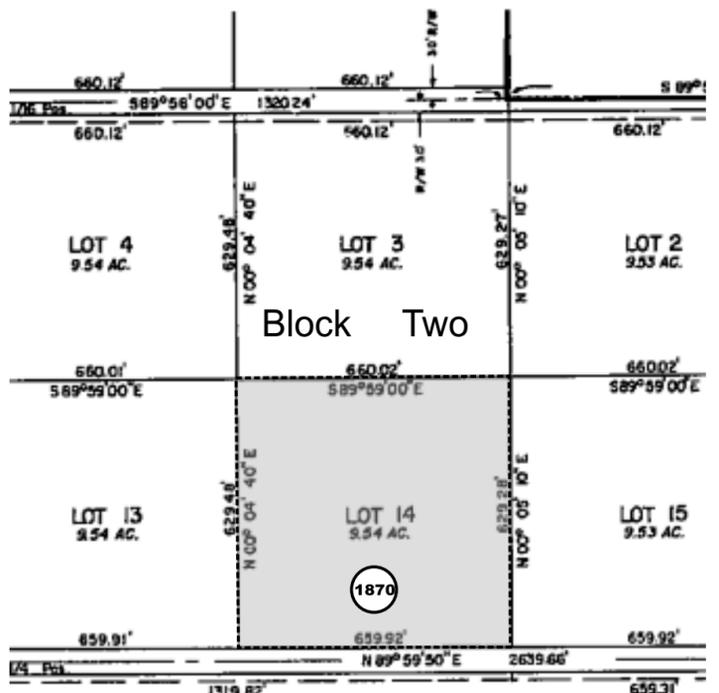


Map 144 - Tok Junction OTE ASLS 79-19

Location	Lot is located south of the Alaska Highway, approximately 2 miles west of Tok.
Topo Map	USGS Quad Tanacross B-5
Access	Access is via the Alaska Highway and then south along platted rights-of-ways.
Terrain	The terrain consists of rolling hills, with elevations of approximately 1,650 feet.
Soils	Soils are well-drained, thin silt over gravel or sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common with black spruce in drainages.
Water Front	None
View	Potential view of surrounding hills and woods.
Climate	Summer temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from -32 to 25 degrees F with the recorded low of -72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow.
Water Source	High quality groundwater is recorded at a depth of 80 to 90 feet.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-19. This area is paper platted. Corner monuments may not exist for each parcel. Care should be taken to properly locate oneself on the correct parcel.
Municipal Authority	None
Homeowners Assoc.	None
Other	This area is frequented by moose, bear, wolverine, and various other types of wildlife. Nearby trails may contain trap lines.

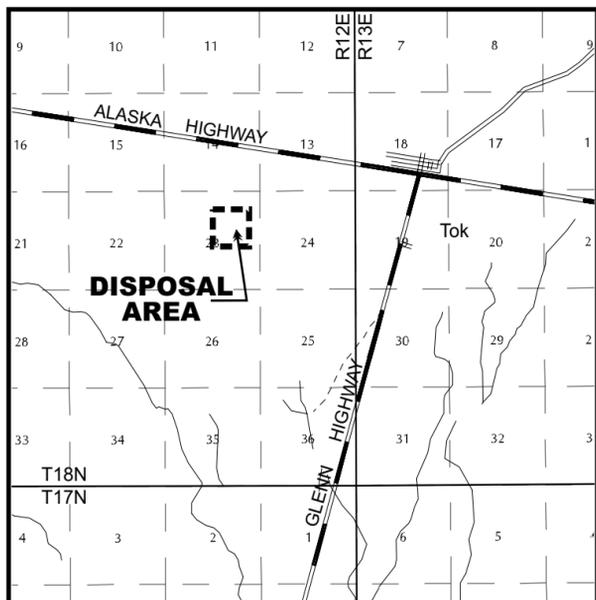
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1870	401553	C018N012E23	ASLS 79-19	14	2	9.540	\$18,600.00

Sec. 23



VICINITY MAP

Township 18 North, Range 12 East, Sec. 23
Copper River Meridian, Alaska



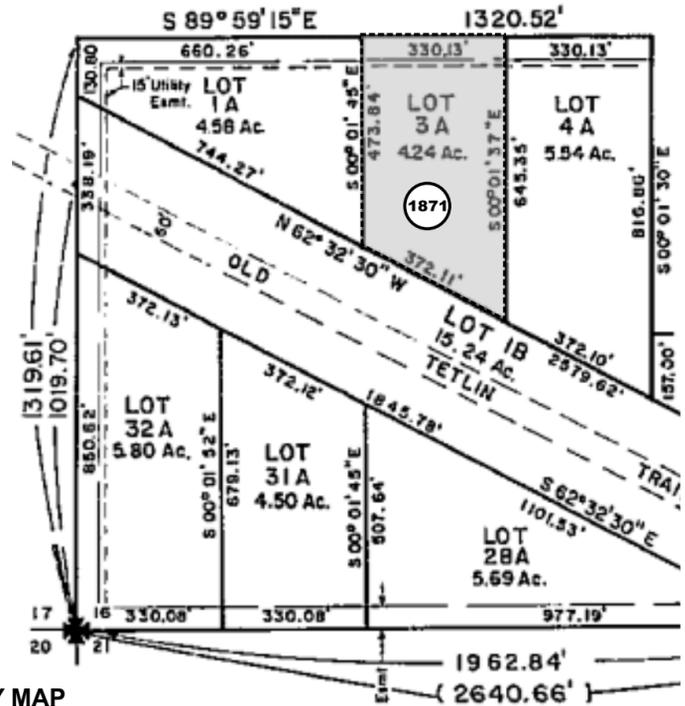
USGS Quad Tanacross B-5, Alaska

Map 145 - Tok Replat ASLS 80-49

Location	This lot is located approximately 4 miles west of Tok, adjacent to the old Tetlin Trail.
Topo Map	USGS Tanacross B-5
Access	Access is gained via the Alaska Highway, and then south on Fale's Road.
Terrain	Area terrain is generally flat, with elevations of approximately 1,650 feet.
Soils	Soils are well-drained, thin silt over gravel or sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common with black spruce in drainages. Some parcels have been burned during the June 2001 fire.
Water Front	None
View	Good potential views of the surrounding forest.
Climate	Summer temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from -32 to 25 degrees F with a recorded low of -72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow.
Water Source	High quality groundwater is recorded at a depth of 80-90 feet.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 80-49.
Municipal Authority	None
Homeowners Assoc.	None
Other	Lot is located adjacent to the old Tetlin Trail. Parcel may contain wetlands. Prior to placement of fill materials, contact the Army Corps of Engineers.

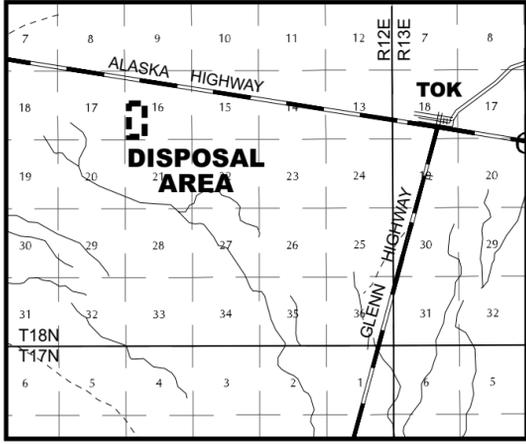
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1871	402810	C018N012E16	ASLS 80-49	3-A	4.24	\$7,500.00

Sec. 16



VICINITY MAP

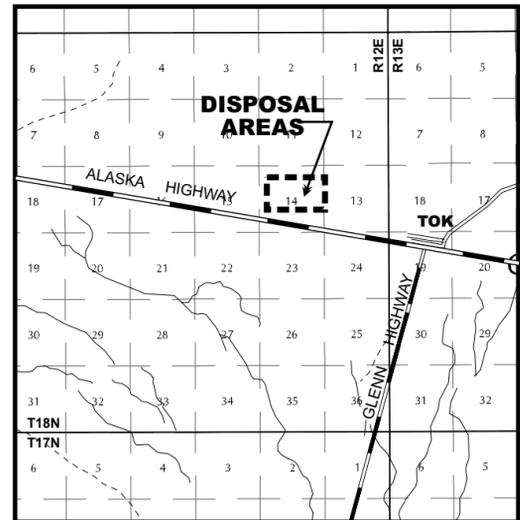
Township 18 North, Range 12 East, Sec. 16
Copper River Meridian, Alaska



USGS Quad Tanacross B-5, Alaska

Map 146 - Tok Tract 5 ASLS 79-199

Location	The Tok Tract 5 subdivision is located north of the Alaska Highway, approximately 1.5 miles west of Tok.
Topo Map	USGS Quad Tanacross B-5
Access	Access to this subdivision is north on Midnight Sun Drive then west onto Sourdough Lane or Red Fox Road.
Terrain	The terrain is generally flat.
Soils	Soils are generally thin, consisting of a silt-loam layer overlying alluvial gravel. Permafrost may be encountered in small isolated formations.
Vegetation	Vegetation consists of spruce, birch, and poplar forests.
Water Front	None
View	Good potential views of the surrounding forest.
Climate	Temperatures range from 33 to 72 degrees F in the summer and from -32 to 25 degrees F in the winter. Extreme temperatures of -71 to 96 degrees have been recorded. Average annual precipitation is 11 inches with 34 inches of snow.
Water Source	Water depth is less than 100 feet, and water quality is good to excellent.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-199. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any lot located within the Tok Tract 5 subdivision automatically becomes a member of the Homeowners' Association, if active.
Other	Parcel 1884 contains 2 abandoned vehicles and debris.



USGS Quad Tanacross B-5, Alaska

VICINITY MAP

Township 18 North, Range 12 East, Sec. 14
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1872	405965	C018N012E14	ASLS 79-199	1	1	2.930	\$4,000.00
1873	405966	C018N012E14	ASLS 79-199	2	1	2.390	\$8,900.00
1874	405967	C018N012E14	ASLS 79-199	3	1	2.390	\$8,900.00
1875	405968	C018N012E14	ASLS 79-199	4	1	2.390	\$8,900.00
1876	405969	C018N012E14	ASLS 79-199	5	1	2.390	\$8,900.00
1877	405970	C018N012E14	ASLS 79-199	6	1	2.390	\$8,900.00
1878	405971	C018N012E14	ASLS 79-199	7	1	2.390	\$10,400.00
1879	405972	C018N012E14	ASLS 79-199	8	1	2.390	\$10,400.00
1880	405974	C018N012E14	ASLS 79-199	10	1	2.390	\$10,400.00
1881	405975	C018N012E14	ASLS 79-199	11	1	2.390	\$10,400.00
1882	405976	C018N012E14	ASLS 79-199	12	1	2.390	\$10,400.00
1883	405977	C018N012E14	ASLS 79-199	13	1	2.390	\$10,400.00
1884	405978	C018N012E14	ASLS 79-199	14	1	2.380	\$8,900.00
1885	405980	C018N012E14	ASLS 79-199	16	1	3.060	\$10,400.00
1886	405981	C018N012E14	ASLS 79-199	17	1	2.560	\$8,300.00
1887	405982	C018N012E14	ASLS 79-199	18	1	2.570	\$8,100.00
1888	405983	C018N012E14	ASLS 79-199	19	1	2.560	\$7,700.00
1889	405984	C018N012E14	ASLS 79-199	20	1	2.560	\$7,400.00
1890	405985	C018N012E14	ASLS 79-199	21	1	2.560	\$7,100.00

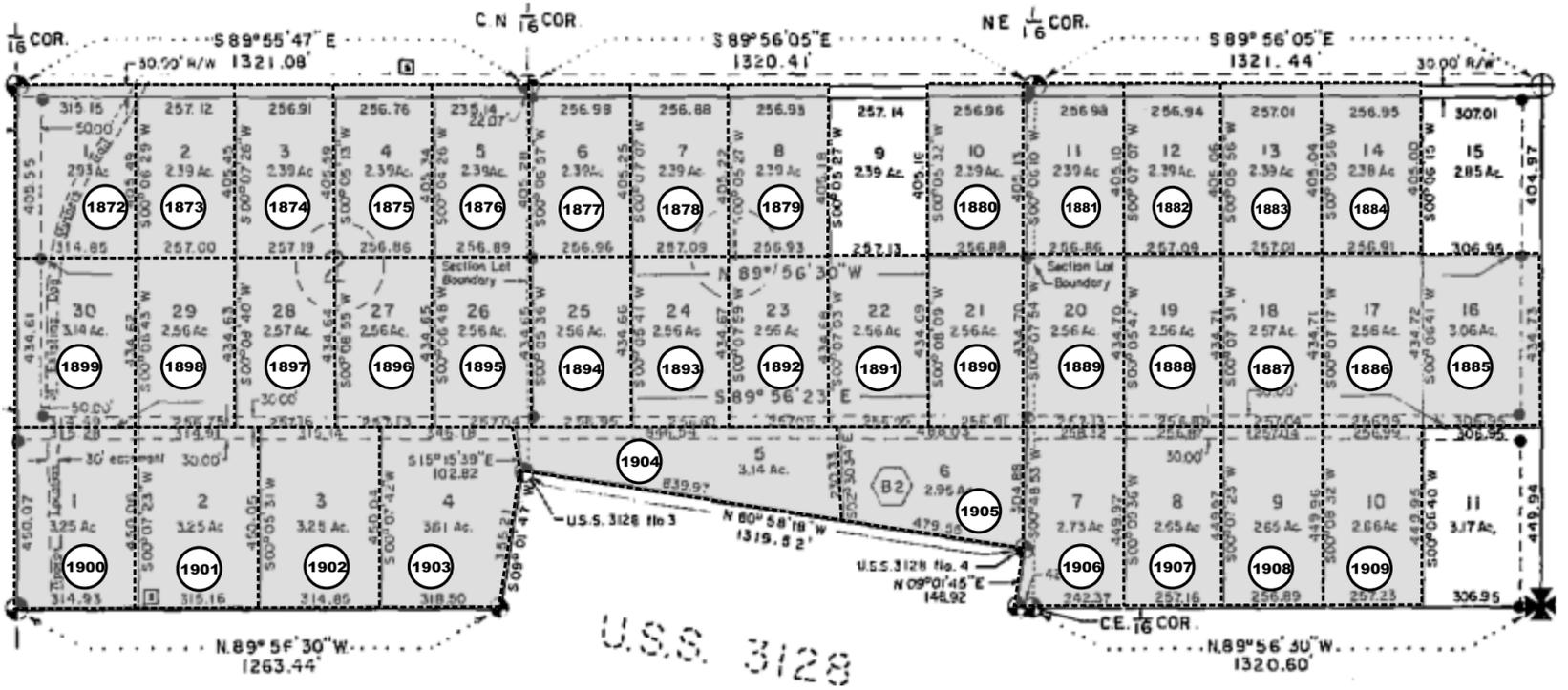
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1891	405986	C018N012E14	ASLS 79-199	22	1	2.560	\$6,800.00
1892	405987	C018N012E14	ASLS 79-199	23	1	2.560	\$6,500.00
1893	405988	C018N012E14	ASLS 79-199	24	1	2.560	\$6,200.00
1894	405989	C018N012E14	ASLS 79-199	25	1	2.560	\$6,200.00
1895	405990	C018N012E14	ASLS 79-199	26	1	2.560	\$6,500.00
1896	405991	C018N012E14	ASLS 79-199	27	1	2.560	\$6,800.00
1897	405992	C018N012E14	ASLS 79-199	28	1	2.570	\$7,100.00
1898	405993	C018N012E14	ASLS 79-199	29	1	2.560	\$7,400.00
1899	405994	C018N012E14	ASLS 79-199	30	1	3.140	\$8,500.00
1900	405995	C018N012E14	ASLS 79-199	1	2	3.250	\$8,200.00
1901	405996	C018N012E14	ASLS 79-199	2	2	3.250	\$9,000.00
1902	405997	C018N012E14	ASLS 79-199	3	2	3.250	\$8,700.00
1903	405998	C018N012E14	ASLS 79-199	4	2	3.610	\$9,200.00
1904	405999	C018N012E14	ASLS 79-199	5	2	3.140	\$6,500.00
1905	406000	C018N012E14	ASLS 79-199	6	2	2.950	\$7,400.00
1906	406001	C018N012E14	ASLS 79-199	7	2	2.730	\$7,800.00
1907	406002	C018N012E14	ASLS 79-199	8	2	2.650	\$8,100.00
1908	406003	C018N012E14	ASLS 79-199	9	2	2.650	\$8,400.00
1909	406004	C018N012E14	ASLS 79-199	10	2	2.660	\$8,800.00

Map 146 - Tok Tract 5 ASLS 79-199 continues on following page

Map 146 - Tok Tract 5 ASLS 79-199

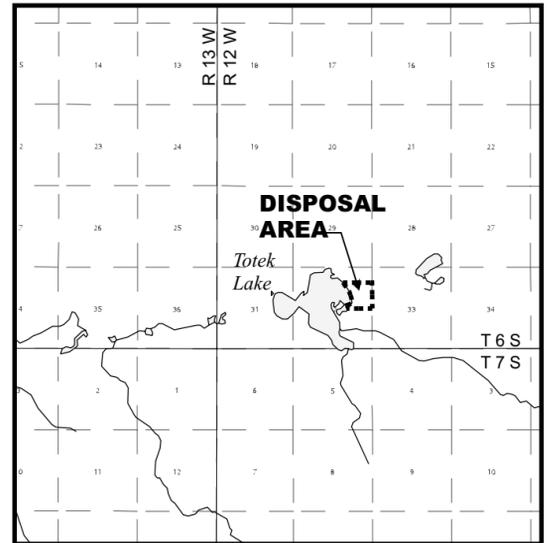
Tok Tract 5 ASLS 79-199 continues from previous page

Sec. 14



Map 147 - Totek Lake Subdivision ASLS 81-57

Location	Parcel is located approximately 75 air miles southwest of Fairbanks, just west of Totek Lake.
Topo Map	USGS Quad Fairbanks B-6
Access	Primary access is limited to float plane in summer and ski plane in winter.
Terrain	Terrain is fairly flat with some low sand dunes; approximate elevation is 500 feet.
Soils	Soils are considered to be silt, loam, and sand with some patches of permafrost
Vegetation	Vegetation consists mostly of paper birch, aspen, and poplar, with areas of small black spruce.
Water Front	Parcel is set back from Totek Lake.
View	Potentially excellent view of lake and forest.
Climate	Temperatures could range from 90 degrees F in summer to -60 degrees F in winter, with gusty to steady winds. Average annual precipitation is 13 inches.
Water Source	Water sources include but are not limited to holding rainwater catchment or collection of lake surface water. Quality is unknown.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-57.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner's Association, if active.
Other	An unauthorized airstrip and a large system of trails exist within the subdivision, along platted rights-of-way and across individual lots. It is the responsibility of the individual to properly locate themselves when using this trail system and avoid those sections which cross private property. A map of existing trails can be viewed at the Fairbanks DNR office. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcel is located within a full fire protection area.



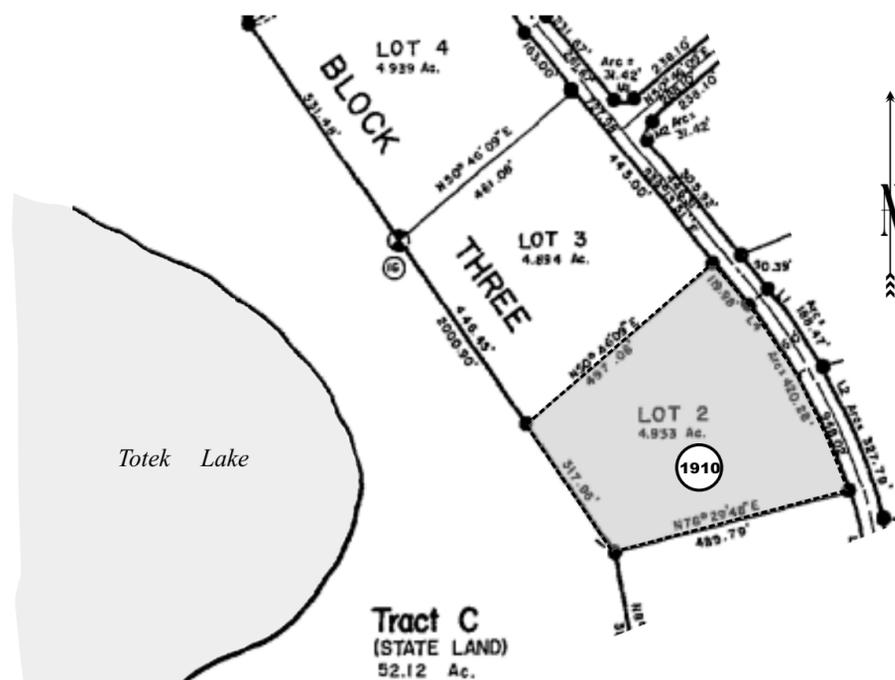
USGS Quad Fairbanks B-6, Alaska

VICINITY MAP

Township 6 South, Range 12 West, Sec. 32
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1910	411029	F006S012W32	ASLS 81-57	2	3	4.933	\$7,000.00

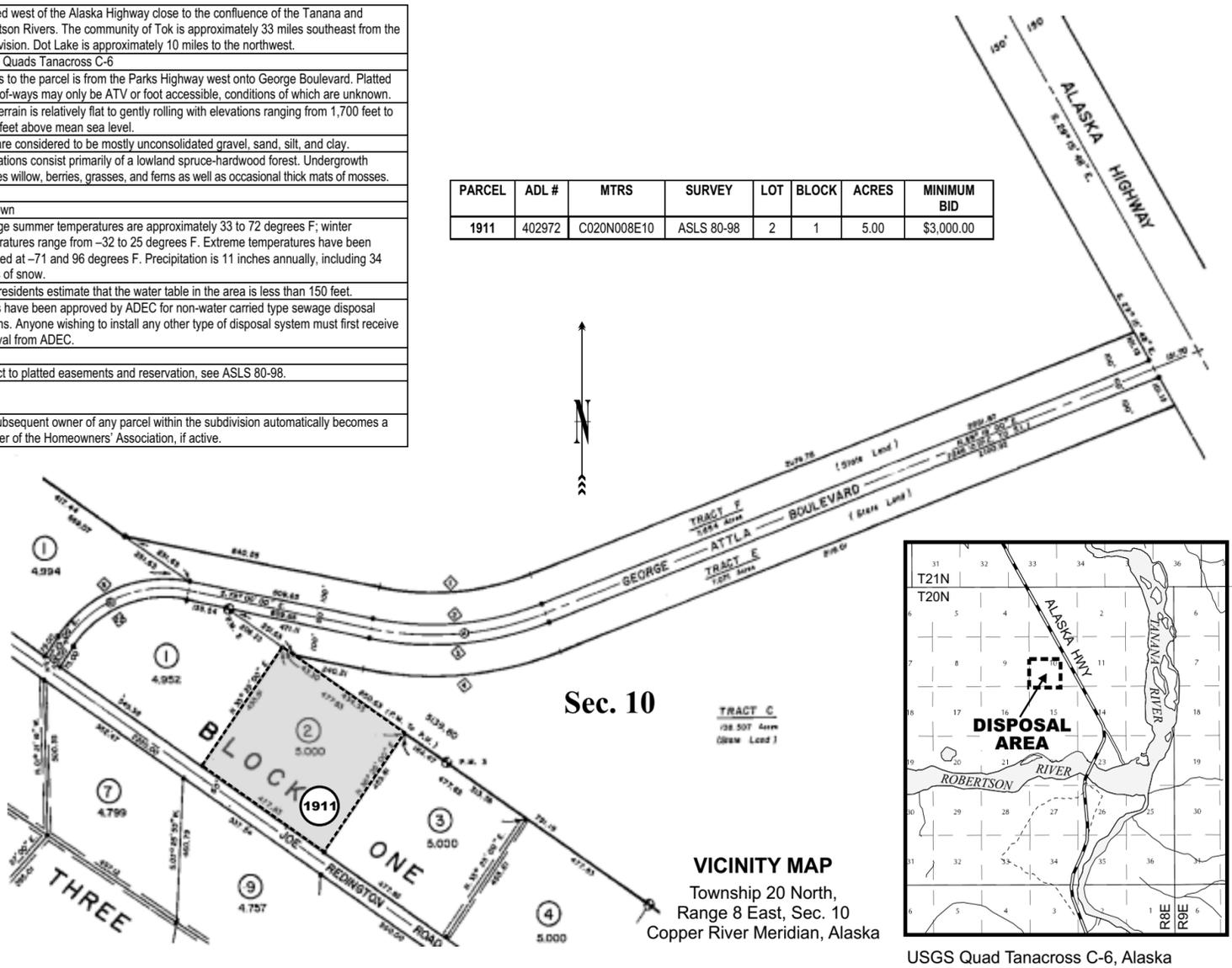
Sec. 32



Map 148 - Tower Bluffs ASLS 80-98

Location	Located west of the Alaska Highway close to the confluence of the Tanana and Robertson Rivers. The community of Tok is approximately 33 miles southeast from the subdivision. Dot Lake is approximately 10 miles to the northwest.
Topo Map	USGS Quads Tanacross C-6
Access	Access to the parcel is from the Parks Highway west onto George Boulevard. Platted rights-of-ways may only be ATV or foot accessible, conditions of which are unknown.
Terrain	Area terrain is relatively flat to gently rolling with elevations ranging from 1,700 feet to 1,900 feet above mean sea level.
Soils	Soils are considered to be mostly unconsolidated gravel, sand, silt, and clay.
Vegetation	Vegetations consist primarily of a lowland spruce-hardwood forest. Undergrowth includes willow, berries, grasses, and ferns as well as occasional thick mats of mosses.
Water Front	None
View	Unknown
Climate	Average summer temperatures are approximately 33 to 72 degrees F; winter temperatures range from -32 to 25 degrees F. Extreme temperatures have been recorded at -71 and 96 degrees F. Precipitation is 11 inches annually, including 34 inches of snow.
Water Source	Local residents estimate that the water table in the area is less than 150 feet.
Water/Sewage Disposal	All lots have been approved by ADEC for non-water carried type sewage disposal systems. Anyone wishing to install any other type of disposal system must first receive approval from ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservation, see ASLS 80-98.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

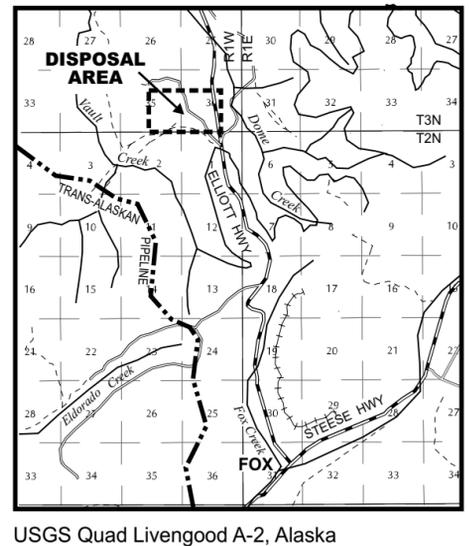
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1911	402972	C020N008E10	ASLS 80-98	2	1	5.00	\$3,000.00



Map 149 - Vault Subdivision ASLS 80-189

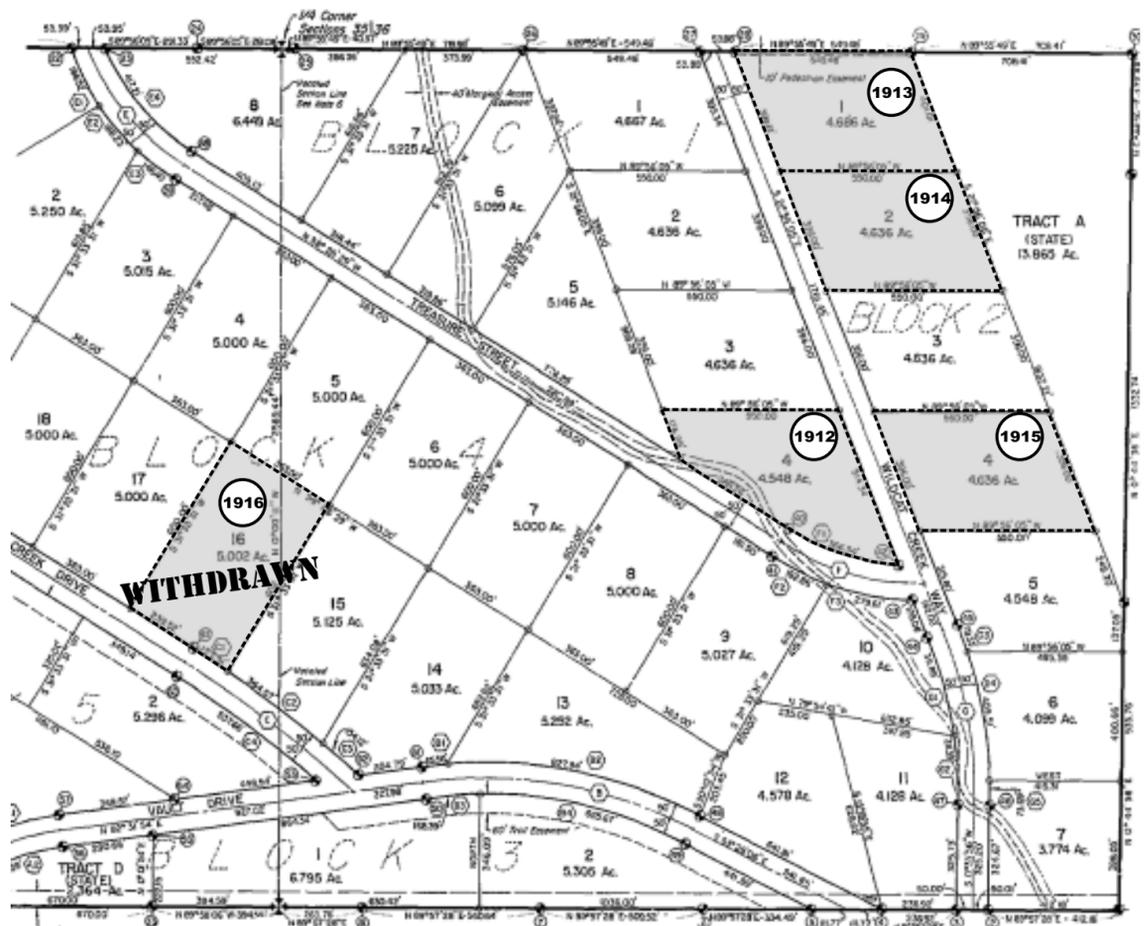
Location	Vault Subdivision is located approximately 18 miles north of Fairbanks west of mile 6 of the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to the subdivision is west from mile 6 of the Elliott Highway via Vault Drive.
Terrain	Terrain within the subdivision is hilly with slopes facing the south and southwest. Elevations range from 950 feet to 1,200 feet above sea level.
Soils	Soils are reported to be good for residential development. There may be intermittent ground ice found on those lots greater than 5 acres.
Vegetation	Vegetation consists of birch and aspen trees.
Water Front	None
View	Unknown
Climate	Average temperatures range from 35 to 65 degrees F in the summer, and -22 to 26 degrees F in the winter, with extremes of -55 and 92 degrees F. Average precipitation is 15 inches.
Water Source	Water availability and quality are unknown; however, there are suspected high concentrations of arsenic in the ground water supply.
Water/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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-189. Parcel 1912 may be subject to a recreation easement.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	There may be structures of no added value and debris on Parcels 1912, 1914, and 1916. An unauthorized road runs through Parcel 1912. There are active mining claims in the vicinity of this subdivision. Parcels are within a critical fire protection area.

VICINITY MAP
Township 3 North,
Range 1 West, Sec. 35, 36
Fairbanks Meridian, Alaska



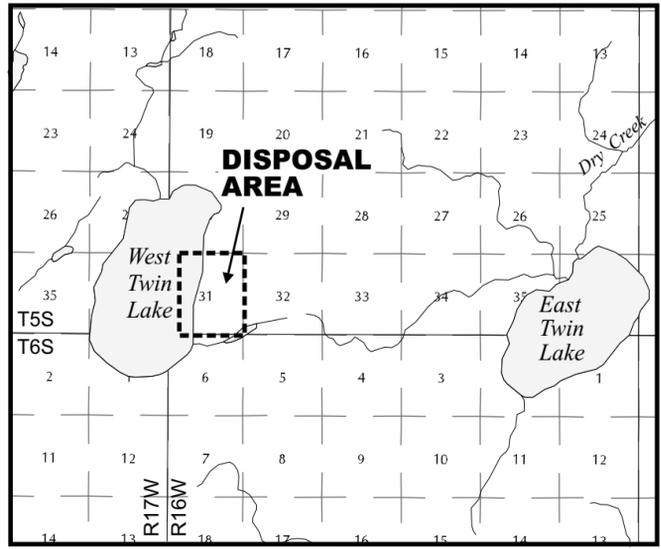
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1912	407335	F003N001W36	ASLS 80-189	4	1	4.548	\$7,300.00
1913	407318	F003N001W36	ASLS 80-189	1	2	4.686	\$7,500.00
1914	407319	F003N001W36	ASLS 80-189	2	2	4.636	\$7,400.00
1915	407337	F003N001W36	ASLS 80-189	4	2	4.636	\$7,400.00
1916	407327	F003N001W35, 36	ASLS 80-189	16	4	5.002	WITHDRAWN

Sec. 35, 36



Map 150 - West Twin Lake Subdivision ASLS 81-219

Location	West Twin Lake Subdivision is located approximately 40 miles south of Manley Hot Springs and 120 miles west of Fairbanks.
Topo Map	USGS Quad Kantishna River B-2
Access	The only access is by airplane with floats in the summer and skis in the winter.
Terrain	The subdivision is on both sides of a ridge that rises on a moderate slope to the east of the lakeshore. The lots are located on both side of the ridge with the ridge top remaining an open space.
Soils	Soils are predominately Beales Silt Loam which is a shallow organic layer a few inches deep overlying three to five feet of sandy, silty soil below which clean sand is found to a depth of 200 feet.
Vegetation	The vegetation consists of mature hardwoods with patches of white spruce located on the shoreline. Some parcels may have been burned in the 2002 Geskamina Lake fire.
Water Front	None
View	Unknown
Climate	Temperatures range from 37 to 70 degrees F in the summer and from -24 to 26 degrees F in the winter. Temperature extremes of -62 and 89 degrees F have been recorded. Average annual precipitation is 13 inches.
Water Source	Unknown
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-219. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within said subdivision automatically becomes a member of the West Twin Lake Homeowners' Association, if active.
Other	The lake is 1,300 feet long and 800 feet wide and has a good northern pike fishery. Parcels are located within a full fire protection area.

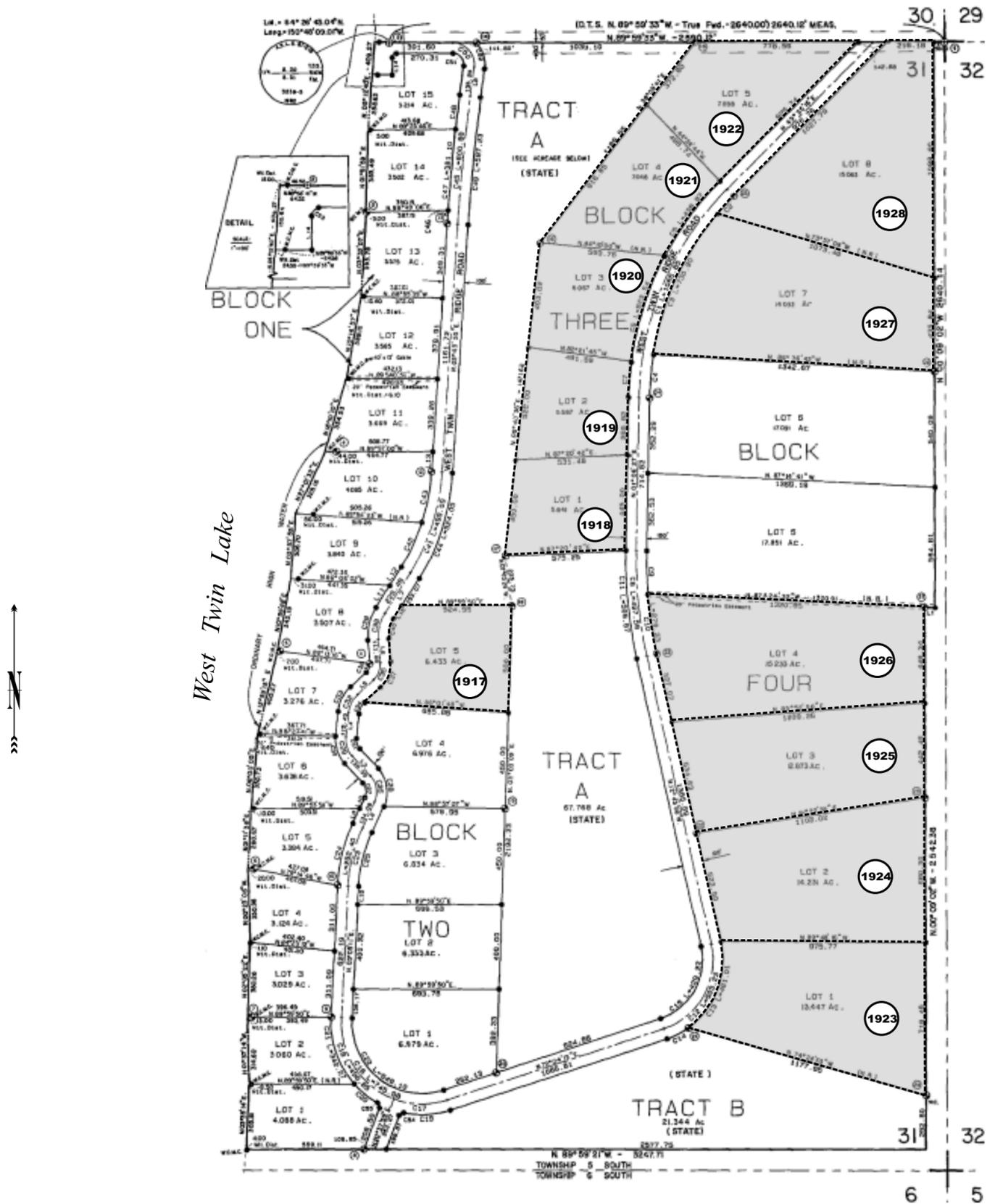


USGS Quad Kantishna River B-2, Alaska

VICINITY MAP
Township 5 South, Range 16 West, Sec. 31
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1917	409054	F005S016W31	ASLS 81-219	5	2	6.433	\$4,000.00
1918	409055	F005S016W31	ASLS 81-219	1	3	5.641	\$4,000.00
1919	409056	F005S016W31	ASLS 81-219	2	3	5.587	\$4,000.00
1920	409057	F005S016W31	ASLS 81-219	3	3	6.067	\$4,000.00
1921	409058	F005S016W31	ASLS 81-219	4	3	7.048	\$4,000.00
1922	409059	F005S016W31	ASLS 81-219	5	3	7.898	\$4,000.00
1923	409060	F005S016W31	ASLS 81-219	1	4	13.447	\$4,000.00
1924	409061	F005S016W31	ASLS 81-219	2	4	14.231	\$4,000.00
1925	409062	F005S016W31	ASLS 81-219	3	4	12.873	\$4,000.00
1926	409063	F005S016W31	ASLS 81-219	4	4	15.233	\$4,000.00
1927	409066	F005S016W31	ASLS 81-219	7	4	16.032	\$4,000.00
1928	409067	F005S016W31	ASLS 81-219	8	4	15.063	\$4,000.00

Sec. 31



SOUTHEAST REGION



SOUTHCENTRAL REGION



NORTHERN REGION



AUCTION BID FORMS

STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425

ALASKA STATE LAND OFFERING BID FORM

Please read all the information in the Fall 2002 Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): _____
 Authorized Agent (if any): _____
 Mailing Address: _____ City: _____ State: _____ Zip Code: _____
 Daytime Telephone Number: _____ Evening Number: _____

Bidders for state land parcels must be Alaska residents for at least one year and must be 18 years of age on or before the date of the auction. Corporations, businesses, and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-bid Auction, however they are eligible to apply for state parcels in the Over-the-Counter Sale.
 I hereby submit a bid to purchase:

Parcel No: _____ Subdivision Name: _____ Survey No: _____
 The amount of my bid is (please write out the amount in words and numbers): _____ ***Dollars \$ _____

Amount of Bid Deposit \$ _____ (minimum 5% of the bid amount)
BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED.

I have enclosed a personal check, money order, or cashier's check, payable to the **DEPARTMENT OF NATURAL RESOURCES**, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal and as an earnest money deposit required under AS 38.05.860(b).

If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

1. I have been an Alaska resident for at least one year immediately preceding the date of the auction and;
2. I am 18 years of age or older;
3. I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. I am not currently in default for nonpayment on a purchase contract or lease issued by the department;
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department; and
6. I have checked for any errata's or supplemental information and accept the terms and conditions therein.

Signature: _____ Date: _____
 Signature: _____ Date: _____

CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened. If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be awarded the parcel. (Please print information clearly)

Check one: **VISA** _____ **MASTERCARD** _____ Credit card number: _____
 Expiration date: _____ Amount of charge: \$ _____ Name on Card: _____
 Customer Signature: _____ Phone number: _____

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

To help improve advertising for future and offerings, please tell us how you heard about the Fall 2002 land sale:
 Newspaper advertisement Radio announcement Word of mouth DNR Web Site Flyer Thank you.

STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425

ALASKA STATE LAND OFFERING BID FORM

Please read all the information in the Fall 2002 Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): _____
 Authorized Agent (if any): _____
 Mailing Address: _____ City: _____ State: _____ Zip Code: _____
 Daytime Telephone Number: _____ Evening Number: _____

Bidders for state land parcels must be Alaska residents for at least one year and must be 18 years of age on or before the date of the auction. Corporations, businesses, and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-bid Auction, however they are eligible to apply for state parcels in the Over-the-Counter Sale.
 I hereby submit a bid to purchase:

Parcel No: _____ Subdivision Name: _____ Survey No: _____
 The amount of my bid is (please write out the amount in words and numbers): _____ ***Dollars \$ _____

Amount of Bid Deposit \$ _____ (minimum 5% of the bid amount)
BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED.

I have enclosed a personal check, money order, or cashier's check, payable to the **DEPARTMENT OF NATURAL RESOURCES**, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal and as an earnest money deposit required under AS 38.05.860(b).

If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

1. I have been an Alaska resident for at least one year immediately preceding the date of the auction and;
2. I am 18 years of age or older;
3. I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. I am not currently in default for nonpayment on a purchase contract or lease issued by the department;
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department; and
6. I have checked for any errata's or supplemental information and accept the terms and conditions therein.

Signature: _____ Date: _____
 Signature: _____ Date: _____

CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened. If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be awarded the parcel. (Please print information clearly)

Check one: **VISA** _____ **MASTERCARD** _____ Credit card number: _____
 Expiration date: _____ Amount of charge: \$ _____ Name on Card: _____
 Customer Signature: _____ Phone number: _____

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SURVEY FORMS

**STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425
CUSTOMER SURVEY FORM**

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you.

- 1.) How did you first hear about the State of Alaska's land sale programs?
 From a friend _____ Newspaper _____ Radio _____ Flyer _____ Website _____ Other _____
 - 2.) What land sale program are you interested in?
 Sealed-bid auction _____ Over-the-counter sale _____ Remote cabin site staking _____
 - 3.) Have you ever purchased land from the state, and if so, were you satisfied with the process?
 Yes _____ No _____ Comments _____
 - 4.) Would you prefer areas with road access directly to the parcels, or parcels that are less accessible, requiring other means such as hiking, boating, flying in, or ATV?
 With road access _____ Without road access _____
 - 5.) For parcels with no direct road access, what type of access would you prefer?
 Nearby airstrip _____ Floatplane _____ Boat _____ ATV/Snowmobile _____ Hiking _____
 - 6.) In a remote area without road access, what size parcel would interest you?
 1-5 acres _____ 5-10 acres _____ 10-20 acres _____ 20 acres and above _____
 - 7.) If road access were provided, which typically increases the per acre value, what size parcel would interest you?
 1-5 acres _____ 5-10 acres _____ 10-20 acres _____ 20 acres and above _____
 - 8.) In your opinion, do you feel the state is offering reasonably priced land?
 Yes _____ No _____
 - 11.) Have you used the state website to obtain information on state land sale programs?
 Yes _____ No _____ If yes, in your opinion was it user-friendly? Yes _____ No _____
 - 12.) Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures
 Yes _____ No _____
 - 13.) Are the brochures easy to read and understand?
 Yes _____ No _____
 - 14.) Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
 Yes _____ No _____
 - 15.) What time of the year would you like to see state land sales held?
 Nov – Feb _____ Mar – June _____ July – Oct _____
- Additional comments:

DNR appreciates your feedback!

**STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425
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 - 2.) What land sale program are you interested in?
 Sealed-bid auction _____ Over-the-counter sale _____ Remote cabin site staking _____
 - 3.) Have you ever purchased land from the state, and if so, were you satisfied with the process?
 Yes _____ No _____ Comments _____
 - 4.) Would you prefer areas with road access directly to the parcels, or parcels that are less accessible, requiring other means such as hiking, boating, flying in, or ATV?
 With road access _____ Without road access _____
 - 5.) For parcels with no direct road access, what type of access would you prefer?
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 Yes _____ No _____
 - 15.) What time of the year would you like to see state land sales held?
 Nov – Feb _____ Mar – June _____ July – Oct _____
- Additional comments:

DNR appreciates your feedback!

AUCTION BID FORMS

STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425

ALASKA STATE LAND OFFERING BID FORM

Please read all the information in the Fall 2002 Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): _____
 Authorized Agent (if any): _____
 Mailing Address: _____ City: _____ State: _____ Zip Code: _____
 Daytime Telephone Number: _____ Evening Number: _____

Bidders for state land parcels must be Alaska residents for at least one year and must be 18 years of age on or before the date of the auction. Corporations, businesses, and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-bid Auction, however they are eligible to apply for state parcels in the Over-the-Counter Sale.
 I hereby submit a bid to purchase:

Parcel No: _____ Subdivision Name: _____ Survey No: _____
 The amount of my bid is (please write out the amount in words and numbers): _____

***Dollars \$ _____

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED.

Amount of Bid Deposit \$ _____ (minimum 5% of the bid amount)

I have enclosed a personal check, money order, or cashier's check, payable to the **DEPARTMENT OF NATURAL RESOURCES**, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal and as an earnest money deposit required under AS 38.05.860(b).

If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

1. I have been an Alaska resident for at least one year immediately preceding the date of the auction and;
2. I am 18 years of age or older;
3. I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. I am not currently in default for nonpayment on a purchase contract or lease issued by the department;
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department; and
6. I have checked for any errata's or supplemental information and accept the terms and conditions therein.

Signature: _____ Date: _____
 Signature: _____ Date: _____

CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened. If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be awarded the parcel. (Please print information clearly)

Check one: **VISA** _____ **MASTERCARD** _____ Credit card number: _____
 Expiration date: _____ Amount of charge: \$ _____ Name on Card: _____
 Customer Signature: _____ Phone number: _____

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

To help improve advertising for future and offerings, please tell us how you heard about the Fall 2002 land sale:
 Newspaper advertisement Radio announcement Word of mouth DNR Web Site Flyer Thank you.

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FALL 2002 -- AUCTION 425

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SURVEY FORMS

**STATE OF ALASKA -- DEPARTMENT OF NATURAL RESOURCES -- DIVISION OF MINING, LAND & WATER
FALL 2002 -- AUCTION 425
CUSTOMER SURVEY FORM**

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you.

- 1.) How did you first hear about the State of Alaska's land sale programs?
From a friend _____ *Newspaper* _____ *Radio* _____ *Flyer* _____ *Website* _____ *Other* _____
 - 2.) What land sale program are you interested in?
Sealed-bid auction _____ *Over-the-counter sale* _____ *Remote cabin site staking* _____
 - 3.) Have you ever purchased land from the state, and if so, were you satisfied with the process?
 Yes _____ No _____ *Comments* _____
 - 4.) Would you prefer areas with road access directly to the parcels, or parcels that are less accessible, requiring other means such as hiking, boating, flying in, or ATV?
With road access _____ *Without road access* _____
 - 5.) For parcels with no direct road access, what type of access would you prefer?
Nearby airstrip _____ *Floatplane* _____ *Boat* _____ *ATV/Snowmobile* _____ *Hiking* _____
 - 6.) In a remote area without road access, what size parcel would interest you?
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 Yes _____ No _____
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 Yes _____ No _____ *If yes, in your opinion was it user-friendly?* Yes _____ No _____
 - 12.) Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures
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 Nov – Feb _____ Mar – June _____ July – Oct _____
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