



Spring 2006 Alaska State Land Offering AUCTION #444



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Auction Schedule

April 19, 2006 – June 2, 2006 ~ Sealed-Bid Auction Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than **5:00 p.m., Friday, June 2, 2006**. Applications received after the designated date and time will be rejected.

June 7, 2006 ~ Sealed-Bid Opening

Bids will be opened at **10:00 a.m., Wednesday, June 7, 2006** at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at www.dnr.state.ak.us/mlw/landsale by June 8, 2006. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. Deposits not picked up by 5:00 p.m. will be returned by mail on June 8, 2006.

June 14, 2006 ~ Award Notification

Award notification letters will be mailed to successful bidders on **Wednesday, June 14, 2006**.

June 14, 2006 ~ Initial Over-The-Counter Lottery Parcel List

A complete list of Initial Over-The-Counter Lottery parcels (parcels not sold in the auction) will be posted on **Wednesday, June 14, 2006** at www.dnr.state.ak.us/mlw/landsale and will also be available at any of the Department of Natural Resources Public Information Offices.

June 14, 2006 – July 28, 2006 Initial Over-The-Counter Lottery Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than **5:00 p.m., Friday, July 28, 2006**. Applications received after the designated date and time will be rejected.

August 2, 2006 ~ Initial Over-The-Counter Lottery

The Initial Over-The-Counter Lottery will be held at **10:00 a.m., Wednesday, August 2, 2006** at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Applicants do not need to be present to win. A list of Initial Over-The-Counter Lottery winners will be posted at www.dnr.state.ak.us/mlw/landsale/ by August 3, 2006. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Lottery. Unsuccessful applicants may pick up their deposits after the lottery until 5:00 p.m. Deposits not picked up by 5:00 p.m. will be returned by mail on August 3, 2006.

PLEASE NOTE:

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Offices. To have a copy mailed to you, a postage and handling cost of \$3.00 will apply. This brochure can also be viewed on the web at www.dnr.state.ak.us/mlw/landsale/.

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the Spring 2006 Alaska State Land Offering - Auction #444, produced in Alaska at a cost of \$0.86 per copy.



PLEASE RECYCLE



Governor
Frank Murkowski

Dear Fellow Alaskans,

It is my pleasure to announce our latest effort to make state land available for Alaskans: the Spring 2006 Alaska State Land Offering, Auction #444.

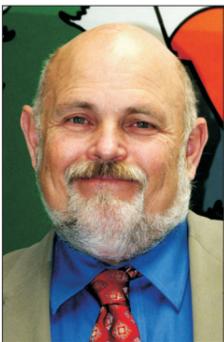
Article VIII of Alaska's Constitution directs state government to encourage settlement of our land, and the Department of Natural Resources has been working since statehood to fulfill this mandate through a variety of land sales programs. Many of today's thriving Alaska communities got their start through pioneers bidding at outcry auctions nearly 50 years ago!

For many Alaskans today, an important part of the Alaskan dream is the chance to own a piece of land somewhere off the beaten path, perhaps near a favorite fishing spot or wilderness retreat. Others may want an accessible parcel where they could build a year-round home, close to one of our fine communities.

The state's largest current program for selling recreational and residential land is the Sealed-Bid Auction, described in more detail in this brochure. This year, the Department of Natural Resources is offering over 200 surveyed parcels of state land for private ownership. We are proud to continue the success of recent years by offering several newly surveyed areas, some of them accessible by newly constructed roads, as well as a wide assortment of previously offered parcels all over the state.

We live in a state blessed with magnificent beauty and abundant opportunity, and I urge you to fully explore this chance to purchase "Land for Alaskans." Good Luck!

Frank H. Murkowski, Governor



Commissioner
Michael Menge

Dear Fellow Alaskans,

Mark Twain once offered this sage investment advice: "Buy land; they're not making it anymore!"

Those who would follow his advice have the opportunity to do so this spring, thanks to the Department of Natural Resources, Division of Mining, Land and Water's Sealed-Bid Auction program. I am proud of our staff's successful efforts to make a diverse selection of parcels available so you and other Alaskans can have the opportunity to purchase your own piece of the Great Land.

I encourage you to take the time to read this brochure thoroughly, to appreciate the full scope of this year's offerings, and to understand the rules and procedures for submitting a sealed bid.

The staff of the Department of Natural Resources looks forward to helping you begin realizing your Alaskan dream of land ownership.

Michael L. Menge, Commissioner, Alaska Department of Natural Resources

Introduction

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) in the Spring 2006 Alaska State Land Offering - Auction #444 and explains how to bid on a parcel in the Sealed-Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. This year, the Spring 2006 Alaska State Land Offering includes over 200 parcels.

This brochure is divided into three main categories to clearly describe this land offering. The first section provides general information applicable to all parcels, auction and lottery policies, purchasing information, veteran program information, specific auction and lottery procedures, application instructions, and a list of on-line resources. The second portion of this brochure contains maps of the parcels and subdivisions, along with specific information about each area and the parcel legal descriptions and minimum bid price. The last portion of this brochure contains application forms for the Sealed-Bid Auction, information about other land offerings, and customer surveys.

Additional copies of this brochure and application materials may be obtained from the DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at www.dnr.state.ak.us/mlw/landsale. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please call one of the three DNR Public Information Offices listed at the right.

DNR Public Information Offices

Each DNR Public Information Office has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These offices also provide information regarding all DNR programs and policies, and may be able to help you find the applications, forms, and fact sheets to answer all of your DNR related questions.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411
Recorded Information (907)269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
pic@dnr.state.ak.us

NORTHERN REGION

DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709-4699
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
fbx-pic@dnr.state.ak.us

SOUTHEAST REGION

Division of Mining, Land and Water Information Office
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907)465-3400, Fax: (907)586-2954
For TDD call Anchorage (907)269-8411
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.
southeast_land@dnr.state.ak.us

Online Resources

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

State of Alaska.....	www.state.ak.us
Alaska Legislature (current statutes and regulations).....	www.legis.state.ak.us
Department of Natural Resources	www.dnr.state.ak.us
Division of Mining, Land & Water	www.dnr.state.ak.us/mlw
Alaska State Land Offerings.....	www.dnr.state.ak.us/mlw/landsale
Division of Mining, Land & Water Factsheets	www.dnr.state.ak.us/mlw/factsht
RS 2477 Rights-of-Way	www.dnr.state.ak.us/mlw/trails/rs2477
Office of Habitat Management & Permitting	www.dnr.state.ak.us/habitat
Office of History & Archaeology	www.dnr.state.ak.us/parks/oha
Water Resources Program	www.dnr.state.ak.us/mlw/water
Division of Forestry	www.dnr.state.ak.us/forestry
Land Records Information (DNR)	www.dnr.state.ak.us/landrecords
Land Records Information (DNR and BLM)	www.landrecords.info
Department of Fish & Game.....	www.adfg.state.ak.us
Department of Transportation & Public Facilities	www.dot.state.ak.us
Department of Environmental Conservation	www.state.ak.us/dec
Alaska Railroad Corporation	www.alaskarailroad.com
Department of Commerce, Community & Economic Development.....	www.dced.state.ak.us
US Government	www.firstgov.gov
Bureau of Land Management, Alaska State Office	www.ak.blm.gov
U.S. Fish and Wildlife Service.....	www.fws.gov
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch	www.poa.usace.army.mil/reg
Firewise	www.firewise.org

General Information

Land Records, Survey Plats, and Maps

Comprehensive parcel and area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is www.landrecords.info, which lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 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 99775-7320, (907) 474-6960; or from numerous other commercial sources.

Full size 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.

Site Inspection

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. The submission of a bid constitutes acceptance of the parcel "AS-IS" and "WHERE-IS".

Access

The location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement.

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any subdivision or parcel. Rights-of-way shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land.

Physical access may be on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. You should inquire at one of the DNR Public Information Offices or borough land office to see if there is an existing road on a reserved right-of-way. PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS.

There are certain generally allowed uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020). The fact sheet at www.dnr.state.ak.us/mlw/factsht/gen_allow_use.pdf contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- ◆ Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogsled or with pack animals.
- ◆ Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from DNR Office of Habitat Management and Permitting for any motorized travel in fish bearing streams. Contact and program information can be found on-line at www.dnr.state.ak.us/habitat.
- ◆ Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

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

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

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands.

Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the appropriate DNR regional office.

RS 2477

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state 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 been 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 parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Offices, and on-line at www.dnr.state.ak.us/mlw/trails/rs2477.



Legal access to an area may be via a public access easement.

Photo © DNR

Existing Easements and Reservations

All parcels offered in this brochure are subject to all platted and valid existing easements and reservations including rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat. 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 parcel, along with a physical inspection of the parcel. Subdivision survey plats may be viewed on-line at www.dnr.state.ak.us/landrecords, or by visiting the nearest DNR Public Information Office.

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 removed. Contact the appropriate regional DNR office before constructing access in surveyed or unsurveyed section line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

The Alaska Railroad Corporation's 200 foot right-of-way, bridges, and trestles may NOT be used as 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.

Use of Adjacent State Land

Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 (Generally Allowed Uses on State Land), may require a land use authorization from the Department of Natural Resources.

Driveways and Approach Roads

Driveways and/or approach roads from established Department of Transportation and Public Facilities (DOTPF) maintained roads may have to be constructed in order to provide access to the subdivision and individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a state managed right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted (Central Region 907-269-0700; Northern Region 907-451-5400; Southeast Region 907-465-4540). Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder.

Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources (AS 41.35.200). Should any sites be discovered during parcel development, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Outdoor Recreation should 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).

Mineral closing orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. Mineral closing orders do not apply to oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing, nor do they preclude reasonable surface access to these resources.

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.

Tentatively Approved Land

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". 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 canceled, 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 Spring 2006 Alaska State Land Offering, the following parcels and subdivisions are on tentatively approved land:

- ◆ Bear Creek Remote Odd Lot (Parcel 1144)
- ◆ Cathedral Bluffs Odd Lot (Parcel 1146)
- ◆ Delta Ag (All Parcels)
- ◆ Ridgeview Alaska Subdivision (All Parcels)

No Warranty of Suitability, Fitness, or Title

Parcels are sold "AS-IS" and "WHERE-IS" with all faults, and in the condition as of the date of the sale with no guarantees, expressed or implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided. The State makes no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding. The State makes no warranty, expressed or implied, regarding marketable title. It is your responsibility to determine and consider if encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, matter in your decision to enter into this contract.

Homeowners Associations

Some subdivisions were created with the framework for a Homeowners Association in place. Homeowners Associations are established to maintain roads, trails, easements, and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a common sewer or water system within the subdivision, and to provide other necessary services until a unit of local government is able and willing to assume responsibility for them.

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 Alaska Department of Commerce, Community & Economic Development, Division of Occupational Licensing at (907) 465-2530, or on-line at www.dccd.sate.ak.us/occ by using the 'Search Corporation Database' feature and the name of the subdivision.

Taxes

Parcels offered in this disposal are subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased 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 re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

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 on your parcel, you must apply for a permit from the Division of Mining, Land & Water. Information and applications for water rights are available at any of the DNR Public Information Offices and on-line at www.dnr.state.ak.us/mlw/water.

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, may be placed or constructed within any easements or rights-of-way of record. This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

Previously Authorized Improvements/Hazards

Some parcels in this brochure have abandoned improvements and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. DNR has not necessarily inspected all the parcels in this brochure to determine if garbage or hazardous waste is present. The purchaser of the parcel is responsible for the disposal of any existing garbage or wastes. You should inspect all parcels prior to bidding/purchasing.

In the case of Parcel 1202, you must be prepared to pay the state, in full, the stated appraised value of the improvements before a purchase contract or patent 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, or by Visa or MasterCard information and authorization for payment.



This attractive log cabin is located on Parcel 1202 in Murphy Subdivision in the Northern Region.

Photo © DNR

Future Offerings

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

Nomination of Land for Future Offerings

DNR seeks land nominations from the public for state land sales and considers public interest when offering land through the auction program. If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Office. You will need to include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans.

For more information about the nomination process and to acquire nomination forms, see the fact sheet 'Nominating Land for State Land Sale Programs' at www.dnr.state.ak.us/mlw/factsht/land_nominating.pdf.

Multiple Uses

The land sale 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 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.

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. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at www.firewise.org, can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at www.dnr.state.ak.us/forestry.

Fish Habitat Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of DNR (AS 41.14.870). These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal, and water withdrawals. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects (AS 41.14.870).

The DNR Office of Habitat Management and Permitting administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact information for the DNR Office of Habitat Management and Permitting, and information on obtaining permits can be found on-line at www.dnr.state.ak.us/habitat.

Fish and Game Requirements

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



Recreationists can gain access to Alaska's fish and wildlife resources by a variety of transportation methods.

Photo © DNR

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. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Wetlands

Some state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. 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.

American bison roam wild in herds in several areas of central Alaska.



Photo © DNR

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game for information on how to minimize conflicts with wildlife.

Auction/Lottery Information

Bidder Qualifications

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 (11 AAC 67.005 and 11 AAC 67.008). Please read this section on bidder eligibility 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 Initial OTC Lottery.

In order to bid, you must be a current resident of the State of Alaska and must certify that you:

1. Have been a resident of Alaska for at least one year immediately preceding the date of the auction;
2. Are 18 years of age or older at the date of sale;

If you are the successful bidder for a parcel and wish to enter into a purchase contract with the State of Alaska, you must also certify that you:

3. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Section at (907) 269-8594 if you have any questions about eligibility);
4. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
5. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all five qualifications listed above are met. If you are the successful bidder for a parcel and do not meet the qualifications for a purchase contract in 3-5 listed above, you must pay the bid amount in full upon notification. Failure to submit payment in full upon notification may result in the forfeiture of bid deposit and loss of purchase rights to the parcel.

Residency Requirement

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have resided in Alaska 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 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.

Proof of Residency

Successful bidders will be required to verify their Alaska residency (11 AAC 67.010). The proof submitted must address the one year prior to the date of the auction. Proof of residency may be any proof acceptable to the Director, including:

- ◆ Voter registration and voting records;
- ◆ Hunting, fishing, driver's, or other current and valid licenses;
- ◆ School records;
- ◆ Rent receipts, proof of home ownership, or a home purchase contract;
- ◆ Motor vehicle registration;
- ◆ Tax records;
- ◆ Employment, unemployment, or military records;
- ◆ Court or other government agency records;
- ◆ Birth or other vital statistic records;
- ◆ 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
- ◆ Other proof of residency acceptable to the Director.

Multiple Applicants on One Bid Form

Two or more individuals may jointly submit a single bid. To do so, all those bidding must be eligible to bid. Successful bidders' names will carry forward to the purchase contract, or patent if the purchase price is paid in full. Names may not be added to or deleted from the bid form after it has been submitted.

Successful joint applicants will not be eligible to individually win an additional parcel in the Sealed-Bid Auction.

For example:

If a parcel is won jointly by John and Jane Doe, both John Doe and Jane Doe are ineligible to win any additional parcels, either as joint applicants or as individuals, for the remainder of the Sealed-Bid Auction.

Misrepresentation – Price Fixing

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

Anyone who misrepresents him or herself as owner of any of these parcels of land or who wrongfully represents that he or she has any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Department of Natural Resources Public Information Center, at pic@dnr.state.ak.us or (907) 269-8400, and provide any information that you may have.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel a land offering, in whole or in part, if necessary to protect the interest of the State of Alaska at any time prior to or during the offering, even after the apparent high bidder has been notified, prior to DNR signing a final conveyance document, including all Over-the-Counter offerings. In the event that 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 called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at www.dnr.state.ak.us/mlw/landsale.

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

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)).

This requirement disqualifies those employees from applying for a parcel in the Initial Over-The-Counter Lottery. Parcels may only be purchased 30 days after the parcels are placed in the general Over-The-Counter inventory, following the Initial Over-The-Counter Lottery.

If you have questions about employee eligibility, contact one of the regional Public Information Offices.

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. If you submit multiple bids on the same parcel, the MOST RECENT VALID bid will prevail even if you have submitted a higher bid at an earlier time.

Buying Multiple Parcels

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each DNR 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 Initial OTC Lottery and the Over-The-Counter offerings.

You may submit sealed bids on multiple parcels (each in a separate envelope). However, if you do, and you have a high bid for more than one parcel, you may not end up with your first choice parcel. Parcel opening order is determined by the number of bids received (See "Sealed Bid Auction Procedures"), which cannot be determined until after the application period has ended. You will be awarded the first parcel for which you are high bidder.

For example:

Jane Doe bids on two parcels, Parcel A and Parcel B. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest eligible bidder for Parcel B, she will win that and will be ineligible to win Parcel A, even if she is the high bidder for that parcel also.

Returned Bid Deposits

Unsuccessful bidders may pick up their deposits until 5:00 p.m. June 7, 2006, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. on June 7, 2006 will be returned by mail on June 8, 2006. NO interest will be paid on the bid deposit while it is in the possession of the State.

Appeals

An aggrieved bidder may appeal to the Commissioner within five days after the sale for a review of the Director's determination (AS 35.05.055). Appeals may be sent by mail to Commissioner Michael Menge, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or by electronic mail to dnr_appeals@dnr.state.ak.us.

Purchase Information

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 and Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

Lump Sum Payment

If the purchase price minus the minimum five percent down payment, per parcel, is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued (11 AAC 67.875). The balance due (purchase price minus the minimum five percent down payment) will be due 30 days after the Award Notification letter is received by the purchaser.

If you are the successful bidder for a parcel and do not meet requirements 3-5 listed in the "Bidder Qualifications" section, a lump sum payment will be required.

Sale Contracts

If the purchase price minus the minimum five percent down payment, per parcel, 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.

A sale contract will not be issued by the State of Alaska unless all five requirements listed in the "Bidder Qualifications" section are met.

The terms for purchasing state land by sale contract are:

- ◆ Minimum down payment of five percent (5%) of the purchase price;
- ◆ Non-refundable document handling fee of \$100.00;
- ◆ Contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

DNR will provide for 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):

- ◆ \$2,000.00 or less must be paid in full at time of purchase;
- ◆ \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- ◆ \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- ◆ \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
- ◆ \$20,000.00 or more, contract length will not be more than 20 years.

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 effective 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 Contract Administration Section 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:

- ◆ 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. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- ◆ 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. The default termination date, the date payment is due, will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

Veterans Land Discount

Eligible veterans may receive a twenty-five percent (25%) discount on the purchase of state land, once costs reimbursable to the state have been subtracted from the purchase price (AS 38.05.940). **This Veterans Land Discount may only be used once in an applicant's lifetime.**

Qualifications

A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to the department, that he or she:

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

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

In the case where two or more applicants wish to purchase a parcel and apply a Veterans Land Discount, both purchasers must be eligible bidders but only one qualifying applicant needs to be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their "once in a lifetime" Veterans Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out the Waiver of Veterans Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional DNR Public Information Office, as well as on-line at www.dnr.state.ak.us/mlw/forms under "Land Forms". If you are the successful bidder for a parcel, a copy of these forms will be included in your "Award Notification" letter.

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied (AS 38.05.940). The reimbursable cost per acre is listed in the table at the right. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if paid in full at the time of initial purchase.

Below is an example of how a Veterans Land Discount is calculated for a 1.82 acre parcel with reimbursable costs of \$987 per acre, if the bid price were \$40,000.

Reimbursable Cost/Acre	\$ 987.00
Parcel Size in Acres	x 1.82
Total Reimbursable Cost	\$ 1,796.34
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
Amount Eligible for Discount	\$ 38,203.66
Amount Eligible for Discount	\$ 38,203.66
25% Veterans Discount Rate	x .25
Veterans Discount	\$ 9,550.91
Bid Price	\$ 40,000.00
Less the Veterans Discount	- \$ 9,550.91
Discounted Purchase Price	\$ 30,449.09
Discounted Purchase Price	\$ 30,449.09
Less 5% Deposit of Bid Price	- \$ 2,000.00
Balance Due	\$ 28,449.09

Reimbursable Costs for Determining Veterans Land Discount

Subdivision/ Area Name	Survey Number	Reimbursable Cost/Acre	Subdivision/ Area Name	Survey Number	Reimbursable Cost/Acre
Albert Creek Homestead	ASLS 85-67	\$0	Lake Creek Homestead	ASLS 87-56	\$0
Alder View Subdivision	ASLS 80-137	\$277	Lake Creek McDougal Remote Odd Lot	ASLS 82-175	\$0
Bartlett Hills Alaska Subd., Tract D	ASLS 79-143D	\$234	Lockwood Lake Subdivision	ASLS 80-91	\$248
Bear Creek Remote Odd Lot	ASLS 95-57	\$0	Murphy Subdivision	ASLS 82-159	\$284
Canyon Lake Subdivision	ASLS 80-139	\$274	Mystery Alaska Subdivision Phase II	ASLS 2004-32	\$5,058
Cathedral Bluffs OTE	ASLS 88-180	\$0	Nenana South Subdivision	ASLS 80-106	\$225
Cathedral Bluffs OTE	ASLS 89-188	\$0	Ninemile Creek Subdivision	ASLS 80-151	\$317
Chase II Remote Odd Lot	ASLS 84-130	\$0	Olnes East Subdivision	ASLS 80-178	\$190
Chase II Remote Odd Lot	ASLS 84-144	\$0	Onestone Lake Subdivision	ASLS 81-110	\$430
Chase II Subdivision	ASLS 79-149	\$236	Port Protection Subdivision	ASLS 2004-44	\$1220
Chena Hot Springs II Subdivision	ASLS 80-138	\$260	Ridgeview Alaska Subdivision Phase I	ASLS 2004-42	\$312
Cheri Lake Alaska Subdivision	EPF 23-15	\$0	Riverview Subdivision	ASLS 83-128	\$262
Circle Subdivision	ASLS 78-163	\$71	Rocky Lake Alaska Subdivision	EPF 1-5	\$0
Clear Sky Homestead	ASLS 91-63	\$0	Safari Lake Subdivision	ASLS 80-188	\$257
Crazy Mountain Homestead	ASLS 89-105	\$0	Schnieder Lake Small Lot	USS 3951	\$0
Crazy Mountain Homestead	ASLS 89-114	\$0	Sevenmile Homestead	ASLS 88-8	\$0
Crazy Mountain Homestead	ASLS 90-120	\$0	Shell Lake North Subdivision	ASLS 80-174	\$437
Delta Ag	ASLS 78-93	\$41	Shell Lake Small Lot	USS 3987	\$0
Delta Homesites	ASLS 77-162	\$142	Shell Lake Small Lot	USS 3988	\$0
Denali View Subdivision	ASLS 80-145	\$405	Skolai Subdivision	ASLS 2004-10	\$187
Desperation Subdivision	ASLS 81-1	\$458	Skwentna OTE	ASLS 74-64	\$0
Farmview Subdivision	ASLS 82-123	\$347	Super Cub Subdivision	ASLS 80-132	\$259
Goldstreak Subdivision	ASLS 79-156	\$492	Susitna River Odd Lots	USRS	\$0
Harding Lake Alaska Subdivision	EPF 54-3	\$0	Talkeetna Bluffs Subdivision	ASLS 80-94	\$231
Hayes Creek Subdivision	ASLS 81-20	\$302	Talkeetna Foothills Homestead	ASLS 89-36	\$0
Haystack Extension Subdivision	ASLS 80-163	\$274	Talkeetna Foothills Homestead	ASLS 89-46	\$0
Hewitt-Whiskey Lakes Alaska Subd. Addition No.1	ASLS 79-148	\$265	Talkeetna Foothills Homestead	ASLS 90-168	\$0
High Mountain Lakes Subdivision	ASLS 80-154	\$273	Tenderfoot Subdivision	ASLS 81-213	\$400
Hiline Lake Small Tract	ASCS	\$0	Tok (Tetlin Trail) Subdivision	ASLS 79-135	\$4 / Parcel
Hollis Anchorage Subd., Addition No. 1	ASLS 2004-30	\$3304	Tok Subdivision	ASLS 77-164	\$91
Hurricane Remote Odd Lot	ASLS 92-164	\$0	Trapper Creek Glen Alaska Subdivision	ASLS 79-242	\$265
Kahiltna Flats Alaska Subdivision	ASLS 80-175	\$204	Vallenar Bay Subdivision	ASLS 85-86	WITHDRAWN
Kahiltna II Remote Odd Lot	ASLS 85-221	\$0	Windy Hills Subdivision	ASLS 79-173	\$219
Kentucky Creek II Subdivision	ASLS 2004-15	\$116	Yentna II Remote Odd Lot	ASLS 96-35	\$0
Kutna Creek Subdivision	ASLS 80-157	\$264	Yentna Uplands Homestead	ASLS 87-214	\$0

Sealed-Bid Auction Procedures

All bids must be received by one of the designated DNR offices or submitted on-line, no later than 5:00 p.m., Friday, June 2, 2006. All bids will be opened beginning at 10:00 a.m., Wednesday, June 7, 2006 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bids received after the designated date and time will not be considered.

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 or errata.

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. DNR 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. Successful high bidders may also participate in the Initial OTC Lottery Offering. There is no limit on the number of parcels that can be purchased during the Initial OTC Lottery Offering.

Sealed-Bid Auction Procedures

Bids will be kept confidential and stored in a safe until the auction.

The auction will begin at 10:00 a.m., Wednesday, June 7, 2006, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the sealed bid opening will not be allowed to change or withdraw any applications. The DNR Public Information Offices in Juneau and Fairbanks will have access to the bid opening via the internet. For more information during the bid opening, log on to www.dnr.state.ak.us/mlw/landsale.

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, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest parcel number will be opened first.

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 price listed for each parcel in this brochure. 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. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids in the Sealed-Bid Auction. Additional parcels may be purchased through Over-the-Counter Offerings only. If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.



Some parcels offer access via improved roads.

Photo © DNR

Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on-line at www.dnr.state.ak.us/mlw/landsale.

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:

- ◆ Completed Declaration of Intent form (blank copy included in letter);
- ◆ A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7) (F));
- ◆ If applying for a Veterans Land Discount, a Veteran Eligibility Affidavit (blank copy included in letter) 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, and the Waiver of Veterans Discount form (blank copy included in letter), if there is more than one applicant (see "Veterans Land Discount" section for more information);
- ◆ Proof of Alaska residency; and
- ◆ Any other documents or items requested in the Award Notification letter.

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 next highest eligible bidder will then be given the opportunity to purchase the parcel. Failure to comply with the requirements stated in the "Award Notification" letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Initial Over-The-Counter Lottery.

Parcels not awarded at this auction will be available in the Initial Over-The-Counter Lottery where they will be offered for sale at the minimum bid price, which is the appraised fair market value as listed in this brochure.

Initial Over-The-Counter (OTC) Lottery Procedures

Parcels not sold during the auction portion of the Spring 2006 Alaska State Land Offering will be offered for sale, at the minimum bid price, through an Initial OTC Lottery. Occasionally, parcels with an apparent high bidder in the Sealed-Bid Auction may become available in the Initial OTC Lottery due to relinquishment or rejection of the bid. A complete list of all parcels to be included in the Initial OTC Lottery will be available at all DNR Public Information Offices as well as on-line at www.dnr.state.ak.us/mlw/landsale on Wednesday, June 14, 2006. If additional bids are relinquished or rejected after June 13, 2006, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All applications must be received by one of the designated DNR Public Information Offices or submitted on-line, no later than 5:00 p.m., Friday, July 28, 2006. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 10:00 a.m., Wednesday, August 2, 2006 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska.

The purchase price in the Initial OTC Lottery is the appraised value, which is the same as the minimum acceptable bid for the Sealed-Bid Auction. Initial OTC Lottery applications may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The Initial OTC Lottery is not limited to one parcel per person.

Initial Over-The-Counter Lottery Procedures

Applications will be kept confidential and stored in a safe until the lottery.

The lottery will begin at 10:00 a.m., Wednesday, August 2, 2006, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the lottery is not required and will not affect the outcome. Members of the public who attend the Initial OTC Lottery will not be allowed to change or withdraw any applications. The DNR Public Information Offices in Juneau and Fairbanks will have access to the lottery via the internet. For more information during the lottery, log on to www.dnr.state.ak.us/mlw/landsale.

A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner. For the Initial OTC Lottery, applicants have the opportunity to purchase multiple parcels. Applicants will win all parcels for which their name is drawn, or when they are the only applicant. If the winning applicant subsequently decides not to complete the sale, the five percent deposit, application fee, and all rights to the parcel are forfeited to the state.

Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on-line at www.dnr.state.ak.us/mlw/landsale.

Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices and on-line on a first-come, first-served basis. Additionally, future Over-The-Counter parcel availability updates will be posted for 30 days on-line at www.dnr.state.ak.us/mlw/landsale on a periodic basis.

Instructions to Applicant

At this time there are two ways to apply for a parcel in the Sealed-Bid Auction or Initial Over-The-Counter Lottery: on-line or by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office. Fax, e-mail, and telephone applications will not be accepted.

Submitting a Sealed-Bid On-Line

To apply for a parcel on-line, go to www.dnr.state.ak.us/mlw/landsale and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the sealed-bid opening if you are the successful bidder for that parcel. See note below regarding availability of funds when using a credit card.

Submitting a Sealed-Bid by Mail or in Person

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

- ◆ A completed Alaska State Land Auction Bid Form. Forms are included within this brochure. Additional copies may be found at www.dnr.state.ak.us/mlw/landsale or obtained from any of the DNR Public Information Offices.
- ◆ A bid deposit.
 - Must be at least five percent (5%) of the total bid amount. **DO NOT ROUND DOWN!**
 - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
 - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
 - For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
 - A separate bid deposit must be included for each bid submitted.
 - 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 will be applying for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see "Veterans Land Discount" section).
- ◆ A self-addressed, stamped envelope to return an unsuccessful bidder's deposit, if deposit was made by cashiers check, personal check, or money order. The deposit for unsuccessful bidders will be returned by mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. June 7, 2006. A self-addressed, stamped envelope must be included with the bid for this purpose. If the unsuccessful bidder's deposit was made by a credit card authorization, that information will be destroyed after the auction.

All bid/application materials are to be placed in an envelope which should have no additional markings except as follows:

Spring 2006 Alaska State Land Auction #444
(Parcel #)
(Bidder's First, Middle, and Last Name)
(Bidder's Address, City, Zip)

Place the envelope containing the bid/application materials inside another envelope, if you will be submitting it by mail. Be sure to include "Spring 2006 Auction #444 – SEALED BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. Each bid must be submitted in a separate, sealed envelope.



Submitting an Initial Over-The-Counter Lottery Application On-line

To apply for a parcel on-line, go to www.dnr.state.ak.us/mlw/landsale and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the lottery if your name is drawn for that parcel. See note below regarding availability of funds when using a credit card.

Submitting an Initial Over-The-Counter Lottery Application by Mail or in Person

A complete Initial Over-The-Counter Lottery application package (for mailing or hand delivery) includes the following four items (additional items if applying for Veterans Land Discount):

- ◆ A completed Over-The-Counter application form. If applying for multiple parcels, a separate application must be completed for each parcel.
- ◆ A completed Declaration of Intent form. If applying for multiple parcels, a separate form must be completed for each parcel.
- ◆ A non-refundable \$100.00 document handling fee. If applying for multiple parcels, a separate document handling fee must be included for each parcel.
- ◆ A down payment. If applying for multiple parcels, a separate down payment must be included for each parcel.
 - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). **DO NOT ROUND DOWN!**
 - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
 - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the lottery. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
 - For successful applicants, the down payment is non-refundable and will be applied to the purchase price.
 - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price. (Please see "Veterans Land Discount" section).

If you will be applying for a Veterans Land Discount, also include the following items:

- ◆ A completed Veteran Eligibility Affidavit.
- ◆ 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.
- ◆ A completed Waiver of Veterans Discount form, if there is more than one applicant.
- ◆ Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).

Where to Submit Sealed-Bids and Initial Over-The-Counter Applications

→ Mail:

(Sealed bid envelope must be enclosed in a separate envelope for mailing)

Spring 2006 Auction #444 – SEALED BID (or IOTC APPLICATION)
DNR Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, Alaska 99501-3561

→ Hand Deliver:

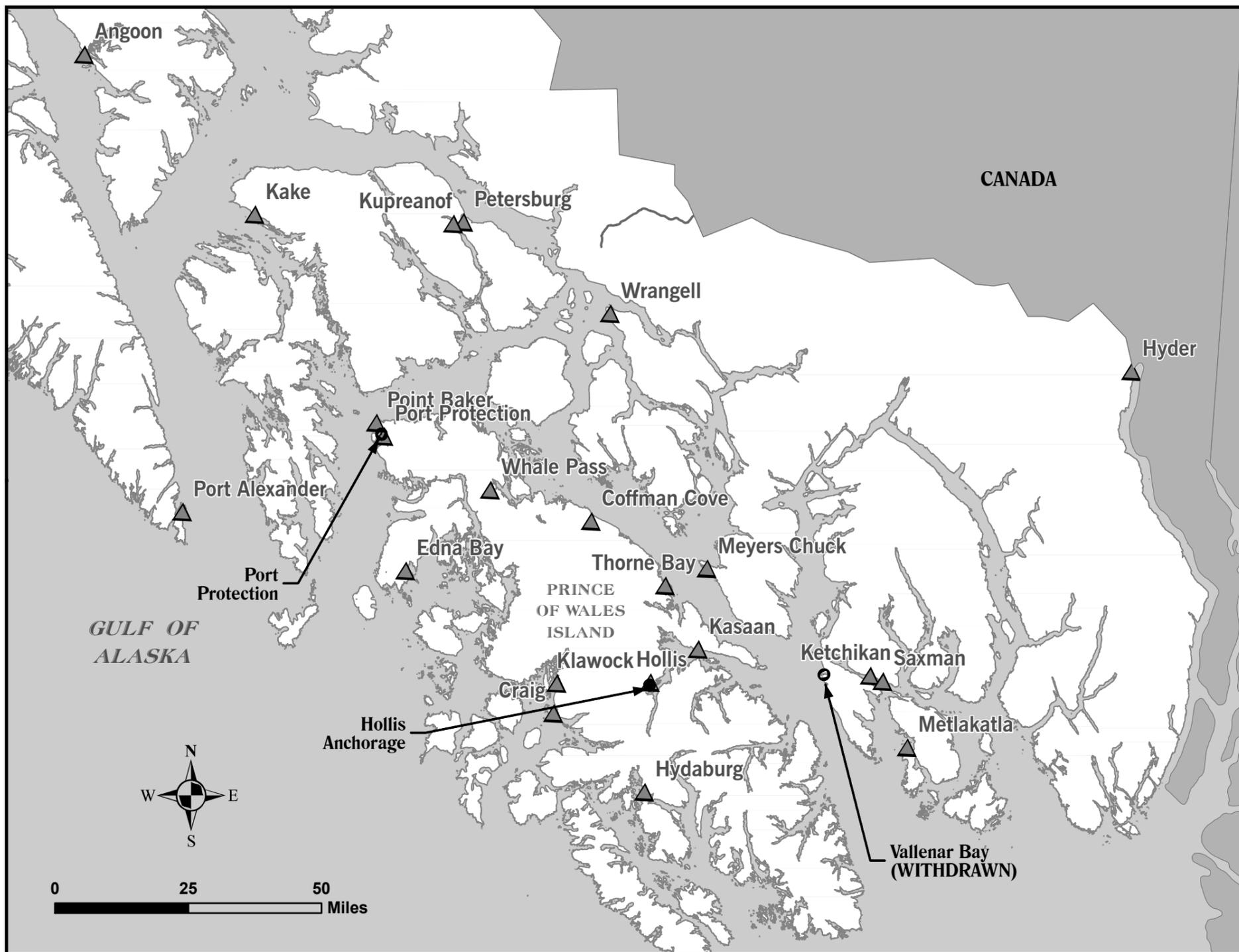
(Do not mail bids or applications to the Public Information Offices)

Any DNR Public Information Office (Anchorage, Fairbanks, Juneau).
See "DNR Public Information Offices" section for locations.

→ Submit On-line:

www.dnr.state.ak.us/mlw/landsale

Southeast Region



Southeast Region Parcels

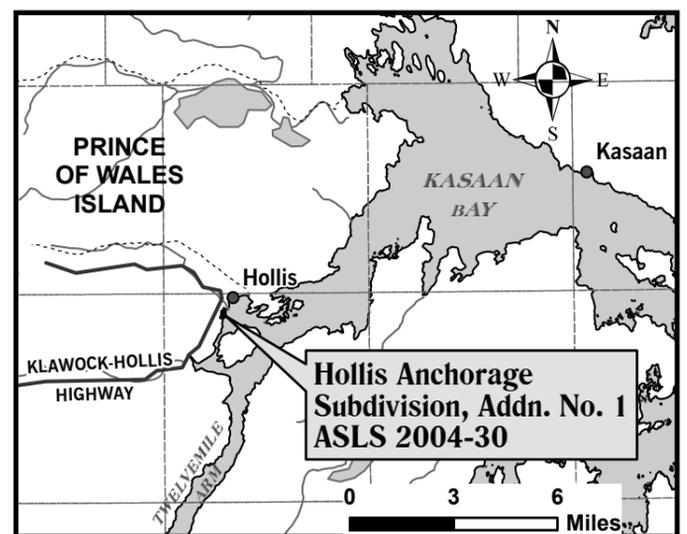
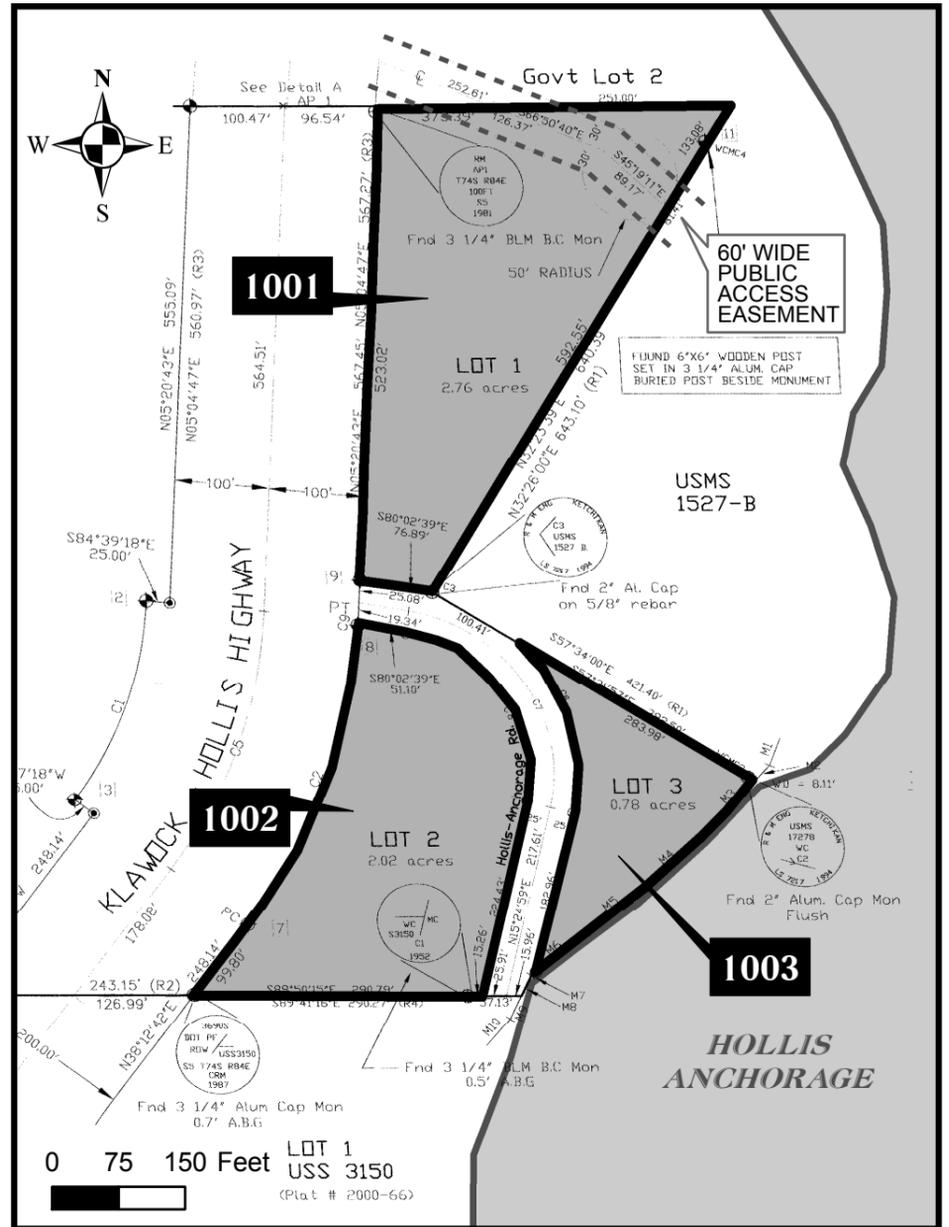
Page #	Map #	Subdivision / Area Name	Parcel #
12	1	Hollis Anchorage Subdivision, Addition No. 1	1001-1003
13	2	Port Protection Subdivision - Phase I.....	1004-1012
14	3	Vallenar Bay Subdivision WITHDRAWN	1013-1015



Map 1 - Hollis Anchorage Subdivision, Addition No. 1 ASLS 2004-30

Southeast Region

Location	Hollis is located in the east side of Prince of Wales Island, on Twelvemile Arm, 19 miles east of Craig by road, and 35 miles west of Ketchikan by water.
Topo Map	USGS Quad Craig B-3
Access	The subdivision is accessible from the Klawock-Hollis Highway which is part of the Prince of Wales Island road system, with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan and other southeast Alaska communities. There is a State owned seaplane float, dock, boat slips and launch ramp in the community. Hollis has regularly scheduled seaplane service. All parcels are accessible from the Hollis-Anchorage Road, a new gravel road that runs from the Hollis-Klawock Highway through the Hollis Anchorage Subdivision. Parcels 1001 and 1002 are adjacent to the Klawock-Hollis Highway but are not directly accessible from the highway. Parcel 1001 has additional access on the north via a gravel public access road that terminates at the edge of private property, USMS 1527-B. Parcel 1003 is also accessible from Hollis Anchorage by boat.
Terrain	Parcel 1001 has some level areas but is also steeply sloped in places. Parcels 1002 and 1003 are both steeply sloped.
Soils	The subject soils are unknown, but appear to be good given the slope and quality of vegetation. There is a small amount of organic muskeg over a few areas of rock outcroppings.
Vegetation	The area is heavily treed with a mix of old and second growth cedar, spruce and hemlock.
Water Frontage	Parcel 1003 has 323 feet of water frontage on Hollis Anchorage.
View	There is a waterfront view of Hollis Anchorage from Parcel 1003 and a potential filtered view from Parcel 1002.
Climate	Prince of Wales Island is dominated by a cool, moist, maritime climate. Average winter temperatures range from 29 to 39 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 145 inches.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams.
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 (ADEC).
Utilities	Electricity is available from the Alaska Power and Telephone Company along the Klawock-Hollis Highway. Purchasers will be responsible for extending the existing power lines from the road to the individual parcels.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-30. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	None. For community information, contact the Hollis Community Council by mail at P.O. Box 706 Craig, AK 99921 or by phone at (907) 530-7043.
Other	Hollis's K-12 school, with about 19 students, is part of the Southeast Island School District and is located approximately one mile from the proposed subdivision.



Township 74 South, Range 84 East, Section 5
Copper River Meridian, Alaska

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1001	107398	C074S084E05	ASLS 2004-30	1	2.76	\$27,300
1002	107399	C074S084E05	ASLS 2004-30	2	2.02	\$20,200
1003	107400	C074S084E05	ASLS 2004-30	3	0.78	\$24,300

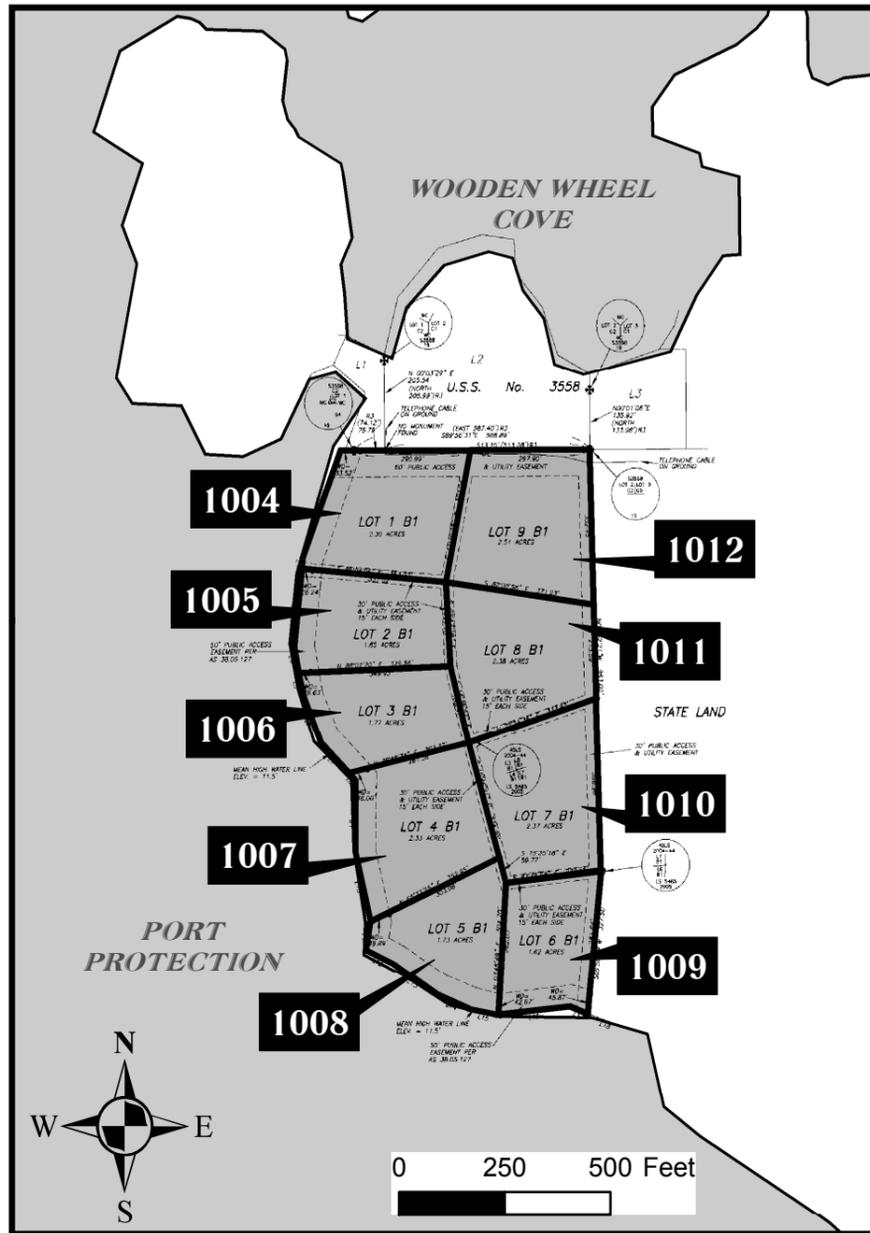
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



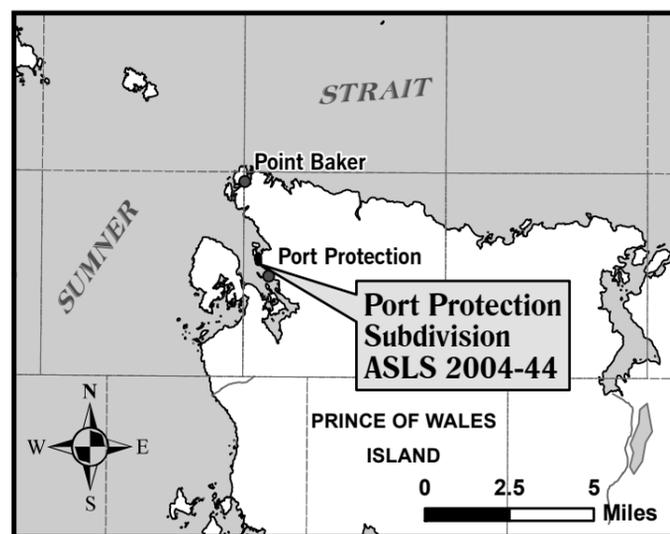
Map 2 - Port Protection Subdivision ASLS 2004-44

Southeast Region

Location	Located on the northern tip of Prince of Wales Island, Port Protection is 145 miles south of Juneau and 42 miles southwest of Petersburg.
Topo Map	USGS Quad Petersburg B-5
Access	Port Protection is primarily accessible by floatplane and boat, but it is also located approximately two miles from the Prince of Wales Island road system. Direct access to the subdivision would be by boat, floatplane or overland on foot.
Terrain	All parcels are moderately to steeply sloped, with at least one adequate building site located on each lot.
Soils	The subject soils are unknown, but appear to be good given the slope and quality of vegetation.
Vegetation	Tree cover consists of smaller, second growth spruce, hemlock and cedar. The date that timber harvest occurred is unknown.
Water Frontage	Parcels 1004, 1005, 1006, 1007, 1008 and 1009 have water frontage on Port Protection.
View	There are views of Port Protection from the waterfront properties.
Climate	Prince of Wales Island is dominated by a cool, moist, maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 120 inches, including 40 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. There is an existing community public water system, but there are no assurances that it could be enlarged to serve these parcels.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-44. These parcels may not be subdivided. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	None. For community information, contact the Port Protection Community Association by mail at P.O. Box 68, Point Baker, AK 99927 or by phone at (907) 489-2241.
Other	Port Protection's K-12 school, with 24 students and two teachers, is part of the Southeast Island School District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1004	107403	C064S076E18	ASLS 2004-44	1	1	2.30	\$34,500
1005	107404	C064S076E18	ASLS 2004-44	2	1	1.85	\$27,800
1006	107405	C064S076E18	ASLS 2004-44	3	1	1.77	\$23,900
1007	107406	C064S076E18	ASLS 2004-44	4	1	2.33	\$31,500
1008	107407	C064S076E18	ASLS 2004-44	5	1	1.73	\$23,400
1009	107408	C064S076E18	ASLS 2004-44	6	1	1.62	\$21,900
1010	107409	C064S076E18	ASLS 2004-44	7	1	2.37	\$14,200
1011	107410	C064S076E18	ASLS 2004-44	8	1	2.38	\$15,700
1012	107411	C064S076E18	ASLS 2004-44	9	1	2.51	\$16,600



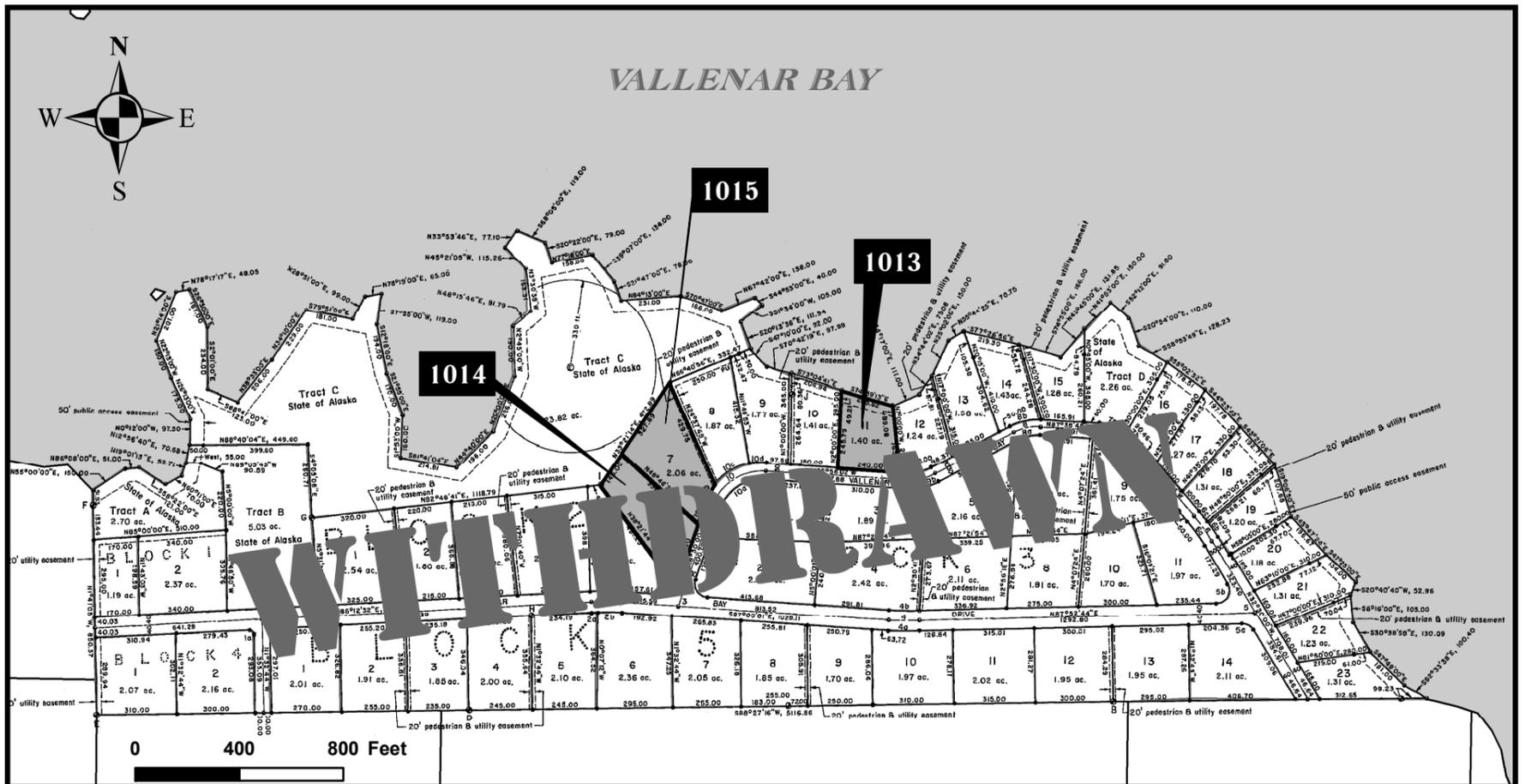
Township 64 South, Range 76 East, Section 18
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Map 3 - Vallenar Bay Subdivision ASLS 85-86

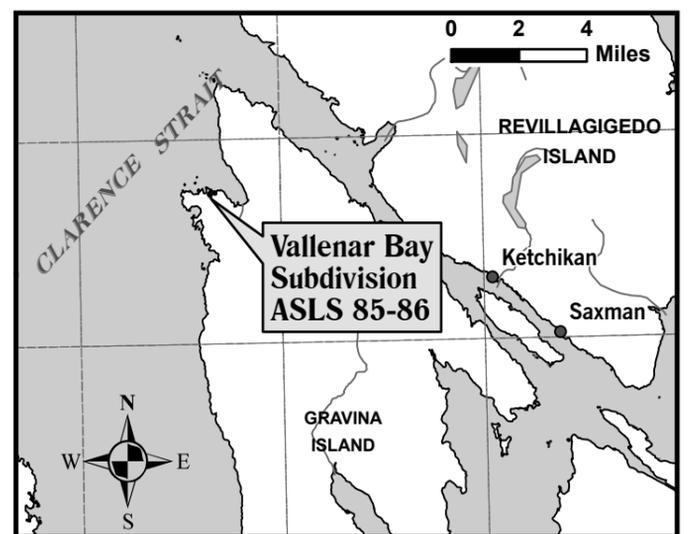
Southeast Region



Location	Vallenar Bay is located on the northwest coast of Gravina Island, approximately seven air miles and 12 miles by boat northwest of Ketchikan.
Topo Map	USGS Quad Ketchikan B-6
Access	Water access by boat and floatplane, is the only practical access available to the subdivision. Vallenar Bay has limited potential to provide safe boat anchorage or dock facilities. During periods of southerly winds, Gravina Island provides some shelter to the bay, but during periods of northerly winds, the area is very exposed and not suitable for boat moorage. There are old US Forest Service roads on Gravina Island that extend partially to this subdivision from the center of the island, near the airport. All parcels are along a platted road right-of-way, which has not been constructed. Parcel 1013 may be accessible directly from the water by boat or floatplane. Parcels 1014 and 1015 may be accessed across state land by foot, a distance of approximately 600 feet.
Terrain	The topography is very diversified ranging from mild rolling hills to steep side hills. The subdivision has slopes of 0 to 35 degrees rising from the shoreline to small hills and wet areas in the interior portion of the subdivision.
Soils	The subject soils consist of a mineral mix. The Karta-Wadleigh complex, which makes up the soil, has more rounded stones and gravel in its matrix, is poor to moderately well drained, has a medium to moderately high erosion hazard, and overlays compact till. There are areas of poorly drained wetlands on Parcels 1014 and 1015.
Vegetation	In the poorly drained areas Sitka spruce, western red cedar and western hemlock are typical. On better drained soils with steep gradients the forest is primarily western hemlock, Sitka Spruce, mountain hemlock, western red cedar and Alaska cedar.
Water Frontage	Parcel 1013 has water frontage on Vallenar Bay.
View	Parcel 1013 has a view of Vallenar Bay and Clarence Strait.
Climate	The area is dominated by a cool, maritime climate. Average winter temperatures range from 28 to 48 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 150 inches, including 37 inches of snow. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. Vallenar Creek is an anadromous fish stream and should not be relied upon to supply water for domestic use. A permit must be obtained from Alaska Department of Fish and Game prior to installing a water intake device on any anadromous stream.
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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 85-86. This subdivision is zoned "Rural Residential" by the Ketchikan Gateway Borough. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority	These parcels are located within the boundary of the Ketchikan Gateway Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	The U.S. Forest Service and the State of Alaska are planning to conduct timber sales on the west side of Gravina Island, possibly as close as two miles south of the subdivision.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1013	105483	C075S089E11	ASLS 85-86	11	2	1.400	WITHDRAWN
1014	106639	C075S089E10	ASLS 85-86	6	2	1.800	WITHDRAWN
1015	106640	C075S089E10	ASLS 85-86	7	2	2.060	WITHDRAWN

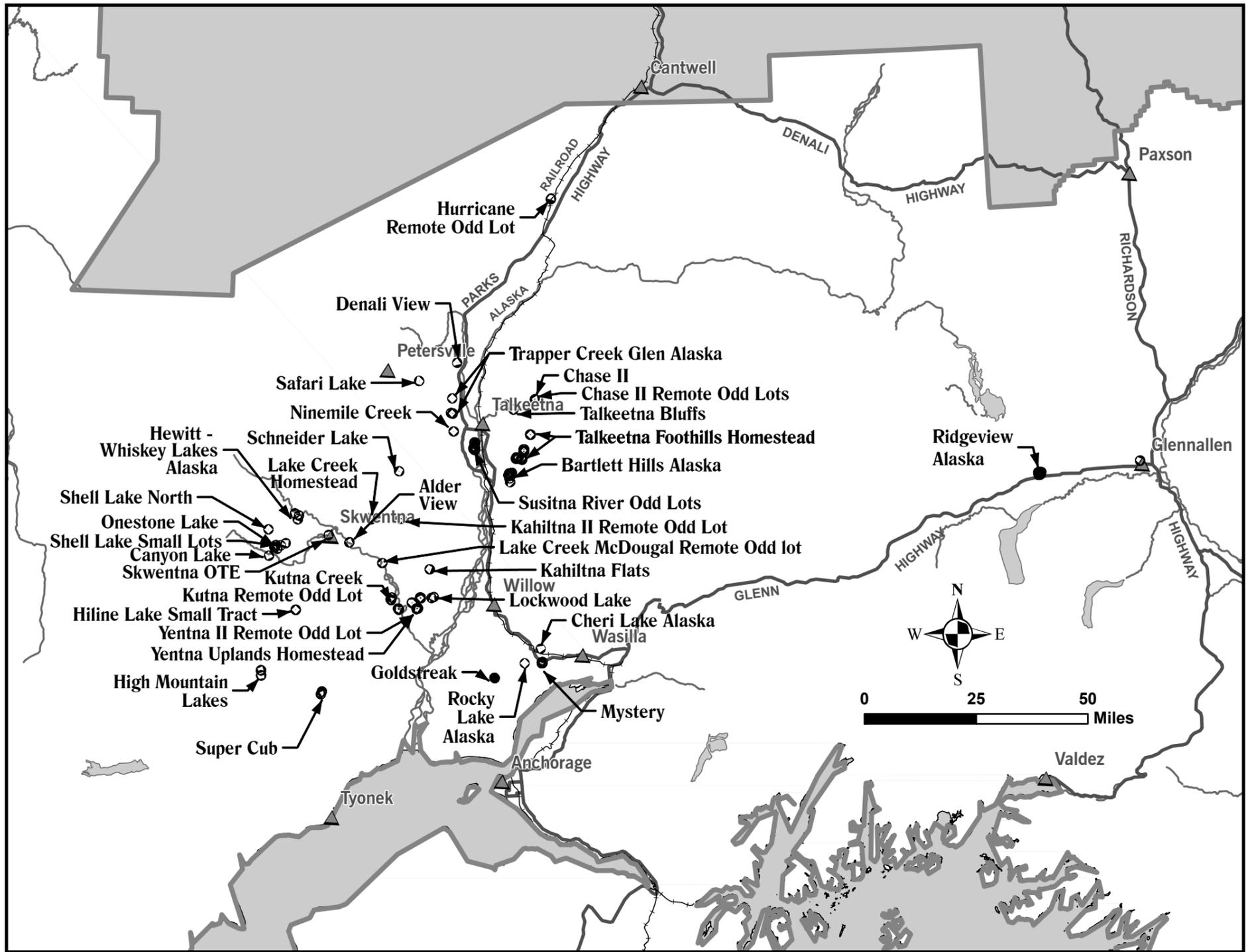


Township 75 South, Range 89 East, Sections 10 & 11
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

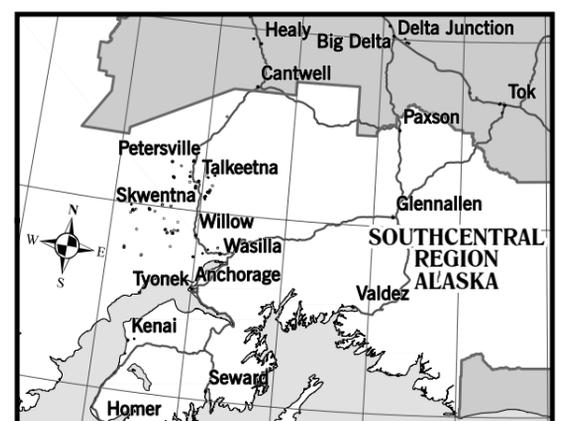


Southcentral Region



Southcentral Region Parcels

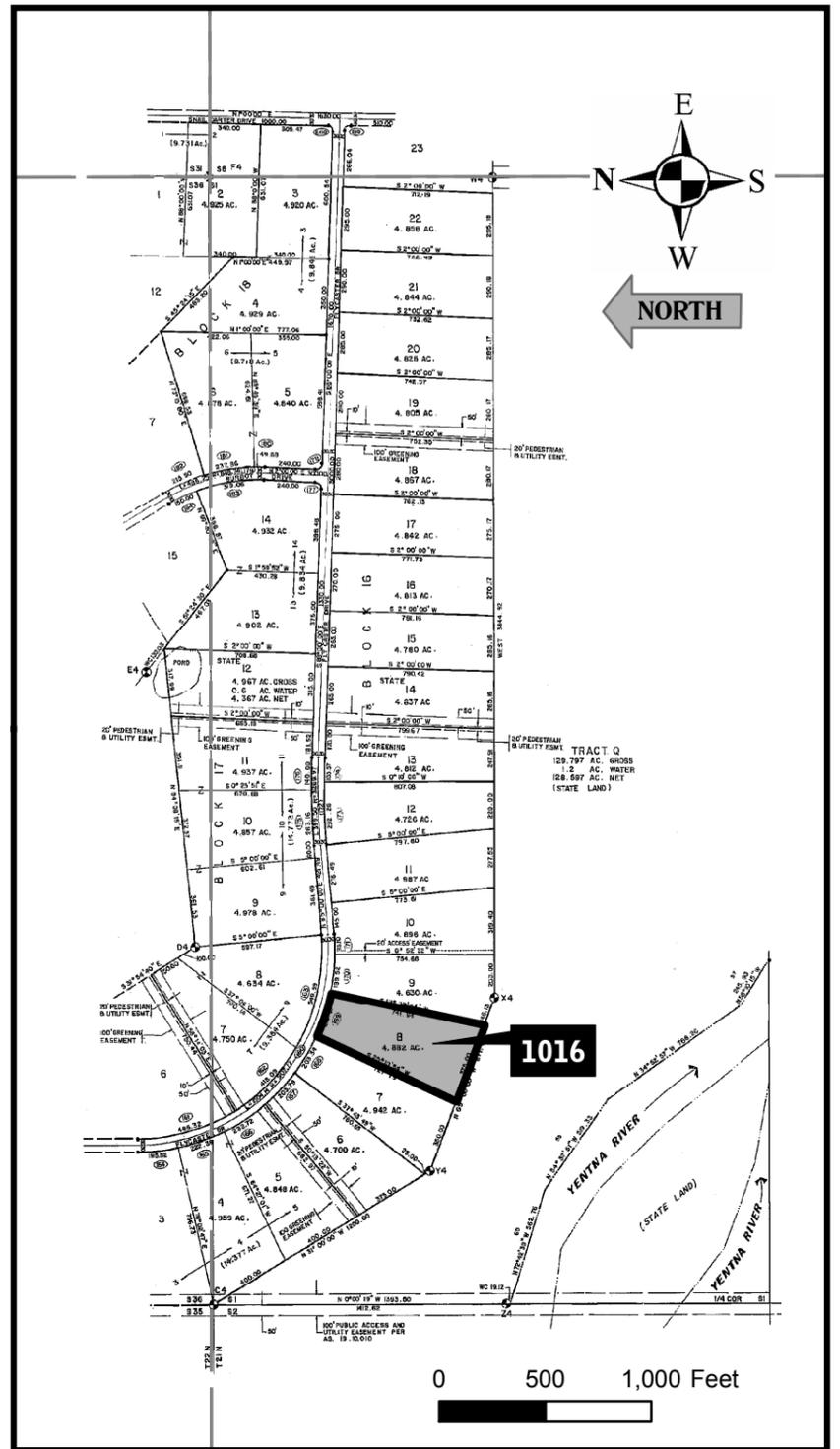
Page #	Map #	Subdivision / Area Name	Parcel #	Page #	Map #	Subdivision / Area Name	Parcel #
16	4	Alder View Subdivision	1016	45	31	Skwentna OTE	1118
17	5	Bartlett Hills Alaska Subdivision, Tract D.....	1017-1023	46	32	Super Cub Subdivision.....	1119-1120
18	6	Canyon Lake Subdivision	1024	47	33	Susitna River Odd Lots.....	1121-1125
19	7	Chase II Subdivision	1025	48	34	Talkeetna Bluffs Subdivision.....	1126
20	8	Chase II Remote Odd Lots.....	1026-1027	49	35	Talkeetna Foothills Homestead.....	1127-1136
21	9	Cheri Lake Alaska Subdivision.....	1028	50	36	Trapper Creek Glen Alaska Subdivision	1137-1140
22	10	Denali View Subdivision.....	1029	51	37	Yentna II Remote Odd Lot	1141
23	11	Goldstreak Subdivision	1030-1032	52	38	Yentna Uplands Homestead	1142
24	12	Hewitt-Whiskey Lakes AK Subd. Addition No.1 ..	1033-1035				
25	13	High Mountain Lakes Subdivision	1036-1039				
26	14	Hiline Lake Small Tract	1040				
27	15	Hurricane Remote Odd Lot	1041				
28	16	Kahiltna Flats Alaska Subdivision.....	1042				
29	17	Kahiltna II Remote Odd Lot	1043				
30	18	Kutna Creek Subdivision.....	1044-1046				
31	19	Lake Creek Homestead.....	1047-1048				
32	20	Lake Creek McDougal Remote Odd Lot.....	1049				
33	21	Lockwood Lake Subdivision	1050-1051				
34	22	Mystery Alaska Subdivision, Phase II	1052-1079				
36	23	Ninemile Creek Subdivision.....	1080				
37	24	Onestone Lake Subdivision	1081-1085				
38	25	Ridgeview Alaska Subdivision, Phase I	1086-1111				
40	26	Rocky Lake Alaska Subdivision.....	1112				
41	27	Safari Lake Subdivision.....	1113				
42	28	Schnieder Lake Small Lot	1114				
43	29	Shell Lake North Subdivision.....	1115				
44	30	Shell Lake Small Lots.....	1116-1117				



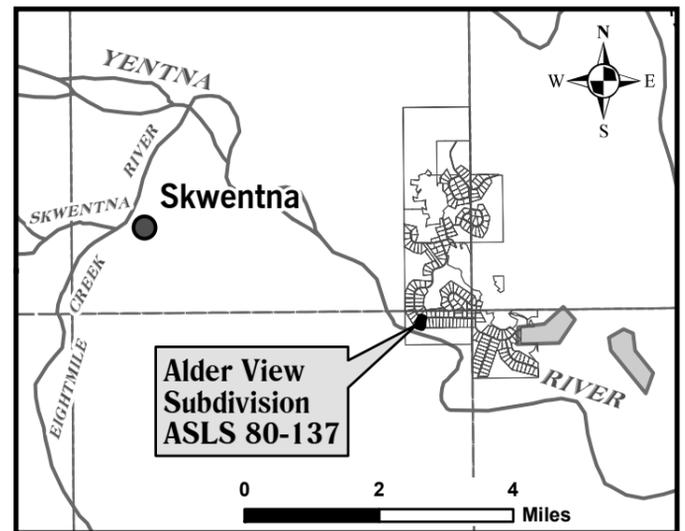
Map 4 - Alder View Subdivision ASLS 80-137

Southcentral Region

Location	This subdivision is located approximately 65 miles northwest of Anchorage, five miles east of Skwentna, north of the Yentna River.
Topo Map	USGS Quad Tyonek D-3
Access	Primary access is by float plane to one of several small lakes within the area or onto the Yentna River. Tract U of ASLS 80-137 is also designated as a landing strip, the condition of which is unknown. Access may also be via the Yentna River, by boat in the summer and snowmachine in the winter. The parcel is along a platted right-of-way, which may not have been constructed.
Terrain	The terrain is flat to moderately sloping, with an elevation of 150 feet above sea level. The area is dotted with small lakes.
Soils	The area consists of loamy soils that vary from poor to good.
Vegetation	Vegetation in the area consists of birch on higher elevations, spruce forests on well drained soils with no permafrost, and predominantly muskeg bogs in low lying open areas.
Water Front	Tract Q of ASLS 80-137 separates this parcel from the Yentna River.
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the Yentna River 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for pit privy solid waste disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-137. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 83 on Page 131.
Other	This parcel is subject to an oil and gas exploration license (ADL 390078). A 16 x 16 unfinished, framed cabin and debris are on this parcel. Any cleanup or removal of these items will become the responsibility of the purchaser. The improvements have an appraised value of \$2560 and the land has an appraised value of \$5100 for a total appraised value of \$7660.

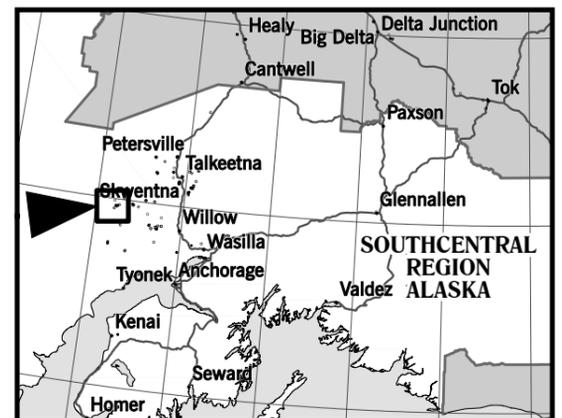


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1016	214136	S021N010W01	ASLS 80-137	8	16	4.882	\$7,660



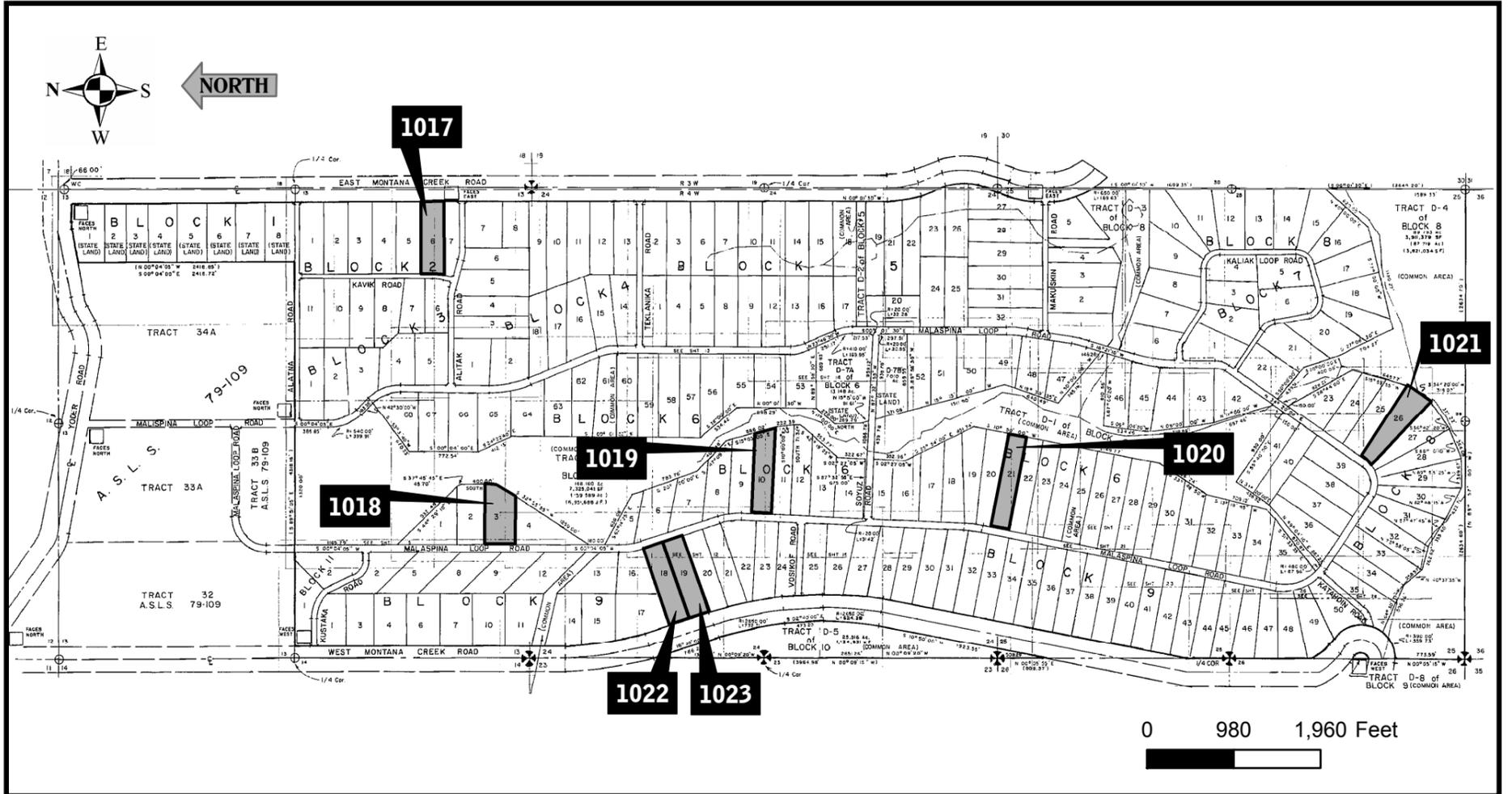
Township 21 North, Range 10 West, Section 1
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



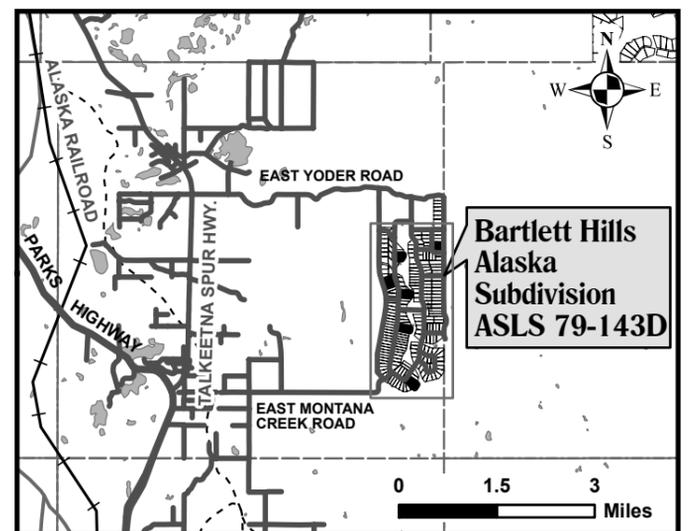
Map 5 - Bartlett Hills Alaska Subdivision, Tract D ASLS 79-143D

Southcentral Region



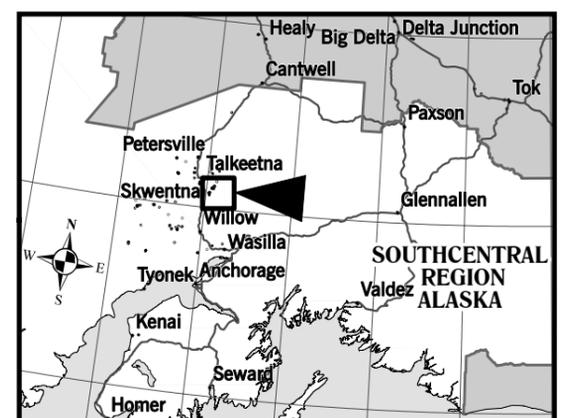
Location	This subdivision is located approximately 13 miles southeast of Talkeetna and three miles east of the Talkeetna Spur Highway.
Topo Map	USGS Quad Talkeetna Mountains A-6
Access	Yoder Road provides access to the subdivision from Talkeetna Spur Highway. Yoder Road is a borough maintained, gravel road, up to where the road turns south onto East Montana Creek Road. These parcels are along platted road rights-of-way, which may not have been constructed.
Terrain	The terrain varies from hilly to generally flat alluvial terraces, with an elevation of approximately 700 feet above sea level.
Soils	Soils in the area are well drained, strongly acidic, and are overlain by a poorly drained peat layer which freezes in winter. Large gravel deposits are known to exist in the area.
Vegetation	The area consists of a mix of birch, cottonwoods, alders and spruce, with grasses in lower lying, marshy areas.
Water Front	Tract D-1 of ASLS 79-143D separates Parcels 1019 and 1020 from an unnamed creek that bisects the subdivision. Parcel 1021 fronts a different unnamed creek.
View	There are potential views of the Alaska Range to the west and the Talkeetna Mountains to the east.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water from the streams in the area 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-143D. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 614.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1017	205279	S024N004W13	ASLS 79-143D	6	2	4.995	\$10,500
1018	206004	S024N004W13	ASLS 79-143D	3	6	5.000	\$8,000
1019	205347	S024N004W24	ASLS 79-143D	10	6	5.000	\$8,000
1020	205358	S024N004W24,25	ASLS 79-143D	21	6	5.000	\$8,000
1021	205428	S024N004W25	ASLS 79-143D	26	8	5.000	\$7,900
1022	205438	S024N004W24	ASLS 79-143D	18	9	4.605	\$7,000
1023	205439	S024N004W24	ASLS 79-143D	19	9	4.676	\$7,300



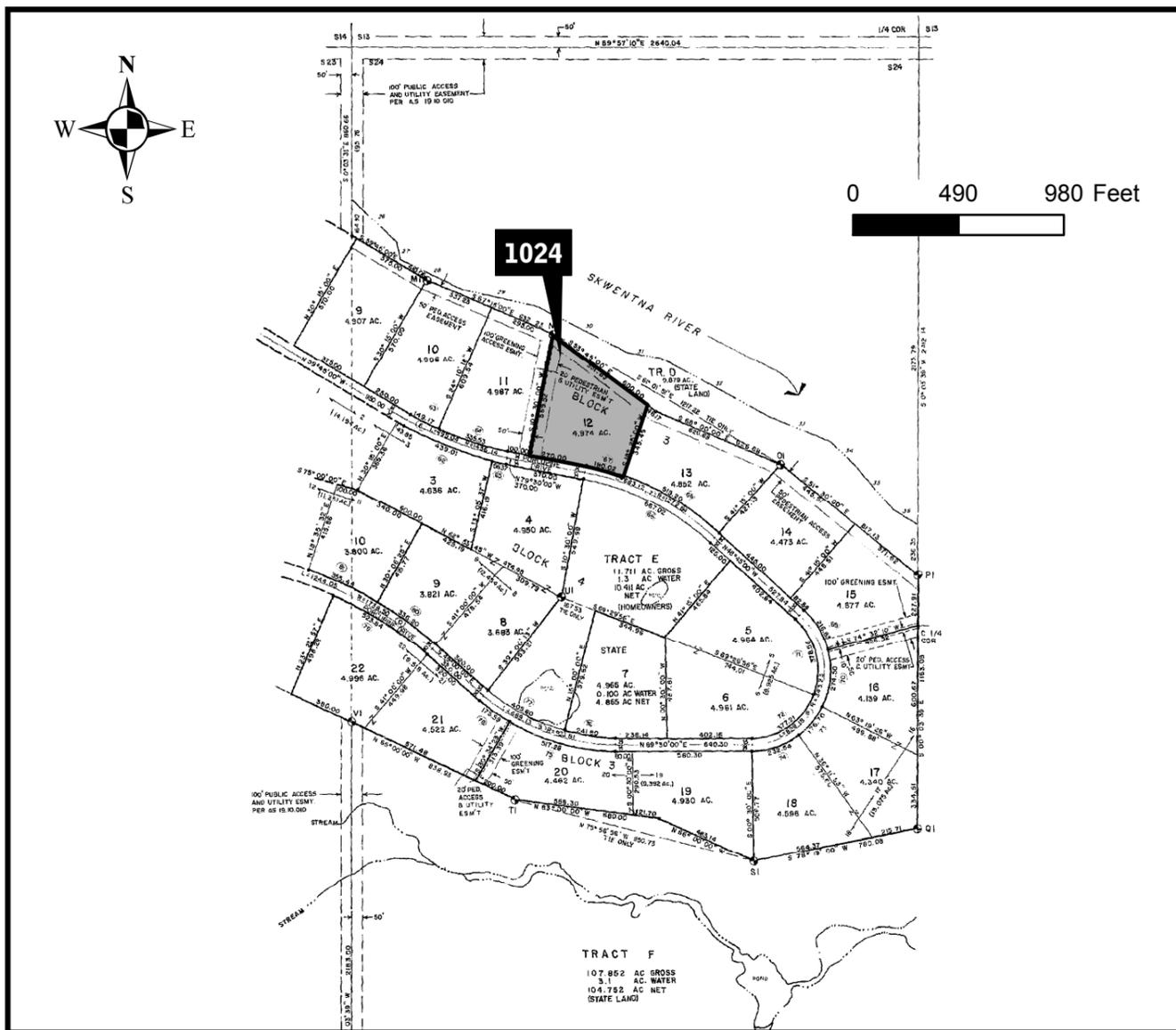
Township 24 North, Range 4 West, Sections 13, 24 & 25 Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



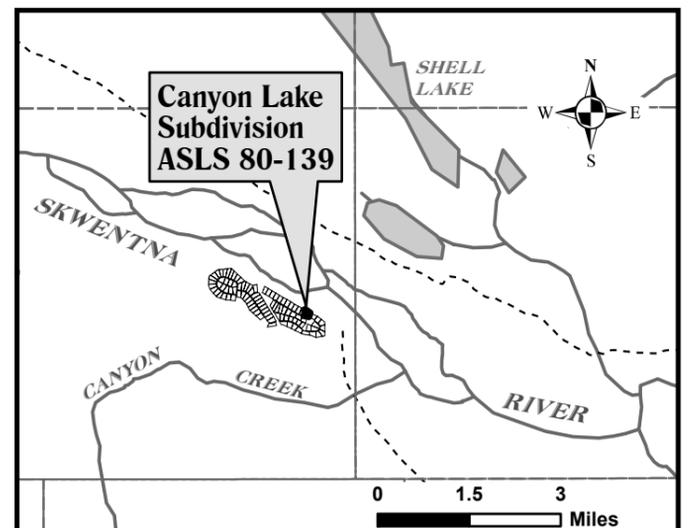
Map 6 - Canyon Lake Subdivision ASLS 80-139

Southcentral Region



Location	This subdivision is located 75 miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south side of the Skwentna River.
Topo Map	USGS Quad Tyonek D-5
Access	Access is primarily by float plane to Canyon Lake or boat via the Skwentna River. Tract I of ASLS 80-139 is also designated as a landing strip, the condition of which is unknown.
Terrain	The northern boundary of this subdivision is a naturally vegetated bluff, ranging from 30 to 100 feet in height. The terrain above the bluff is flat to gently sloping, with an elevation of 500 feet above sea level.
Soils	Soils are mostly well drained.
Vegetation	Vegetation consists of a mixed forest.
Water Front	Tract D of ASLS 80-139 separates this parcel from the Skwentna River.
View	Potentially good views of the surrounding hills and the Skwentna River.
Climate	Average winter temperatures range from 0 to 16 degrees F; average summer temperatures range from 46 to 68 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. Availability and quality of groundwater is expected to be good. The quality of the water in the Skwentna River 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-139. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 674 on Page 927.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1024	213755	S021N013W24	ASLS 80-139	12	3	4.974	\$9,900



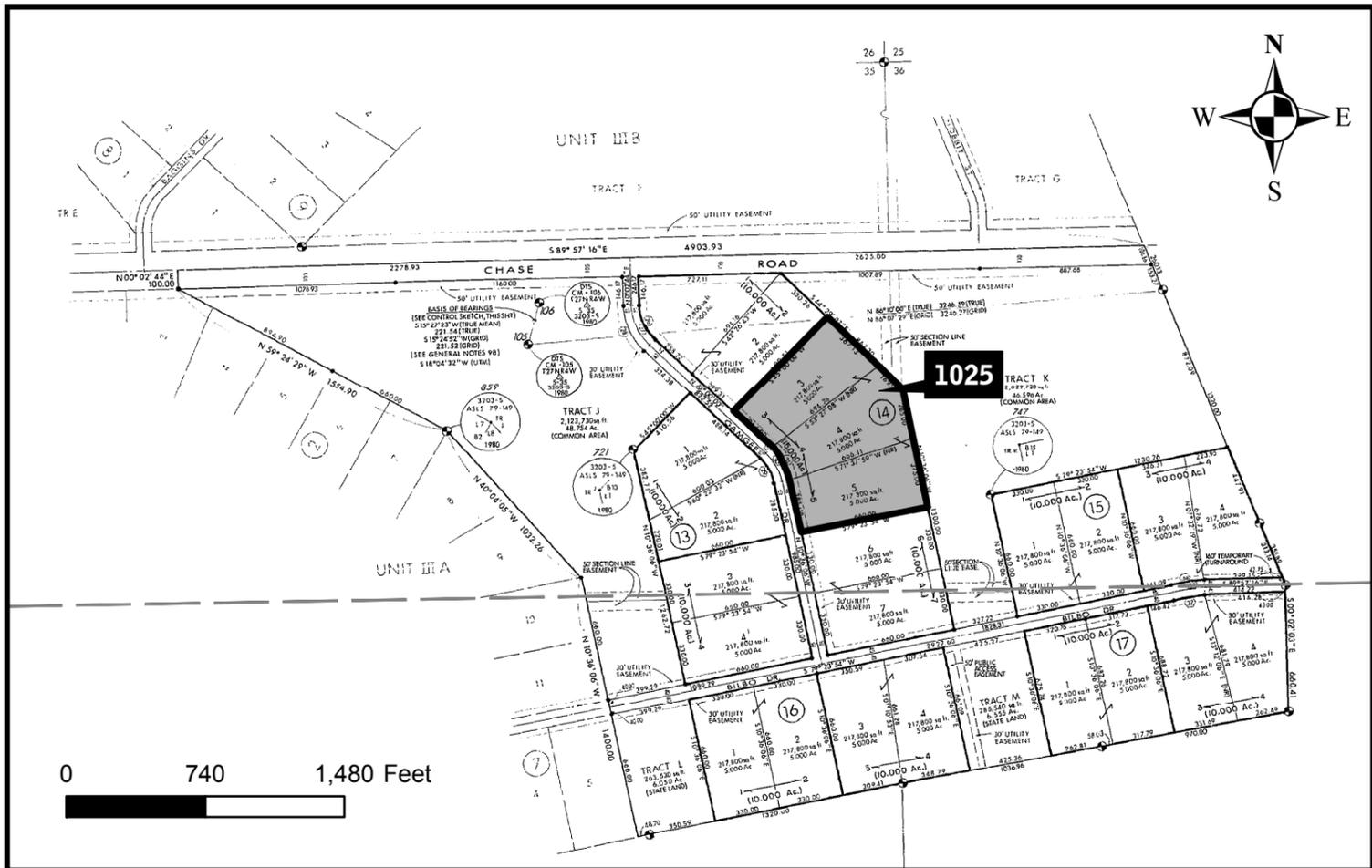
Township 21 North, Range 13 West, Section 24
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



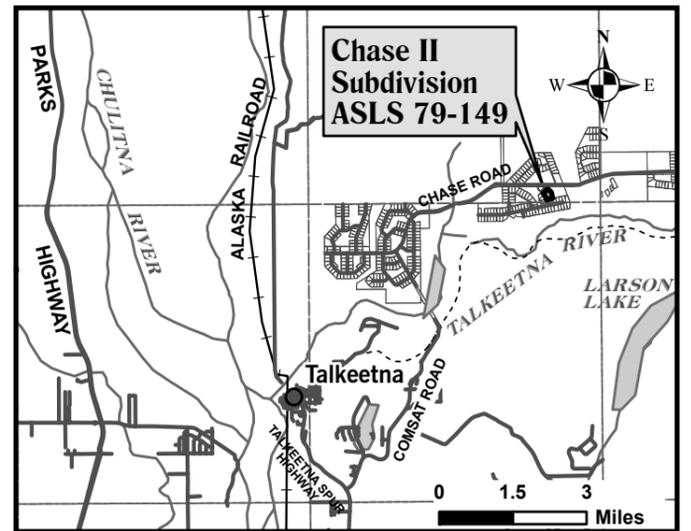
Map 7 - Chase II Subdivision ASLS 79-149

Southcentral Region



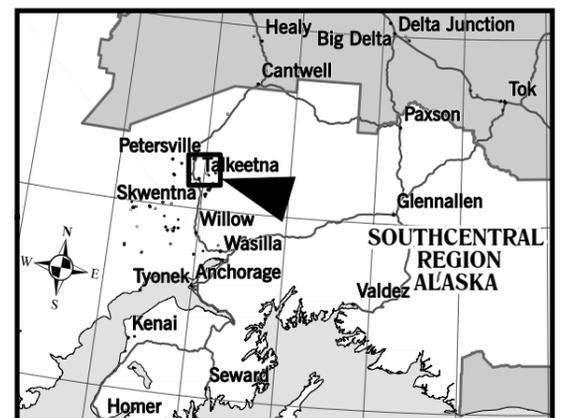
Location	This subdivision is located approximately 100 miles north of Anchorage and 10 to 13 miles northeast of Talkeetna.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	Primary access to this area is by the Clear Creek Trail/Road, which runs from mile 232 of the Alaska Railroad and continues approximately seven miles to Chase Road. The Alaska Railroad right-of-way may <u>not</u> be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares. Portions of this road may not be constructed, including the crossing over Chuniilna Creek. The parcel is along a platted road right-of-way, which may not have been constructed. Additional access may be from the south via the Talkeetna Spur Highway and Comsat Road, then continuing along a platted public easement (ADL 33023). This trail, including the crossing over the Talkeetna River, may not have been constructed.
Terrain	Topography in the general area consists of gently sloping, heavily timbered land, 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 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 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 winter temperatures range from 0 to 20 degrees F; average summer temperatures range from 49 to 68 degrees F. Average annual precipitation is 28 inches, including 121 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-149. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 77 on Page 419.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1025	214557	S027N004W35,36	ASLS 79-149	3,4,5	14	15.00	\$12,000



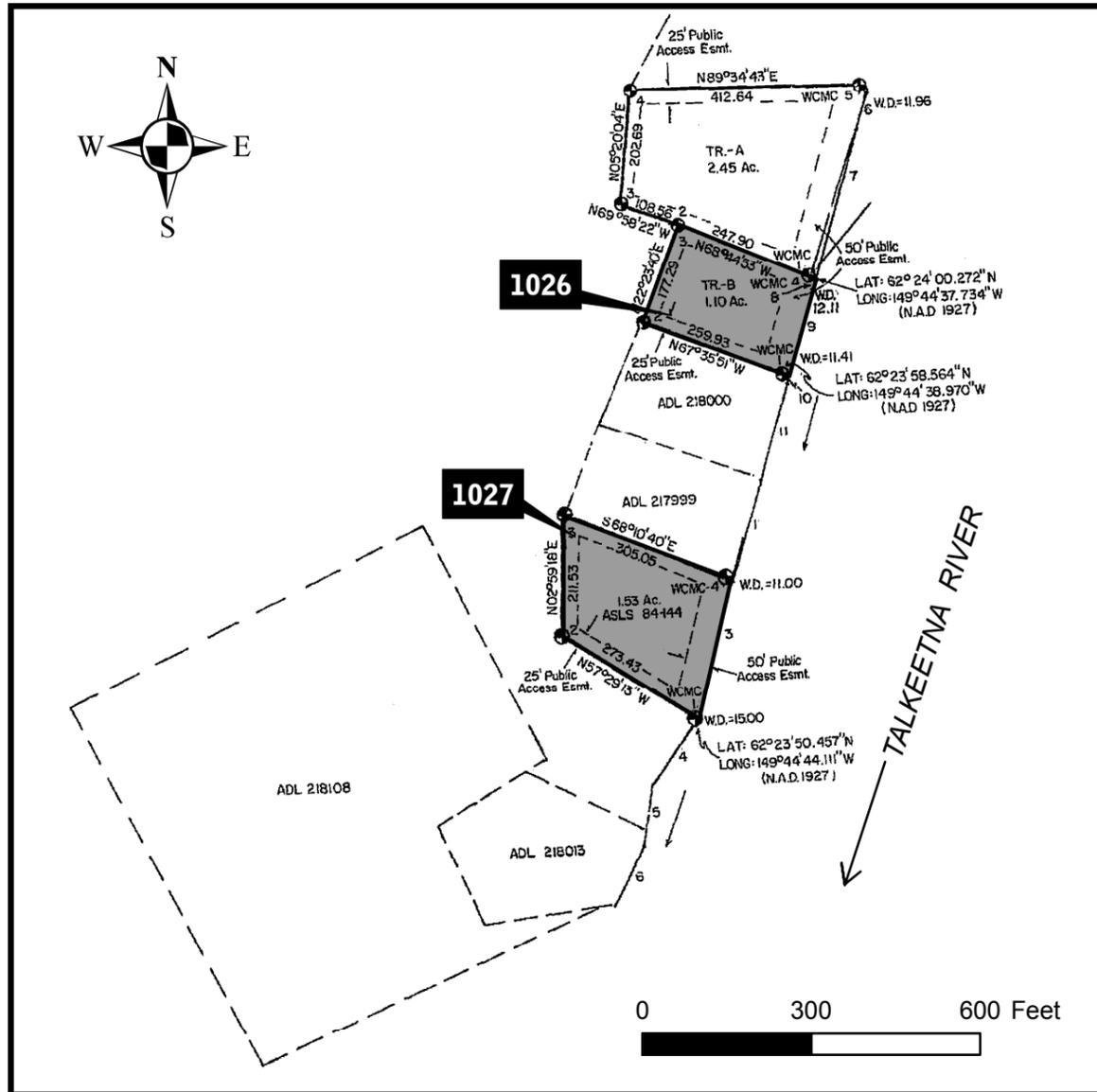
Township 27 North, Range 4 West, Sections 35 & 36
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



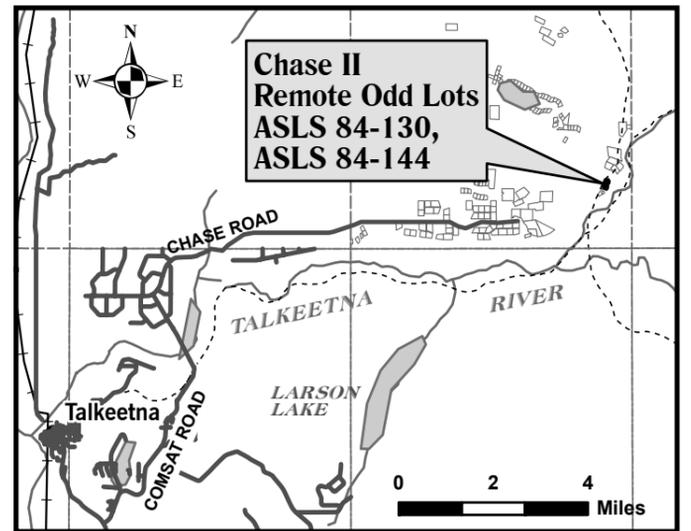
Map 8 - Chase II Remote Odd Lots ASLS 84-130, ASLS 84-144

Southcentral Region



Location	These parcels are located approximately 82 miles north of Anchorage and 11 miles northeast of Talkeetna. 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 B-6
Access	Primary access to these parcels is by boat via the Talkeetna River. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Terrain in the area is typically moderate to large rolling foothills that climb steadily to the low mountains in the east. These parcels are generally flat, with an elevation of 600 feet above sea level.
Soils	Soils are generally characterized by 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	These parcels have water frontage on the Talkeetna River.
View	Potentially excellent views of the Talkeetna River.
Climate	Average winter temperatures range from 3 to 22 degree F; average summer temperatures range from 46 to 66 degrees F. Average annual precipitation is 28 inches, including 120 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the Talkeetna River 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 84-130 or ASLS 84-144.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1026	218001	S027N003W25	ASLS 84-130	B	1.10	\$8,800
1027	218016	S027N003W25	ASLS 84-144	n/a	1.53	\$11,000



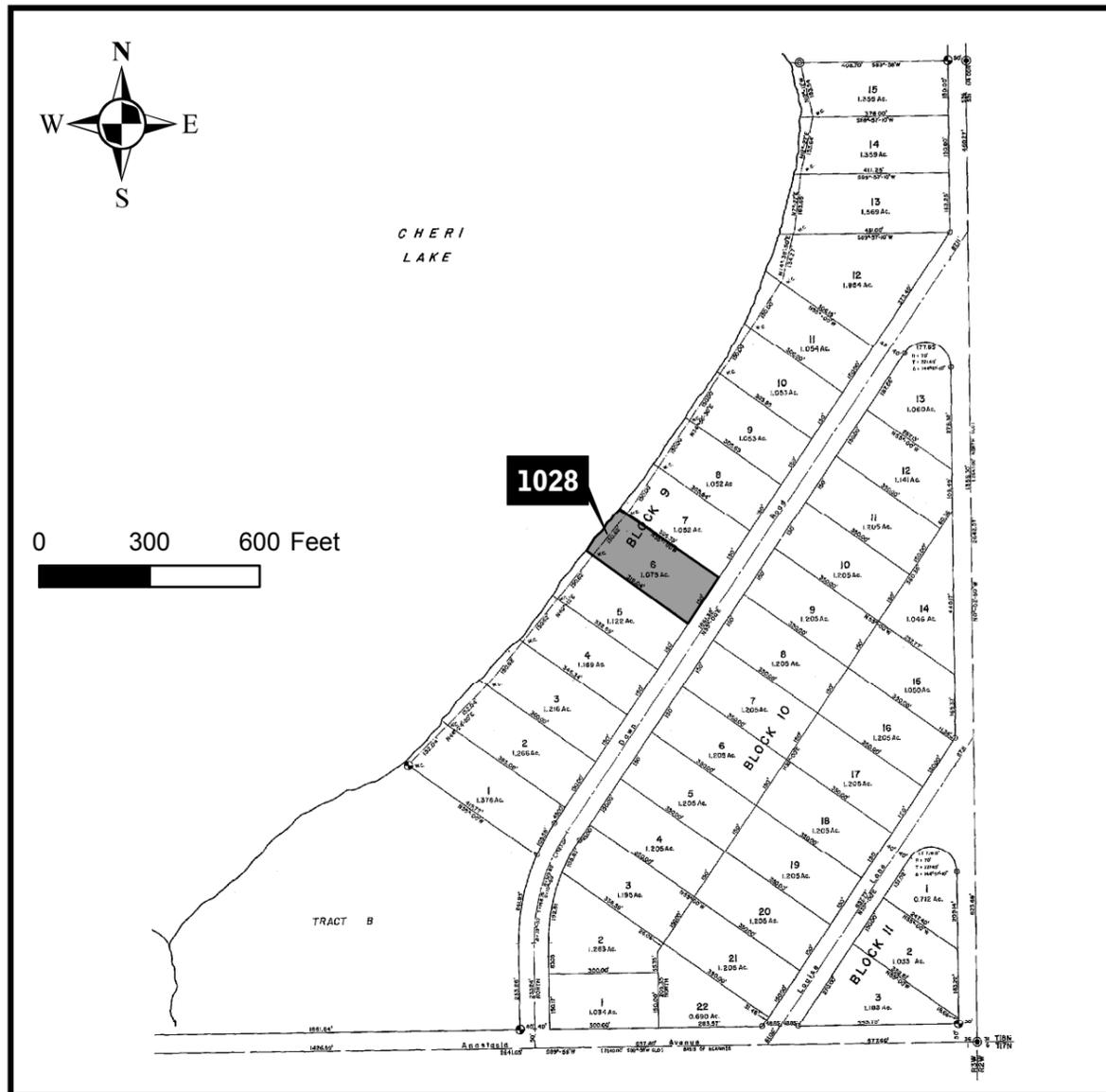
Township 27 North, Range 3 West, Section 25
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



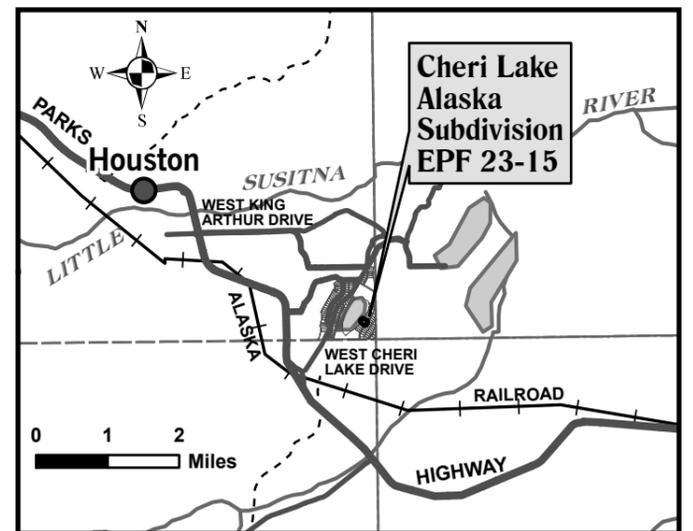
Map 9 - Cheri Lake Alaska Subdivision EPF 23-15

Southcentral Region



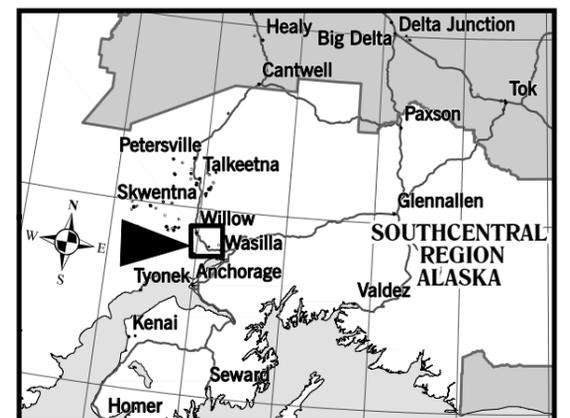
Location	This subdivision is located in the Meadow Lakes area, approximately eight miles west of Wasilla and two miles east of the Parks Highway.
Topo Map	USGS Quad Anchorage C-8
Access	Access to the subdivision is by West Cheri Lake Drive, which can be accessed from approximately mile 54.8 of the Parks Highway. The parcel is along a platted road right-of-way, which has not been constructed.
Terrain	Parcels in this subdivision with lake frontage slope slightly upwards away from the lake, with an elevation of approximately 250 feet above sea level.
Soils	Soils in this area consist of loam, sandy gravel, and organics with a few isolated frozen masses, but largely free of permafrost. The area appears to be well drained.
Vegetation	Stands of tall birch are predominant throughout the subdivision. The east side of the lake consists of mixed birch and mature black spruce.
Water Front	This parcel has water frontage on Cheri Lake.
View	Potentially excellent views of Cheri Lake.
Climate	Average winter temperatures range from 0 to 20 degrees F; average summer temperatures range from 45 to 70 degrees F. Average annual precipitation is 20 inches, including 60 inches of snow.
Water Source	Water source and quality is unknown. The quality of the water in Cheri Lake 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along the Parks Highway, and does reach portions of this subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see EPF 23-15. This parcel is additionally subject to a 50 foot public access easement and a 100 foot building setback from the ordinary high water mark of Cheri Lake.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Unknown
Other	Parcel corner survey markers may be overgrown or missing. Care should be taken when locating oneself in the subdivision.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1028	52172	S018N003W36	EPF 23-15	6	9	1.075	\$17,000



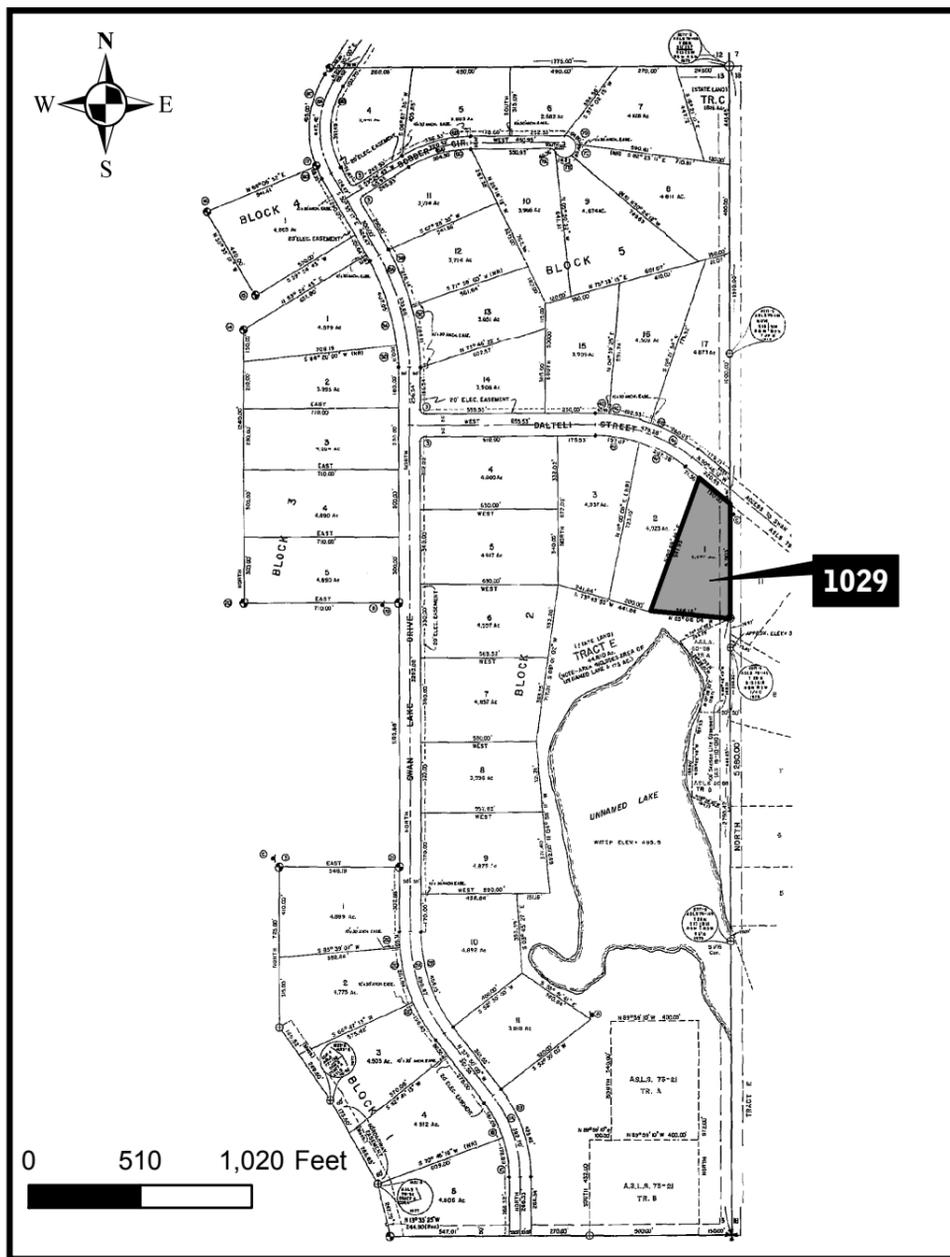
Township 18 North, Range 3 West, Section 36
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



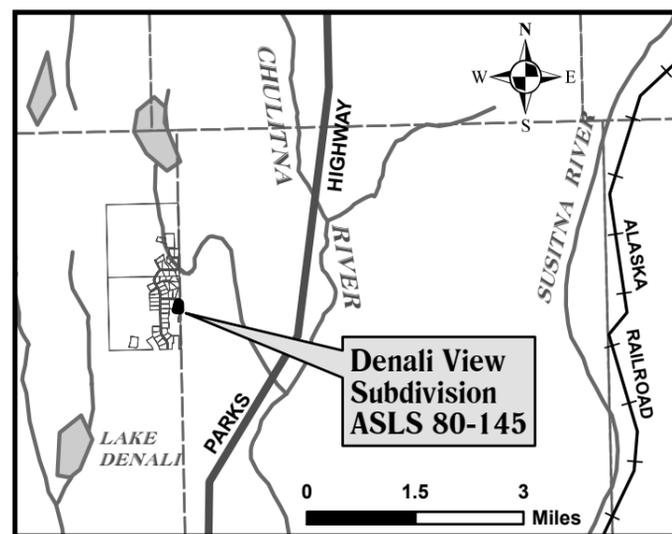
Map 10 - Denali View Subdivision ASLS 80-145

Southcentral Region



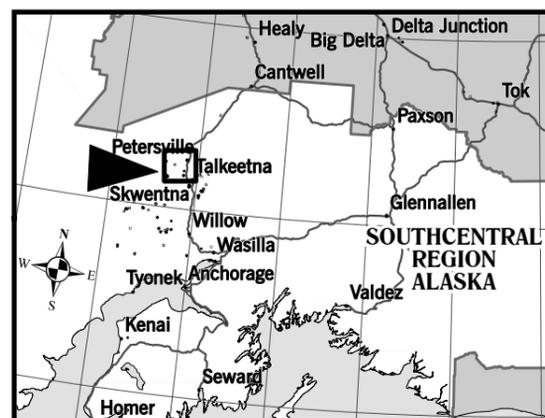
Location	This subdivision is located approximately one and a half miles west of the Parks Highway, 14 miles north of the community of Trapper Creek, just west of Swan Lake Alaska Subdivision.
Topo Map	USGS Quad Talkeetna C-1
Access	Access is from mile 131 of the Parks Highway by foot, ATV, or snow machine, along the 50 foot public easement (ADL 215534) and then by platted road rights-of-way within Swan Lake Alaska and Denali View Subdivisions. The platted road rights-of-way may not have been constructed. Care should be taken to locate oneself on legal access routes.
Terrain	The area is generally flat, with an elevation range of 700 to 800 feet above sea level. There are several small lakes, ponds and wetlands in the area.
Soils	Soils consists primarily of silty sand and gravelly, silty sand.
Vegetation	Vegetation in the area consists of spruce and birch with scattered alder.
Water Front	Tract E of ASLS 80-145 separates this parcel from an unnamed lake.
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 63 inches, including 100 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-145. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 860.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1029	228889	S028N006W13	ASLS 80-145	1	2	3.477	\$6,500



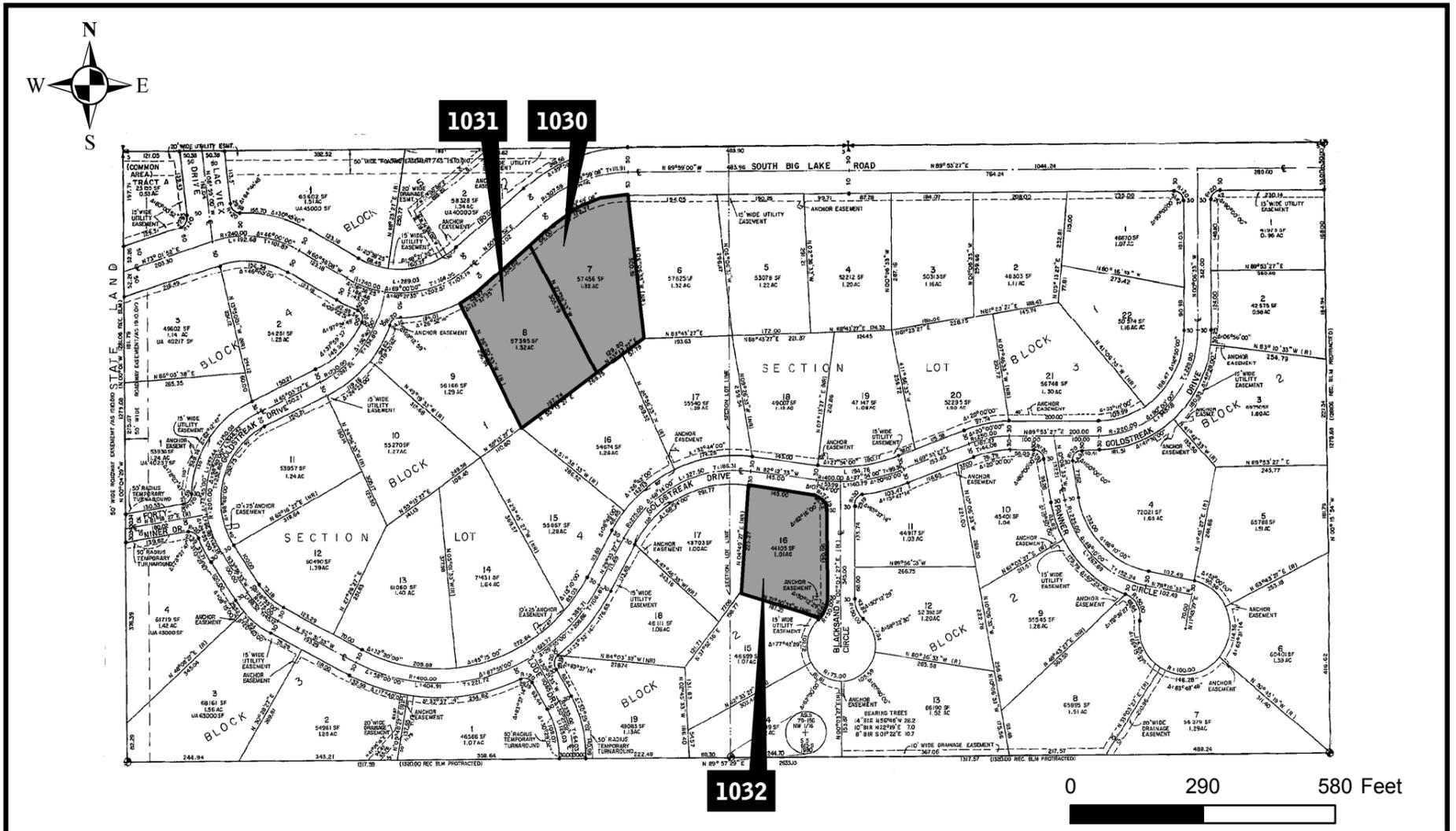
Township 28 North, Range 6 West, Section 13
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



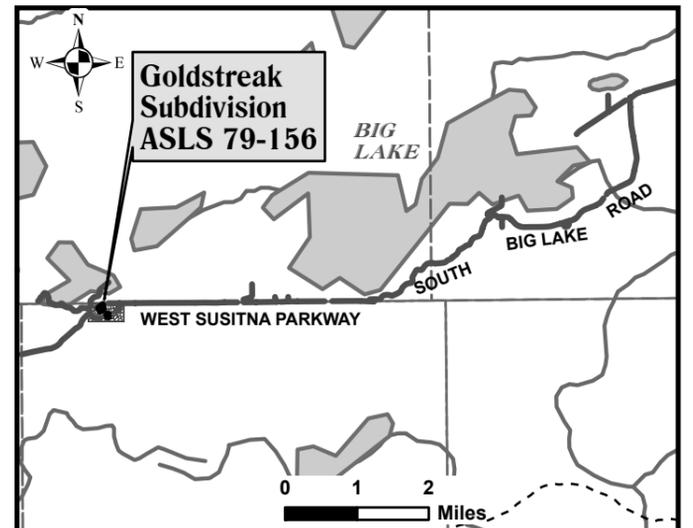
Map 11 - Goldstreak Subdivision ASLS 79-156

Southcentral Region



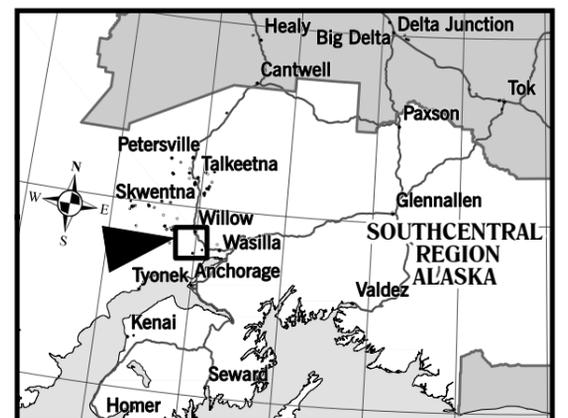
Location	This subdivision is located in the Big Lake area, approximately 20 miles west of Wasilla.
Topo Map	USGS Quad Tyonek C-1
Access	From mile 52.3 of the Parks Highway, turn south onto Big Lake Road. Continue for about three and a half miles to the "Y" intersection, then head left onto South Big Lake Road. After approximately five miles, turn right onto West Susitna Parkway (a.k.a. South Big Lake Road on some older maps), and continue approximately three miles to the subdivision. Parcels 1030 and 1031 are directly accessible from West Susitna Parkway. Parcel 1032 is accessed from Goldstreak Drive and Blacksand Circle.
Terrain	Topography is comprised of low rolling hills and lowlands, with an elevation of approximately 150 feet above sea level.
Soils	Soils are generally well-drained and gravelly and may be covered by a poorly drained, fibrous peat layer, which freezes in winter.
Vegetation	Trees in the area consists mostly of birch and spruce with some aspen and alder interspersed.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 0 to 40 degrees F; average summer temperatures range from 40 to 70 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along West Susitna Parkway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-156. Parcels 1030 and 1031 are further subject to a right-of-way permit issued to the Matanuska-Susitna Borough (ADL 225606) which is recorded in the Palmer Recording District in Book 791 on Page 228.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District in Book 220 on Page 83.
Other	These parcels are subject to an oil and gas lease (ADL 390590).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1030	205886	S016N004W05	ASLS 79-156	7	1	1.32	\$6,900
1031	205887	S016N004W05	ASLS 79-156	8	1	1.32	\$6,900
1032	206125	S016N004W05	ASLS 79-156	16	2	1.01	\$6,500



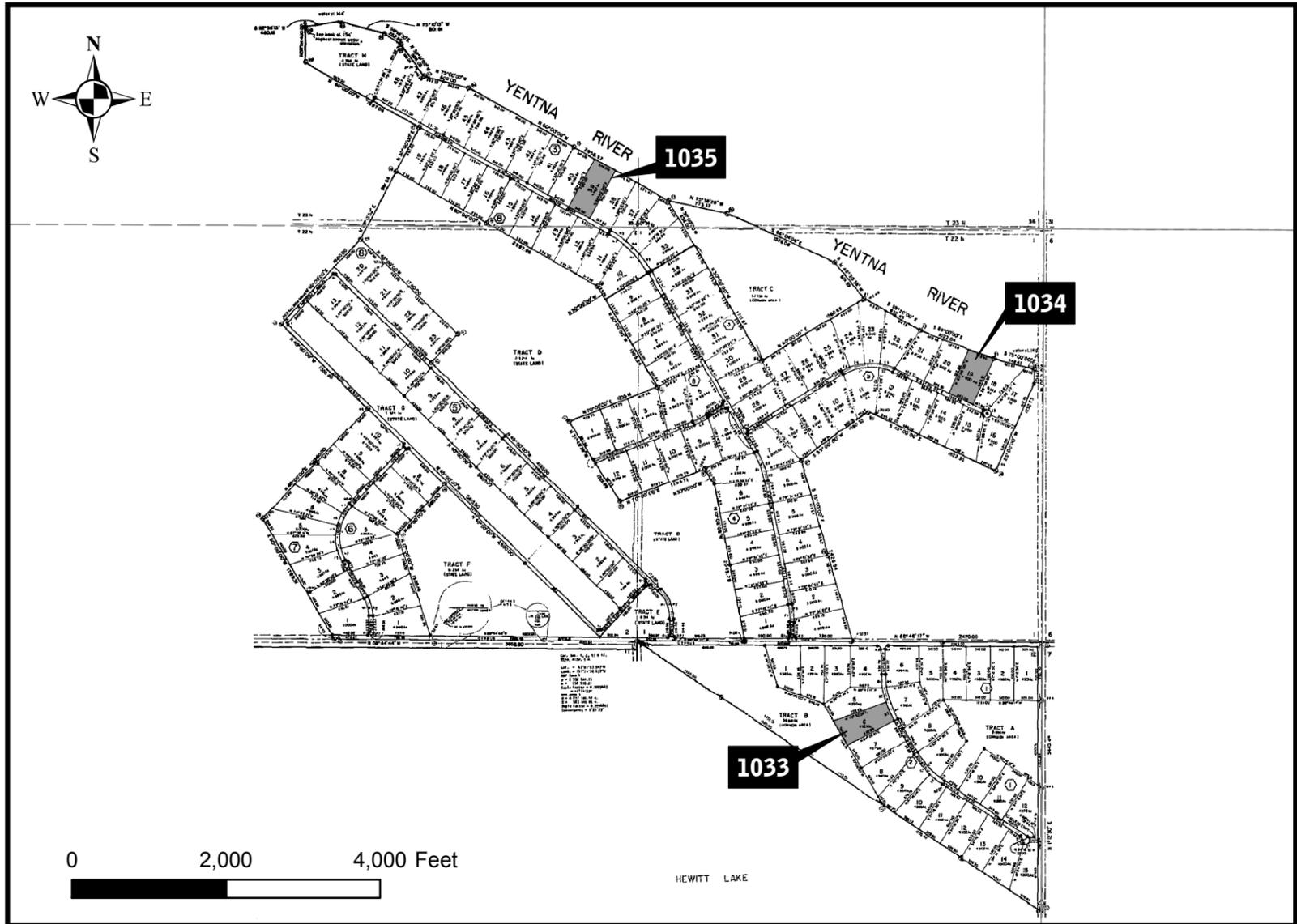
Township 16 North, Range 4 West, Section 5
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



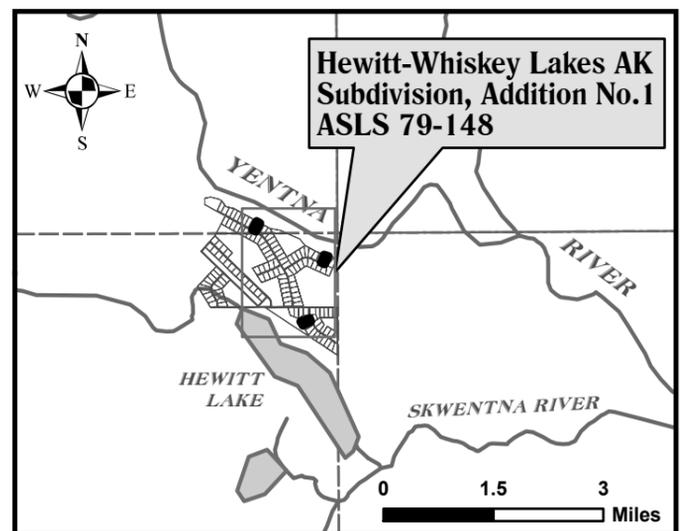
Map 12 - Hewitt-Whiskey Lakes Alaska Subdivision, Addition No.1 ASLS 79-148

Southcentral Region



Location	This subdivision is located between the Yentna River and Hewitt Lake, approximately 75 miles northwest of Anchorage and eight miles northwest of Skwentna.
Topo Map	USGS Quad Talkeetna A-3
Access	The Yentna River provides access to this subdivision by boat during the summer and snow machine during the winter. Access to the area is also possible with floatplanes on the Yentna River and Hewitt Lake or by wheeled aircraft on gravel bars or the platted airstrip within the subdivision. Condition of landing areas is unknown. Parcels 1034 and 1035 are directly accessed from the Yentna River. Parcel 1033 is along a platted road right-of-way, which may not have been constructed.
Terrain	Area topography is nearly level to gently rolling, with an elevation of 200 feet above sea level.
Soils	The 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, birch, alder, willow, cottonwood, tall grasses and other small alpine plants in the well drained areas. In the poorly drained areas, mosses, black spruce, patches of tall alder and willow dominate.
Water Front	Parcels 1034 and 1035 have water frontage on the Yentna River.
View	Parcels 1034 and 1035 have potentially excellent views of the Yentna River.
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the Yentna River 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-148. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1033	205150	S022N012W12	ASLS 79-148	6	2	4.904	\$4,700
1034	205178	S022N012W01	ASLS 79-148	19	3	5.000	\$15,000
1035	205198	S023N012W35	ASLS 79-148	39	3	4.982	\$14,900



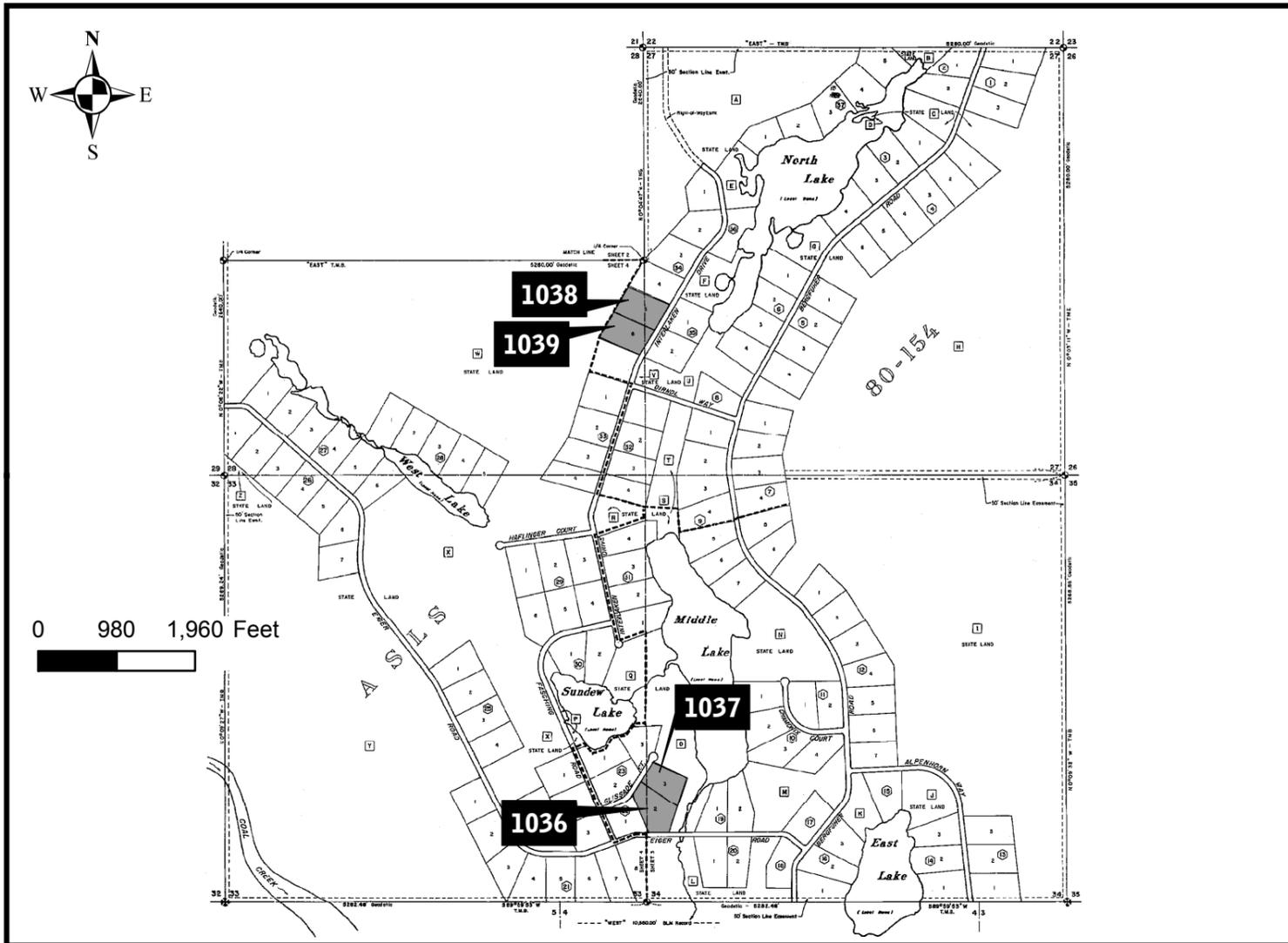
Township 22 North, Range 12 West, Sections 1 & 12
Township 23 North, Range 12 West, Section 35
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



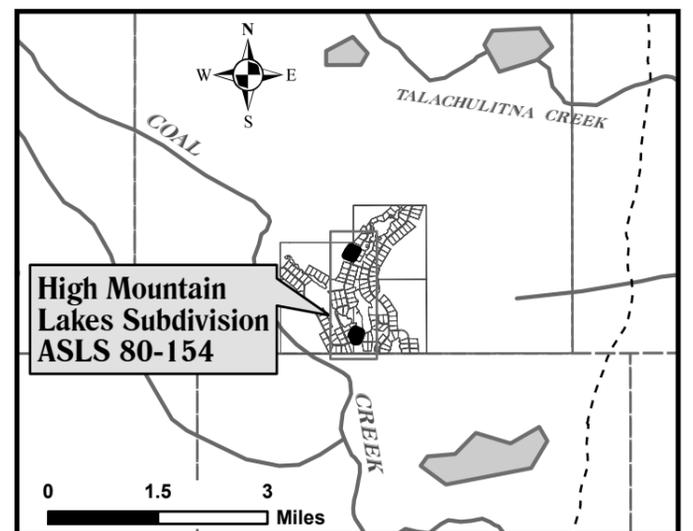
Map 13 - High Mountain Lakes Subdivision ASLS 80-154

Southcentral Region



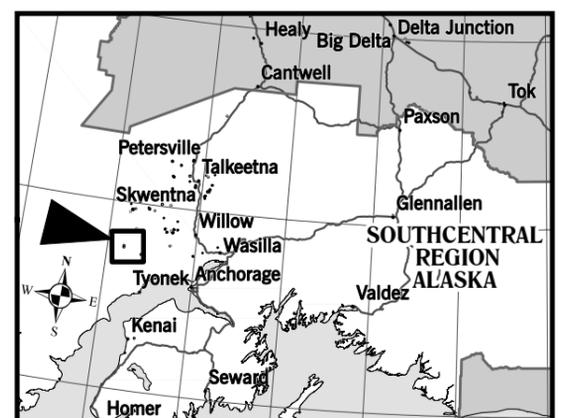
Location	These parcels are located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.
Topo Map	USGS Quad Tyonek C-5
Access	Primary access to this subdivision is by float plane. The parcel is along a platted right-of-way, which may not have been constructed. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	This general area has moderately steep slopes, with an elevation of about 1,500 feet above sea level. The parcels are generally flat.
Soils	An organic layer covers two to three feet of wind blown silt with sand and gravel at deeper depths. Groundwater is present at a five foot minimum depth throughout most of the area.
Vegetation	The well drained areas consist of a mixed forest of alder, birch, cottonwood, white spruce and willow. Low lying areas primarily consist of low brush and grassy bogs.
Water Front	Tract O of ASLS 80-154 separates Parcel 1037 from Middle Lake.
View	Unknown
Climate	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow. The subdivision has good southern exposure, as the valley is oriented north-south.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in area lakes 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-154.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 588 on Page 954.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1036	210625	S017N013W33,34	ASLS 80-154	2	22	4.88	\$6,600
1037	210626	S017N013W33,34	ASLS 80-154	3	22	3.80	\$6,300
1038	210676	S017N013W27,28	ASLS 80-154	5	34	4.52	\$2,700
1039	210677	S017N013W27,28	ASLS 80-154	6	34	4.52	\$2,700



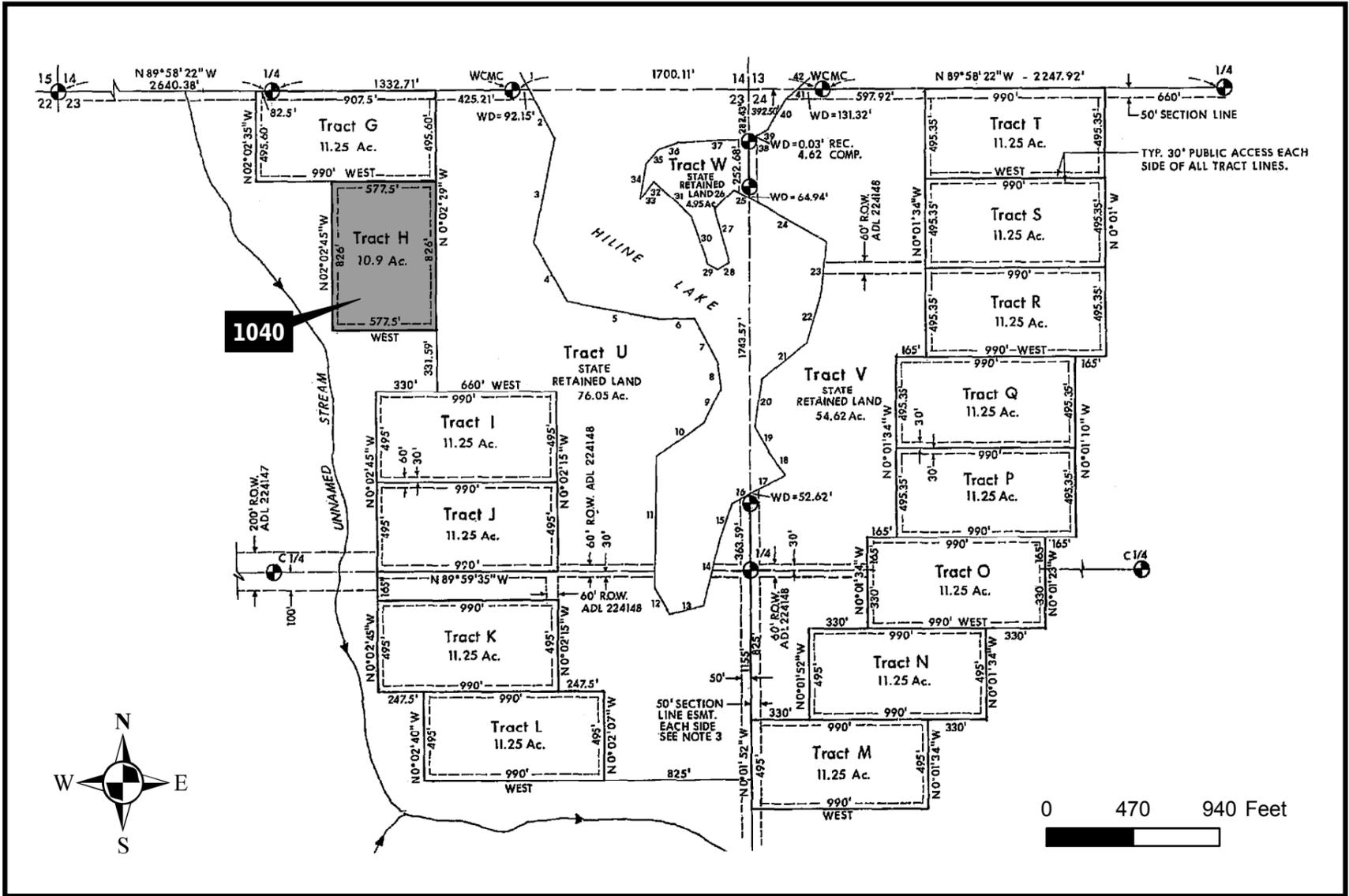
Township 17 North, Range 13 West, Sections 27, 28, 33 & 34 Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



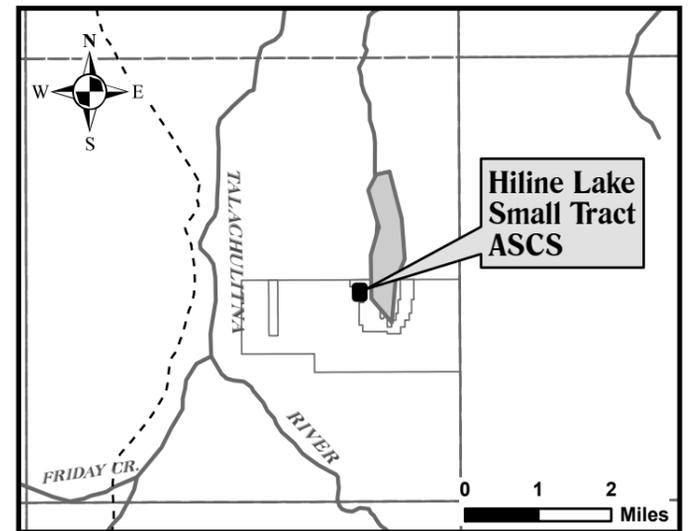
Map 14 - Hiline Lake Small Tract ASCS

Southcentral Region



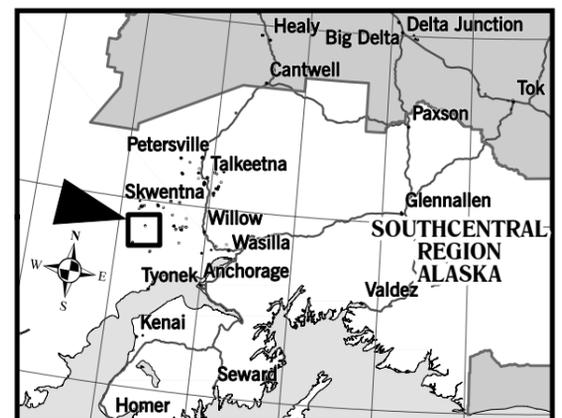
Location	This parcel is located approximately 60 miles northwest of Anchorage and 18 miles southwest of Skwentna, in the Talchulitna River drainage.
Topo Map	USGS Quad Tyonek C-4
Access	Primary access is by float plane on to Hiline Lake. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area topography is nearly level to gently rolling along the shoreline of Hiline Lake, giving way to steep rugged terrain, with an elevation range of 800 to 1,000 feet above sea level.
Soils	Soils in the area 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	Area vegetation includes forests dominated by white spruce and birch in the well-drained areas. The poorly drained soils support mosses and shrubs.
Water Front	Tract U of this survey separates this parcel from Hiline Lake.
View	Potential views of Mt. Susitna and the Alaska Range.
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in Hiline Lake 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1040	224190	S019N012W23	ASCS	H	10.9	\$7,600



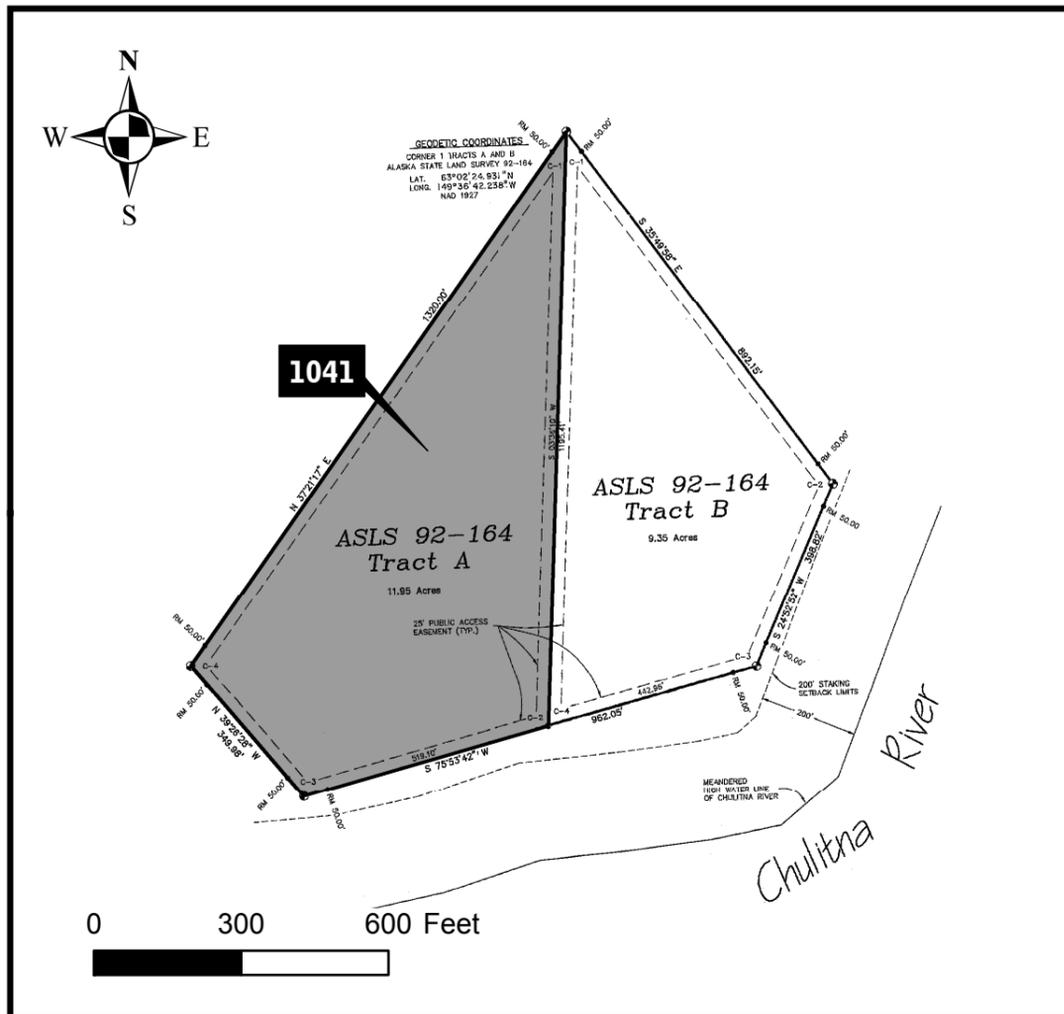
Township 19 North, Range 12 West, Section 23
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



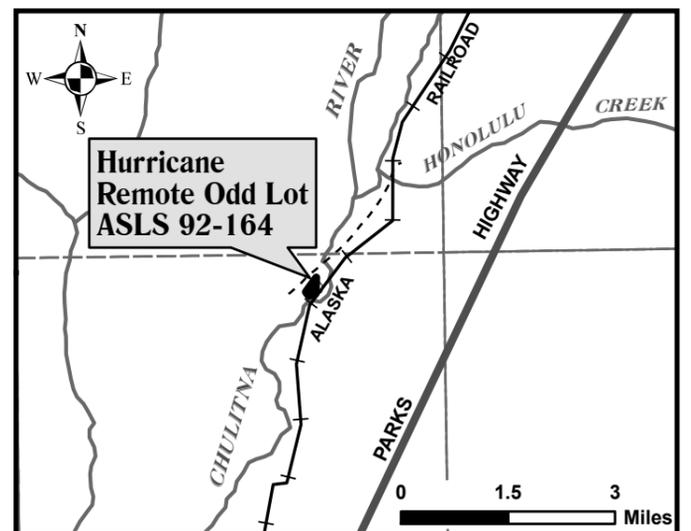
Map 15 - Hurricane Remote Odd Lot ASLS 92-164

Southcentral Region



Location	This parcel is located west of the Chulitna River, about one mile west of mile 175 of the Parks Highway, approximately 32 miles southwest of Cantwell.
Topo Map	USGS Quad Healy A-6
Access	Access is primarily by boat or floatplane on the Chulitna River. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. The Alaska Railroad right-of-way may <u>not</u> be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares.
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.
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.
Water Front	A tract of public land separates this parcel from the Chulitna River.
View	Potential views of the Chulitna River.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 15 inches, including 78 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the Chulitna River 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 92-164.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN, TOWNSHIP, RANGE, SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1041	221.690	F022S011W02	ASLS 92-164	A	11.95	\$7,500



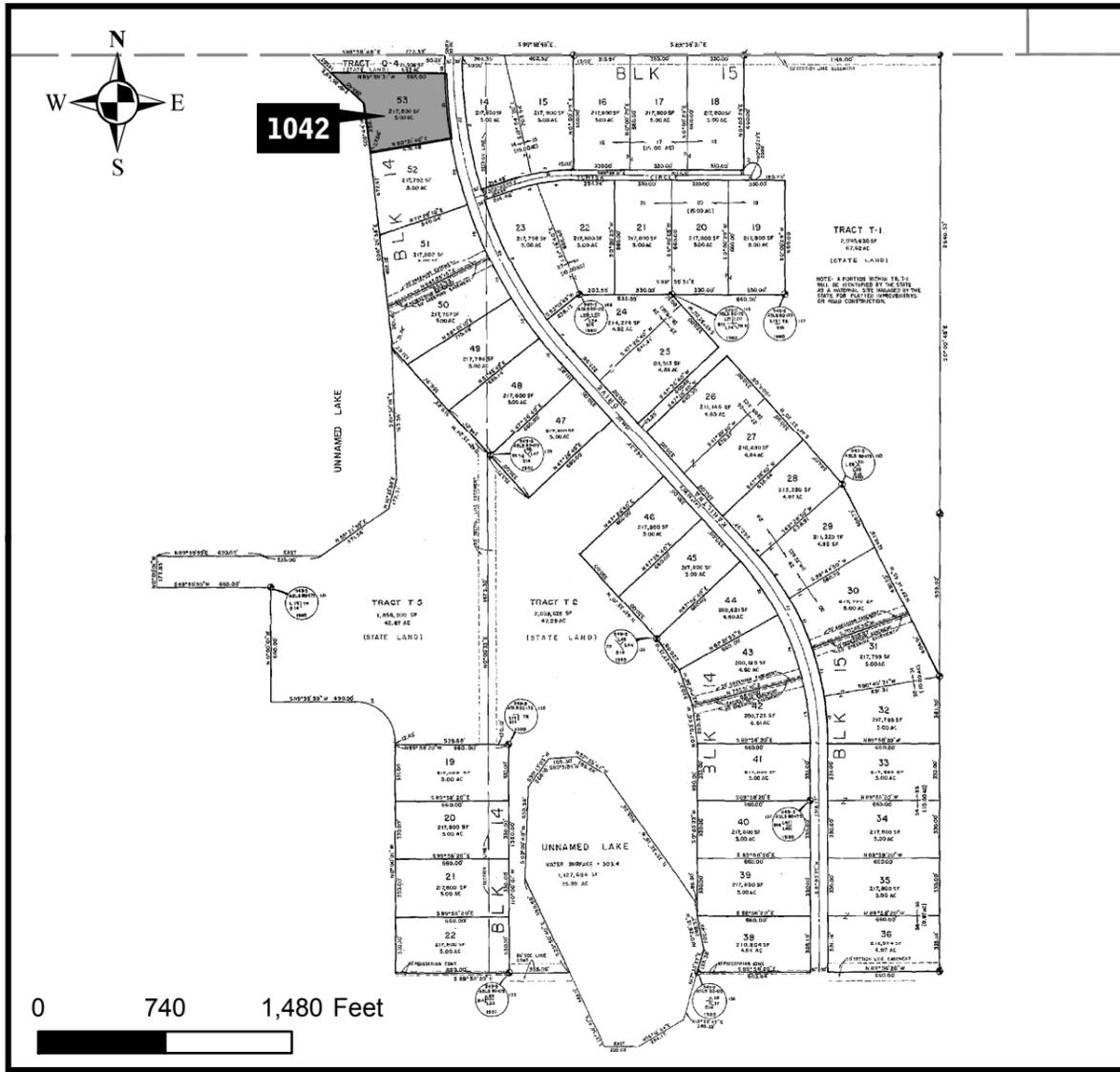
Township 22 South, Range 11 West, Section 2
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



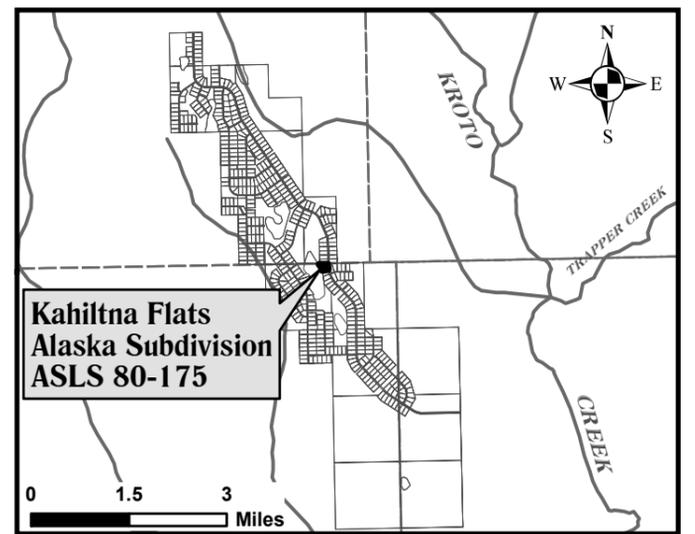
Map 16 - Kahiltna Flats Alaska Subdivision ASLS 80-175

Southcentral Region



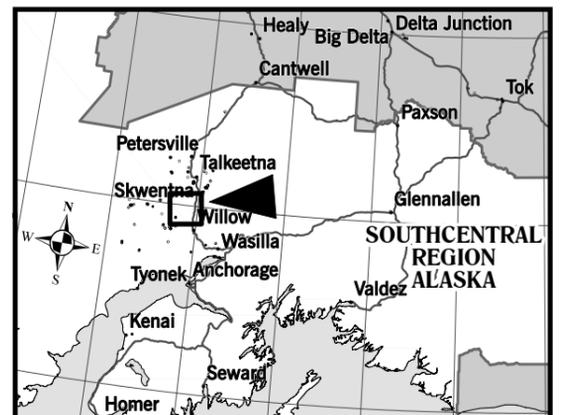
Location	This subdivision is located 49 miles northwest of Anchorage, 16 miles northwest of Willow and west of Kroto Creek (aka Deshka River).
Topo Map	USGS Quad Tyonek D-2
Access	Primary access to this subdivision is by float plane to the unnamed lakes within the subdivision. The parcel is along a platted road right-of-way, which may not have been constructed. Additional access routes may be via the Yentna and Kahiltna Rivers, then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area is nearly level, with an elevation of 200 feet above sea level. Several small lakes are found in the area along with some small patches of muskeg.
Soils	Soils in the area vary from well drained in the uplands, to poorly drained peat in the lower muskeg bogs.
Vegetation	Primarily spruce and birch, with an understory of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.
Water Front	The parcel has water frontage on an unnamed lake.
View	Potentially good views of the unnamed lake.
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 63 inches, including 100 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-175. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 83 on Page 168.
Other	This parcel is subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1042	213594	S020N007W02	ASLS 80-175	53	14	5.00	\$10,000



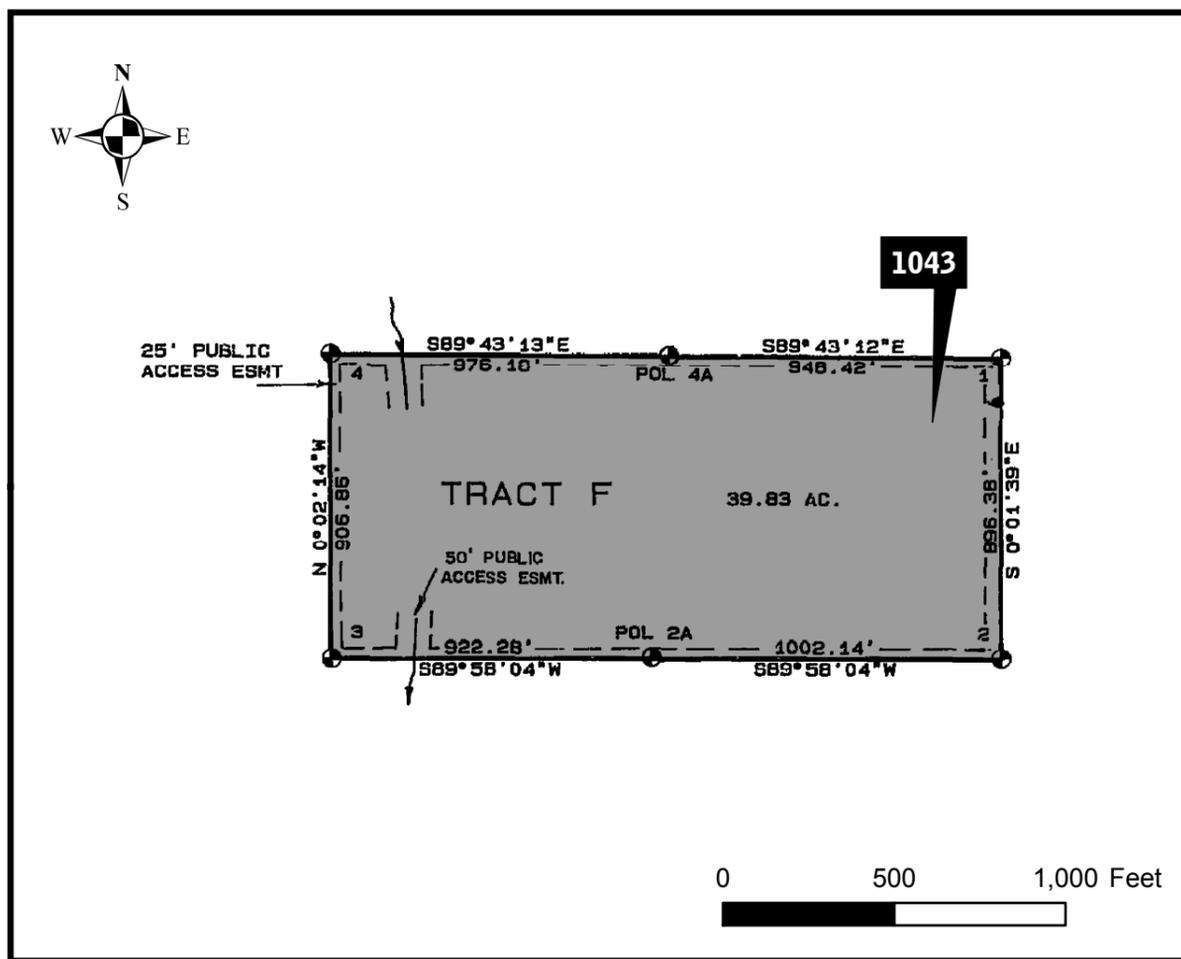
Township 20 North, Range 7 West, Section 2
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



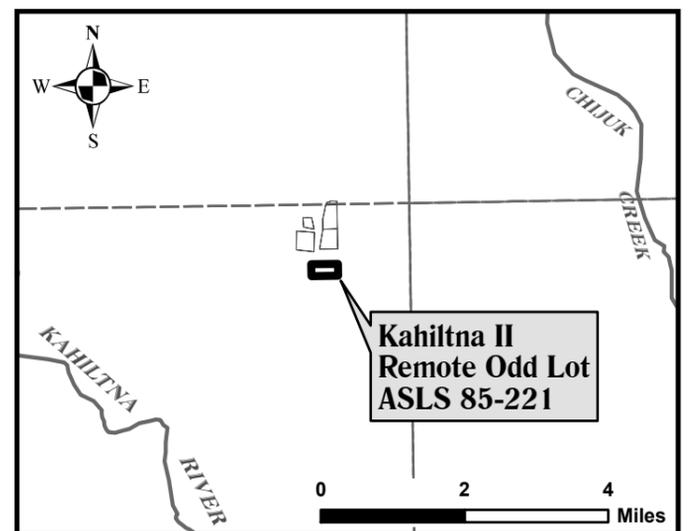
Map 17 - Kahiltna II Remote Odd Lot ASLS 85-221

Southcentral Region



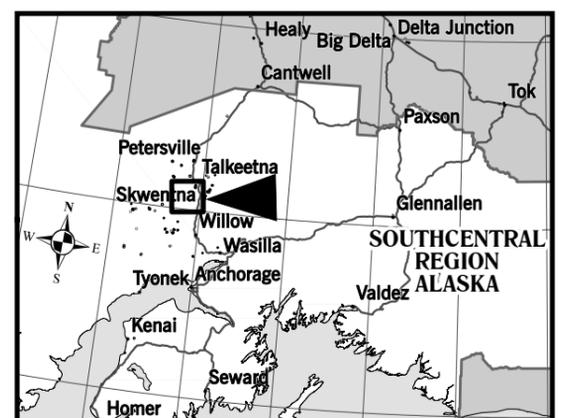
Location	This parcel is located 62 miles northwest of Anchorage, approximately four miles east of the Kahiltna River.
Topo Map	USGS Quad Talkeetna A-2
Access	Primary access to the area is via the Kahiltna River, then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The terrain in this area is generally flat, with an elevation of 600 feet above sea level.
Soils	Poorly drained and shallow soils are interspersed with fibrous peat and muskeg.
Vegetation	Higher elevation vegetation consists of birch, white spruce and aspen.
Water Front	An unnamed creek bisects this parcel.
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 85-221.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	This parcel is subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1043	220501	S022N008W02	ASLS 85-221	F	39.83	\$17,500



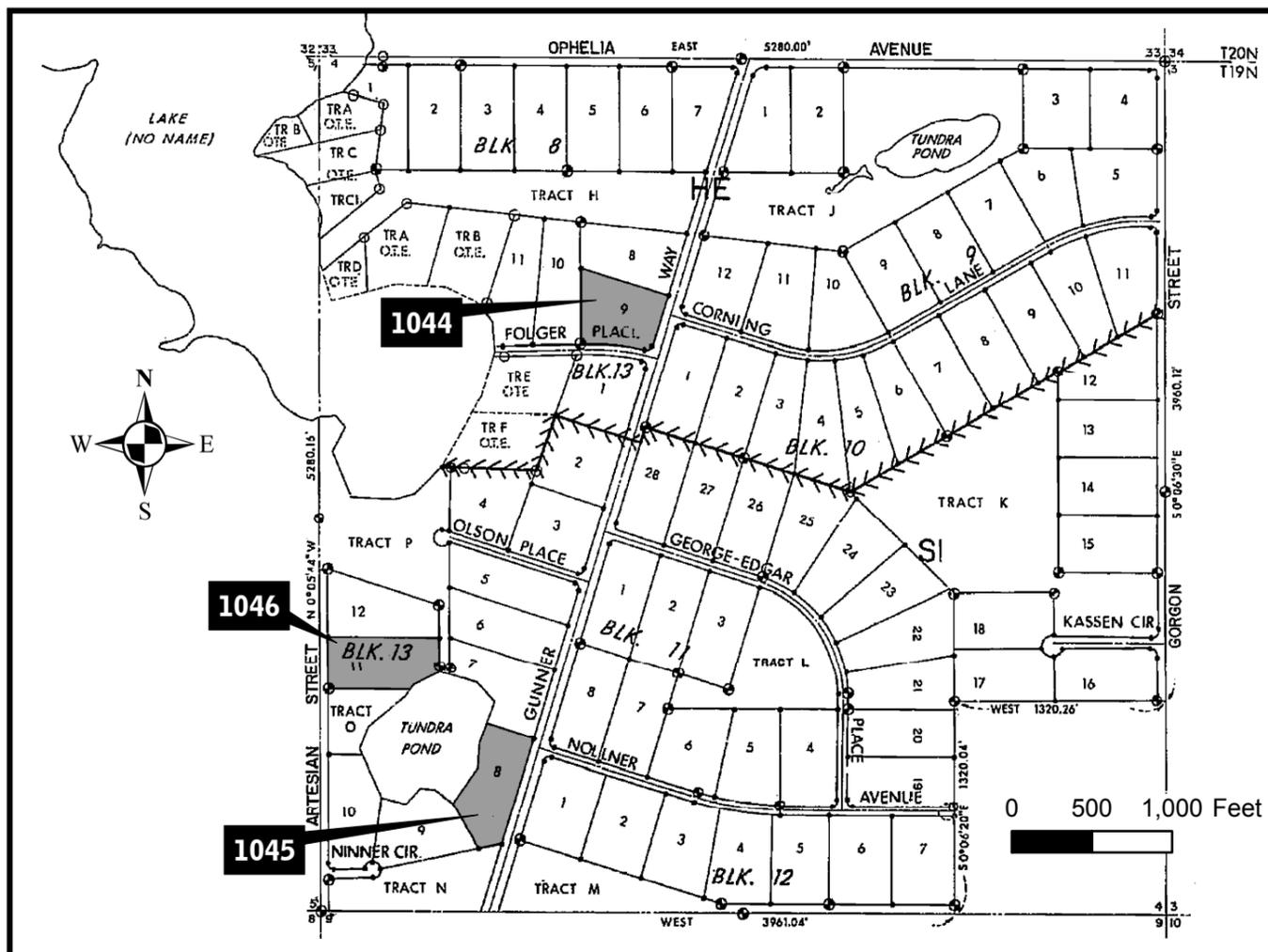
Township 22 North, Range 8 West, Section 2
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



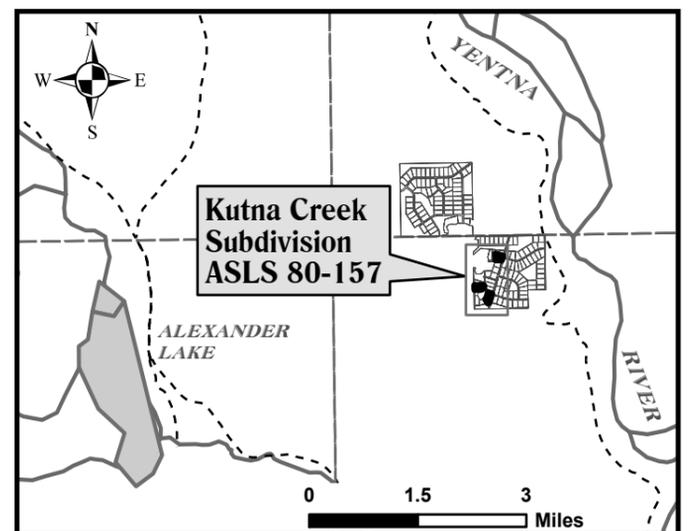
Map 18 - Kutna Creek Subdivision ASLS 80-157

Southcentral Region



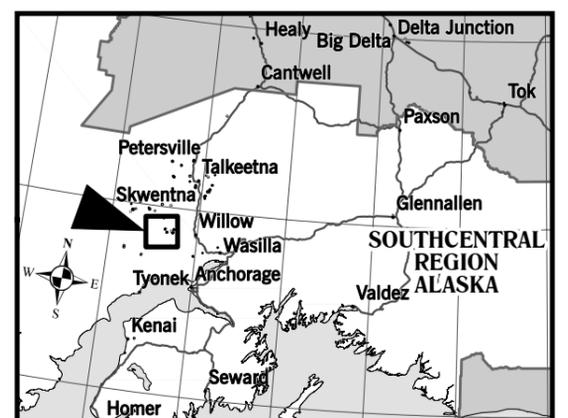
Location	This subdivision is located 48 miles northwest of Anchorage, less than one mile west of the Yentna River.
Topo Map	USGS Quad Tyonek D-2
Access	Primary access to this subdivision is by float plane to an unnamed lake located in the center of the subdivision. Additional access routes may be via the Yentna River and across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area is fairly flat, with an elevation of 150 feet above sea level.
Soils	The southern portion of the subdivision 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 greenbelt system.
Vegetation	Vegetation consists of large birch intermixed with stands of spruce.
Water Front	Parcels 1045 and 1046 have water frontage on a small, unnamed lake.
View	Unknown
Climate	Average winter temperatures range from -7 to 34 degrees F; average summer temperatures range from 37 to 63 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-157. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 614 on Page 360.
Other	Reports of minor localized flooding from small streams within the designated area. These parcels are subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1044	211437	S019N008W04	ASLS 80-157	9	8	4.865	\$4,600
1045	213399	S019N008W04	ASLS 80-157	8	13	4.994	\$5,200
1046	213402	S019N008W04	ASLS 80-157	11	13	4.881	\$5,100



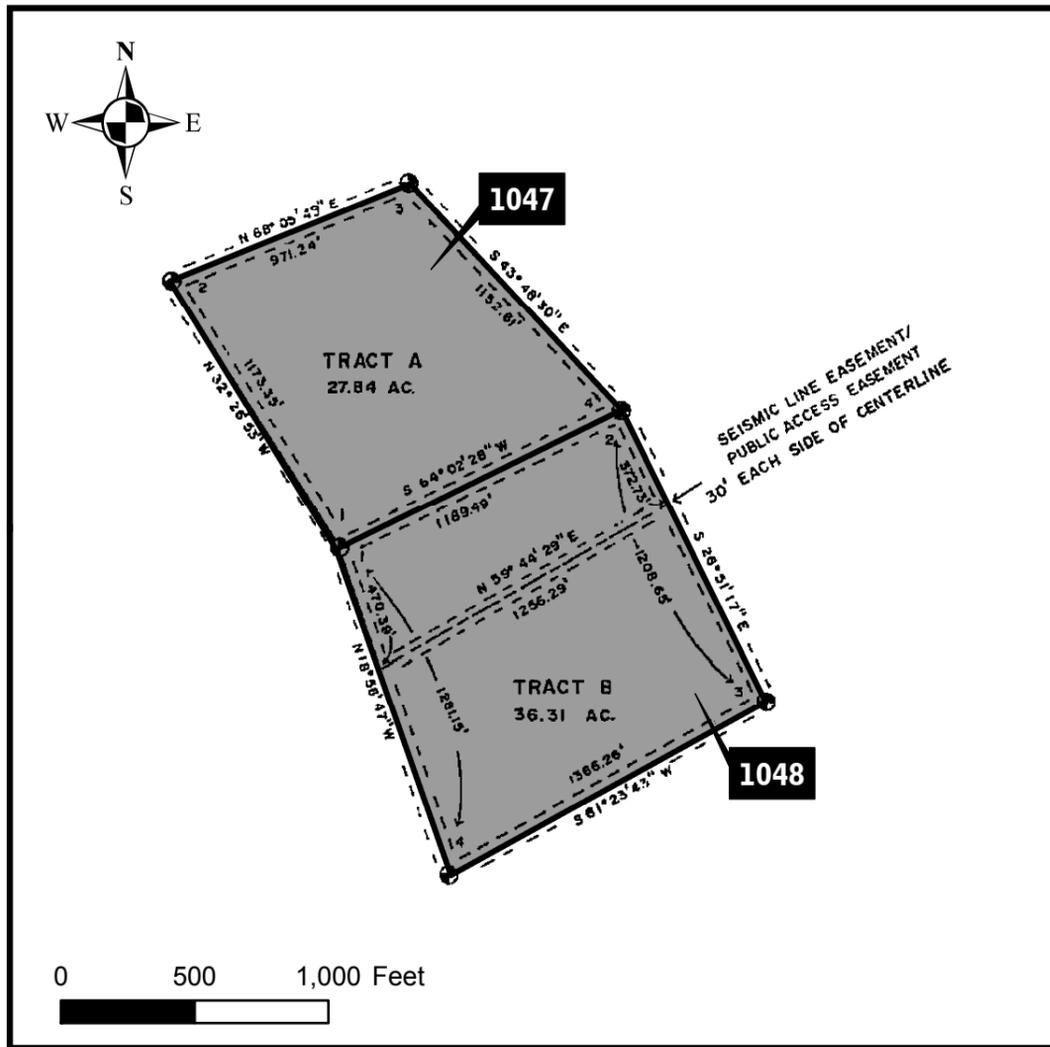
Township 19 North, Range 8 West, Section 4
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



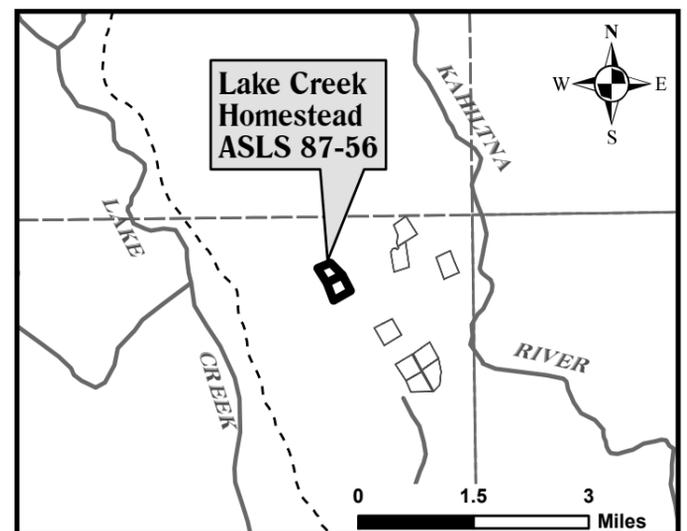
Map 19 - Lake Creek Homestead ASLS 87-56

Southcentral Region



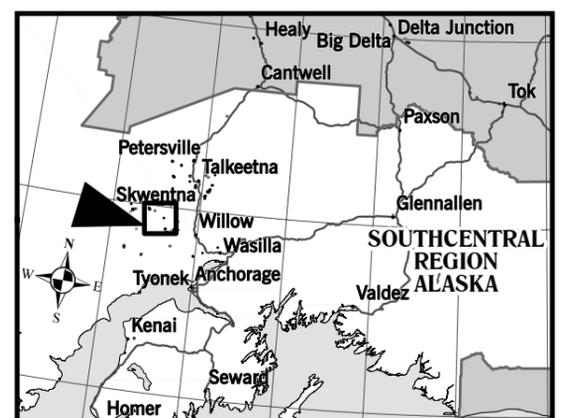
Location	These parcels are located 65 miles northwest of Anchorage, in the area between Lake Creek and the Kahiltna River.
Topo Map	USGS Quad Talkeetna A-2
Access	Primary access to these parcels is along platted public access easements and section line easements. Additional access routes may be across unreserved state land. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Terrain in the area consists of flat, forested expanses broken by muskeg formations, with an elevation range of 400 to 500 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 birch, whereas the lower lying, poorly drained areas support sedges, mosses and large stands of black spruce.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 87-56.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	These parcels are subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1047	222876	S022N009W02,03	ASLS 87-56	A	27.84	\$11,900
1048	222877	S022N009W02,11	ASLS 87-56	B	36.31	\$14,700



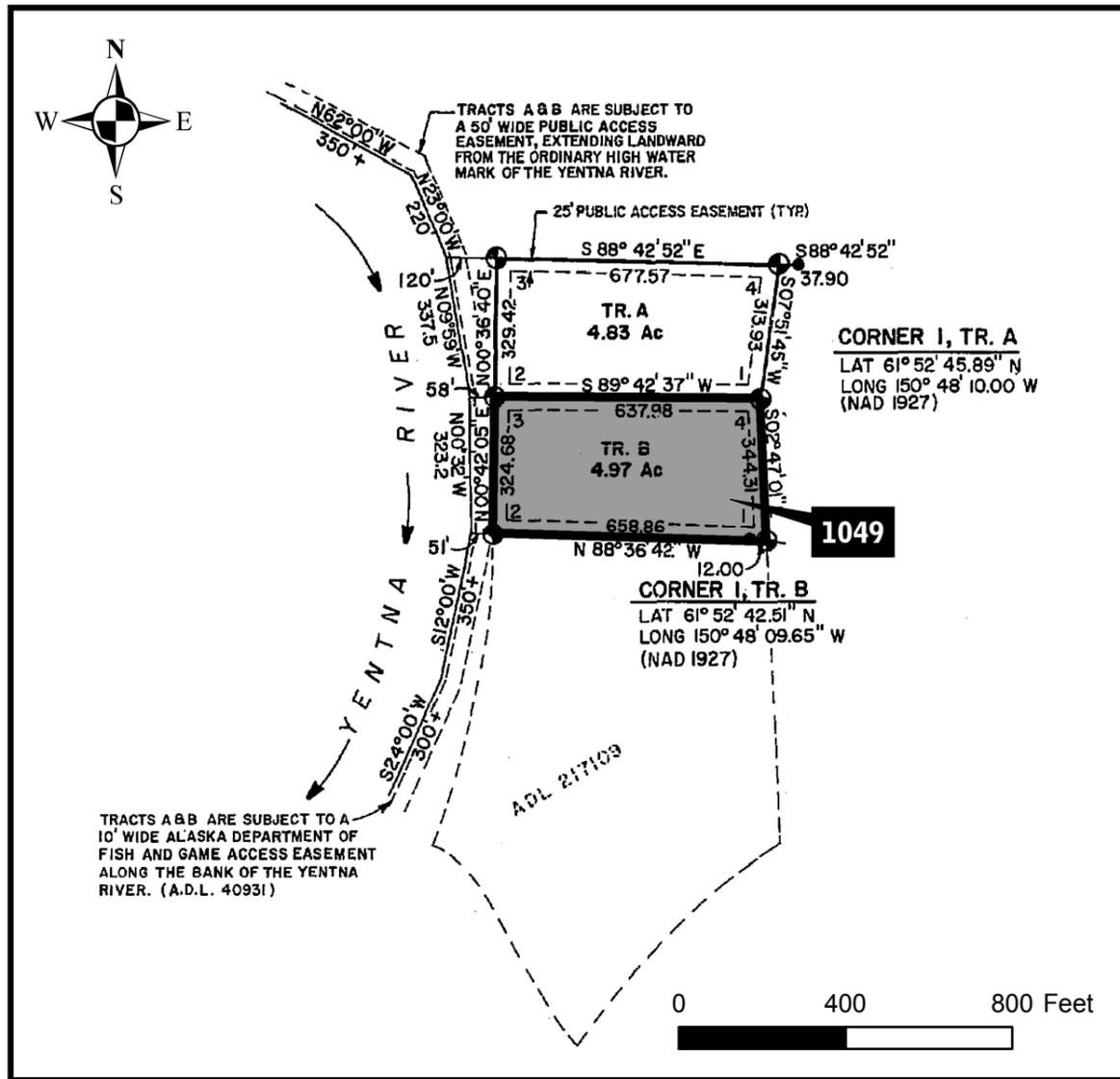
Township 22 North, Range 9 West, Sections 2, 3 & 11
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



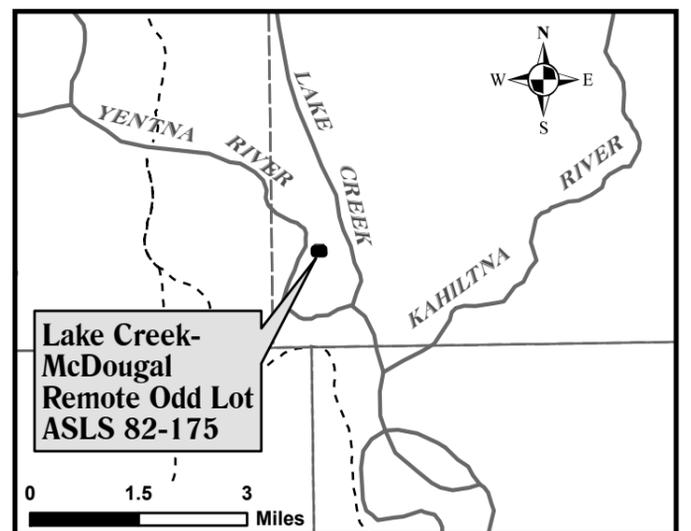
Map 20 - Lake Creek-McDougal Remote Odd Lot ASLS 82-175

Southcentral Region

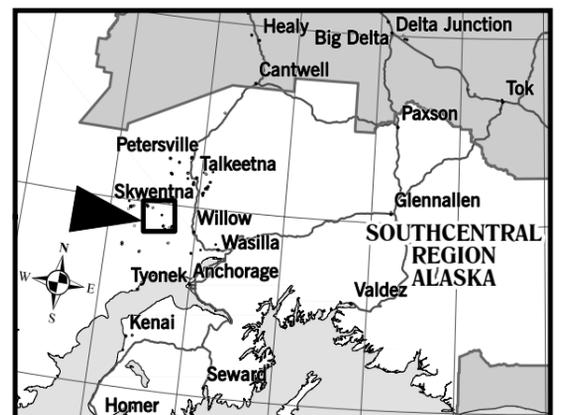


Location	This parcel is located 55 miles northwest of Anchorage, approximately two miles north of the confluence of the Yentna and Kahiltna Rivers.
Topo Map	USGS Quad Tyonek D-3
Access	Primary access to this parcel is via the Yentna River, by boat in the summer and snowmachine in the winter.
Terrain	This parcel is generally flat, with an elevation less than 100 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 primarily white and black spruce. The lower lying, poorly drained areas support sedges and mosses.
Water Front	A small tract of public land separates this parcel from the Yentna River.
View	Potentially excellent views of the Yentna River.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the Yentna River 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-175.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	This parcel is subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1049	209570	S021N008W30	ASLS 82-175	B	4.97	\$25,800

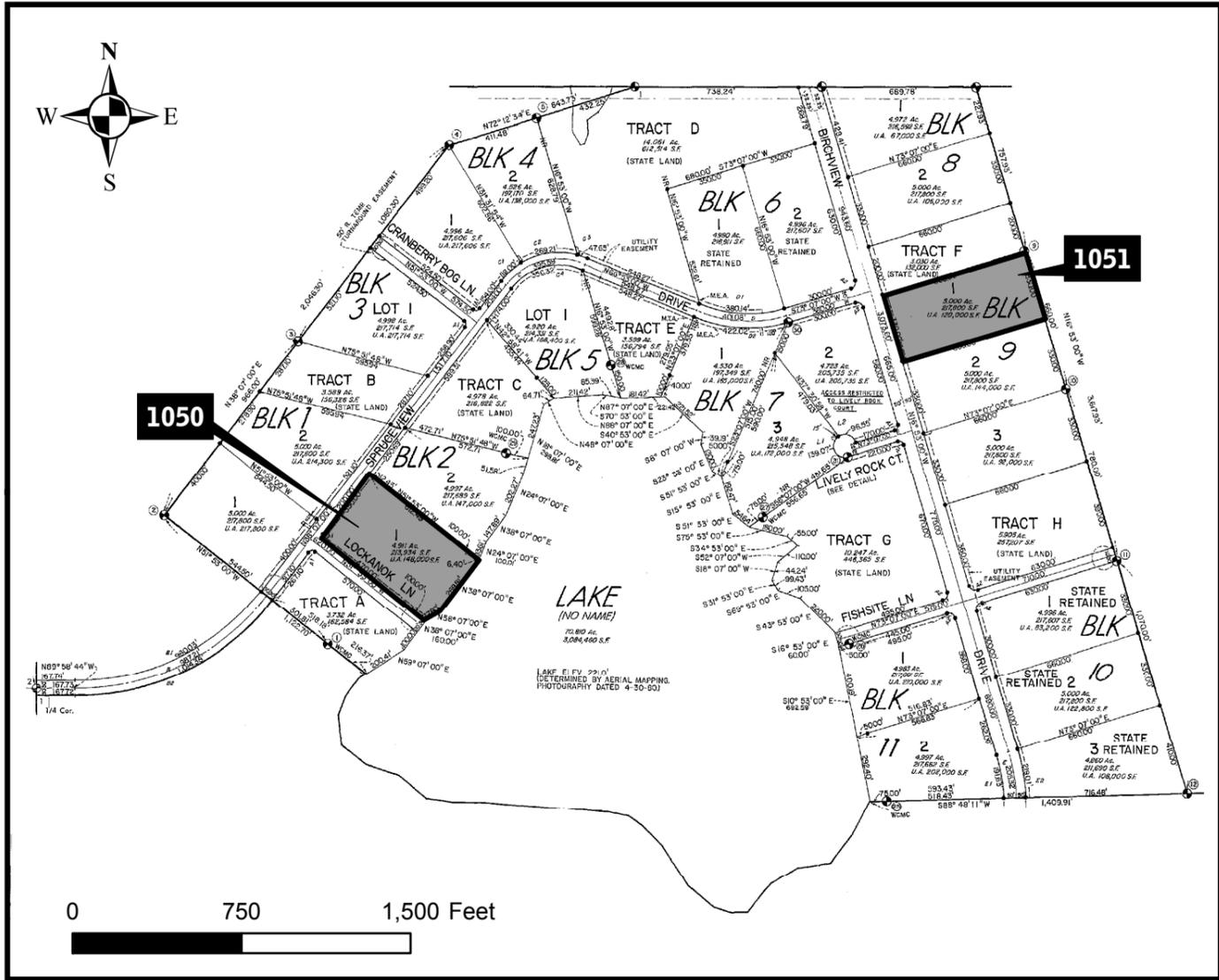


Township 21 North, Range 8 West, Section 30
Seward Meridian, Alaska



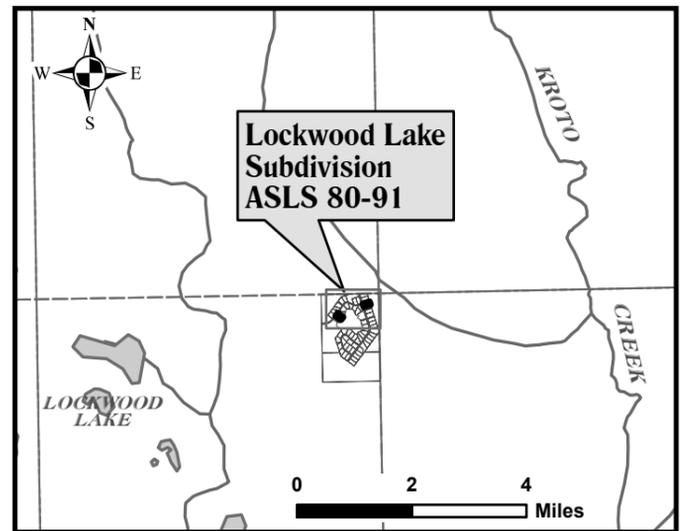
Map 21 - Lockwood Lake Subdivision ASLS 80-91

Southcentral Region



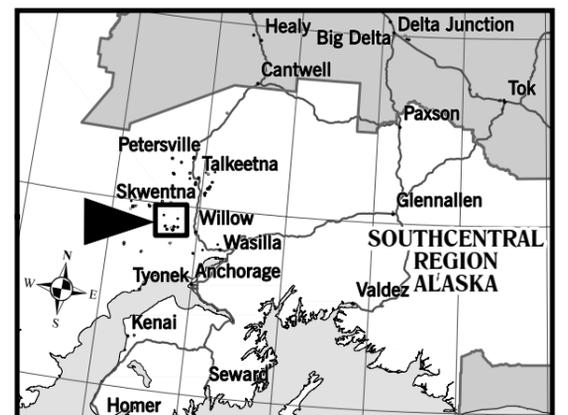
Location	This subdivision is located 44 miles northwest of Anchorage, 14 miles west of Willow and three miles east of Lockwood Lake.
Topo Map	USGS Quad Tyonek D-2
Access	Primary access to this subdivision is by float plane to the unnamed lake within the subdivision. The parcels are along platted road rights-of-way, which may not have been constructed. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Generally level to gently rolling uplands, with an elevation of 250 feet above sea level.
Soils	Top soils are sandy silt over sub-soils of silty, sandy gravel.
Vegetation	Vegetation in the area consists of a mixed spruce and birch forest. Lower lying areas may be wet.
Water Front	Parcel 1050 has water frontage on an unnamed lake.
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-91. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 80 on Page 962.
Other	These parcels are subject to an oil and gas exploration license (ADL 390078).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1050	213406	S019N007W01	ASLS 80-91	1	2	4.911	\$9,800
1051	213417	S019N007W01	ASLS 80-91	1	9	5.000	\$4,800



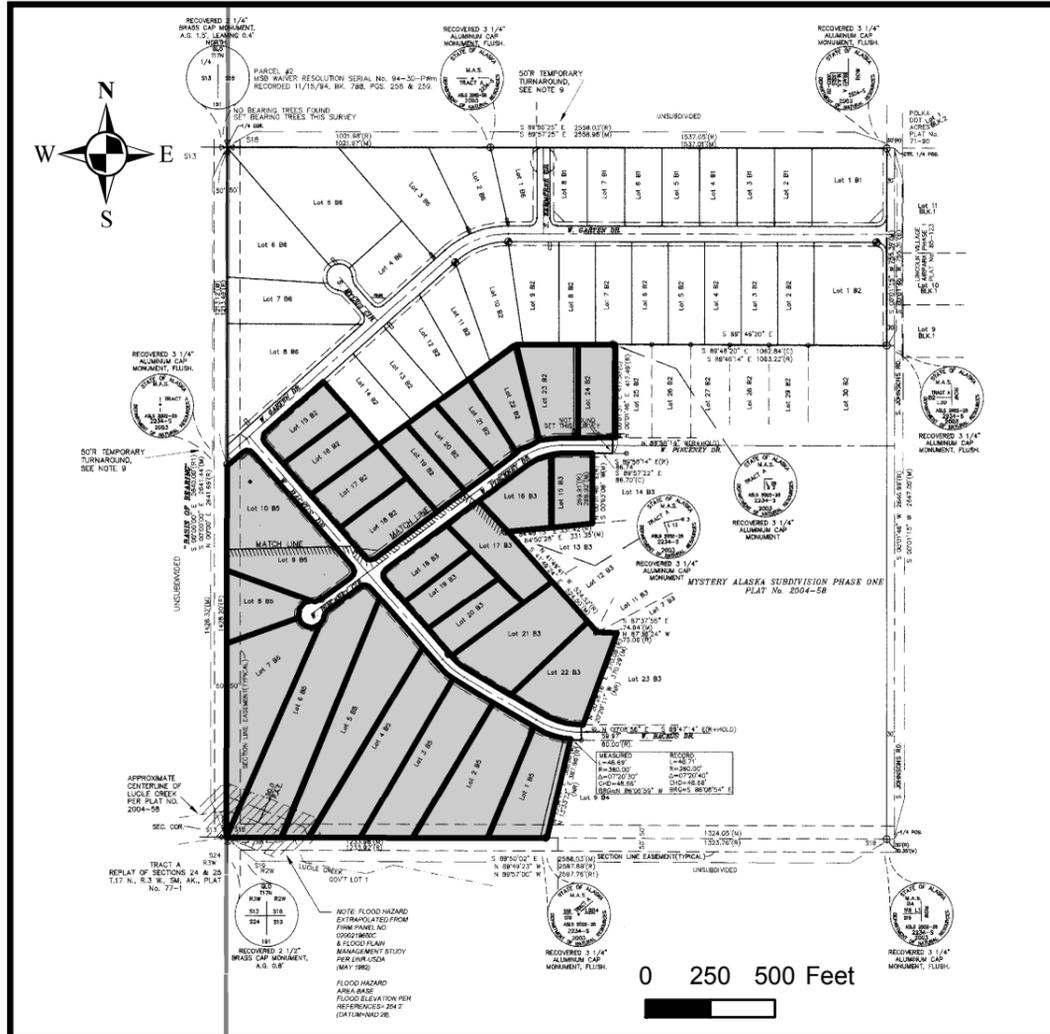
Township 19 North, Range 7 West, Section 1
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



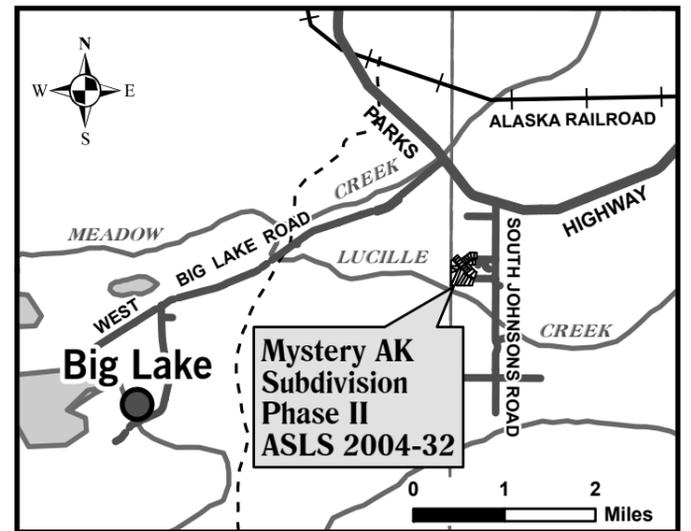
Map 22 - Mystery Alaska Subdivision Phase II ASLS 2004-32

Southcentral Region



Location	This subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson's Road.
Topo Map	USGS Quad Anchorage C-8
Access	From the Parks Highway, turn south on South Johnson's Road. One half mile down South Johnson's Road, turn west onto Garten, Pinckney or Backus Drives to access the individual parcels.
Terrain	The subdivision varies from gently sloping to generally level terrain, with and elevation of 300 feet above sea level.
Soils	The area consists of very shallow Homestead silt loam.
Vegetation	The area primarily consists of spruce, with a mix of birch and alders.
Water Front	None
View	Potential views of Mt. Susitna from the southern end of the subdivision, and of the Talkeetna Mountains from the northern portion.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow.
Water Source	Water source and quality is unknown. Wells in the area can reach 100 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity and phone utilities are available along South Johnson's Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-32. No parcel within this subdivision shall have direct access to South Johnson's Road.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315.
Other	These parcels are within Mystery Alaska Subdivision Phase II (ASLS 2004-32). Mystery Alaska Subdivision Phase I (ASLS 2002-28) was previously offered in Auction #433 in 2004. A final road inspection for this subdivision has not yet been completed by the Matanuska-Susitna Borough, due to frozen ground. A subdivision agreement by letter of credit was recorded as a lien against the Mystery Alaska Subdivision Phase II survey plat on March 6, 2006 as document number 2006-5624 in the Palmer Recording District, to guarantee State responsibility for public improvements until final inspection and acceptance by the Borough. The final inspection is scheduled for May 2006, and upon approval of the condition of the public improvements, the lien will be released. Contact Tammis Brown at (907) 269-8946 for further information.

Please refer to the detail map and list of parcels on the next page.



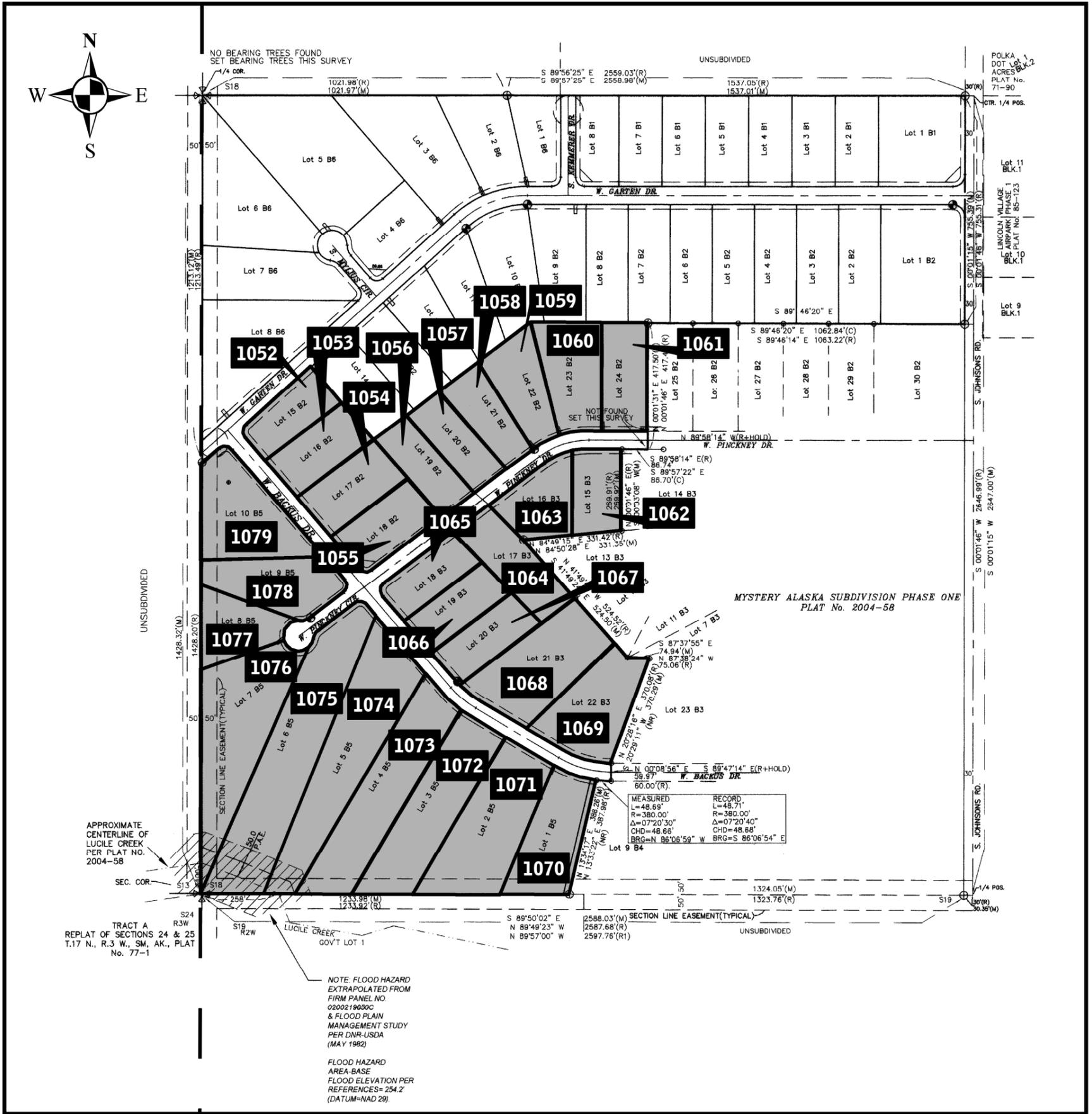
Township 17 North, Range 2 West, Section 18
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Map 22 - Mystery Alaska Subdivision Phase II ASLS 2004-32

Southcentral Region

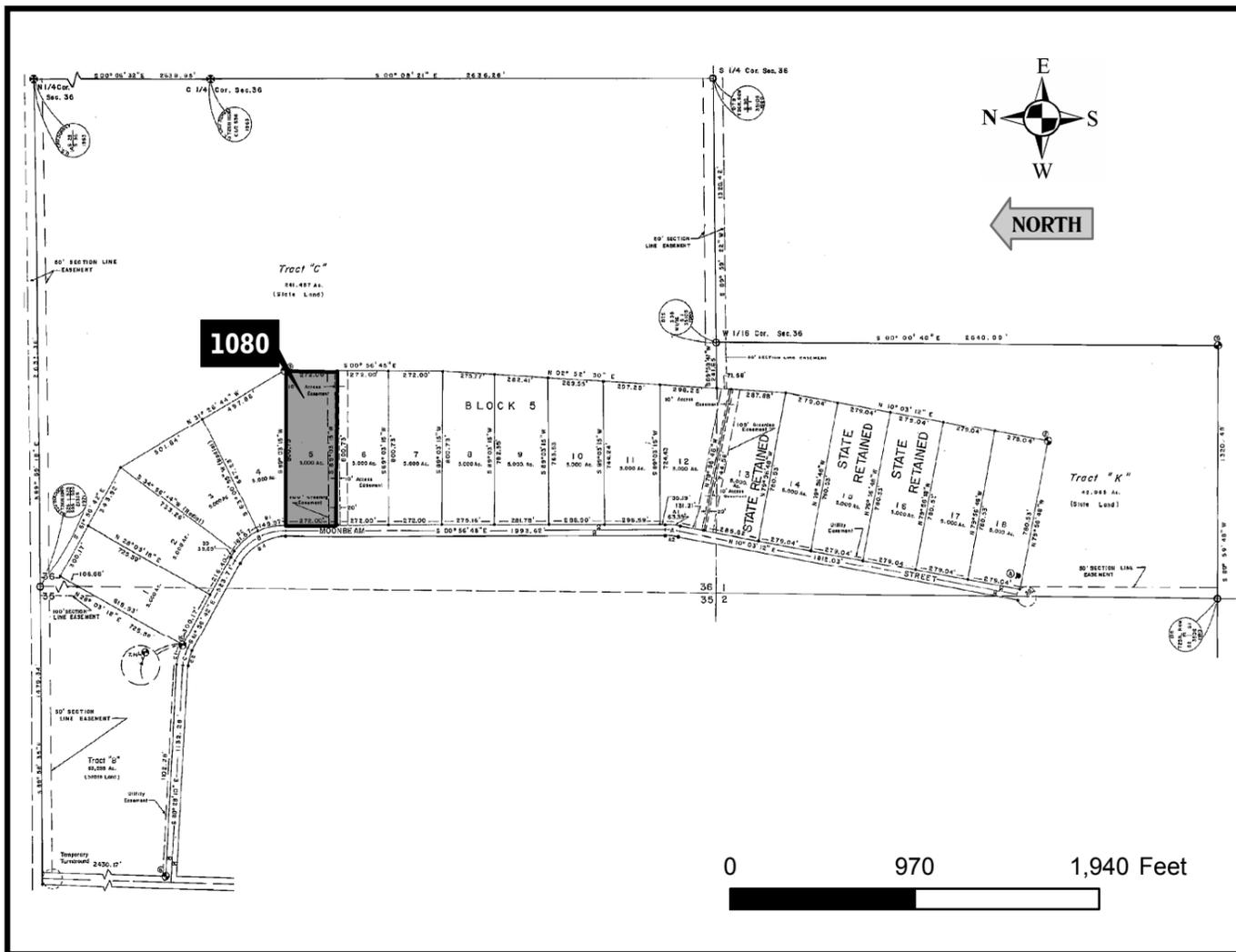


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1052	229642	S017N002W18	ASLS 2004-32	15	2	1.07	\$11,000
1053	229643	S017N002W18	ASLS 2004-32	16	2	1.19	\$11,200
1054	229644	S017N002W18	ASLS 2004-32	17	2	1.26	\$10,600
1055	229645	S017N002W18	ASLS 2004-32	18	2	1.26	\$13,400
1056	229646	S017N002W18	ASLS 2004-32	19	2	1.06	\$11,300
1057	229647	S017N002W18	ASLS 2004-32	20	2	1.06	\$11,300
1058	229648	S017N002W18	ASLS 2004-32	21	2	1.07	\$11,400
1059	229649	S017N002W18	ASLS 2004-32	22	2	1.28	\$13,600
1060	229650	S017N002W18	ASLS 2004-32	23	2	1.60	\$18,000
1061	229651	S017N002W18	ASLS 2004-32	24	2	1.24	\$14,000
1062	229652	S017N002W18	ASLS 2004-32	15	3	1.03	\$11,600
1063	229653	S017N002W18	ASLS 2004-32	16	3	1.21	\$13,600
1064	229654	S017N002W18	ASLS 2004-32	17	3	1.42	\$15,100
1065	229655	S017N002W18	ASLS 2004-32	18	3	1.04	\$12,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1066	229656	S017N002W18	ASLS 2004-32	19	3	1.07	\$11,800
1067	229657	S017N002W18	ASLS 2004-32	20	3	1.10	\$12,900
1068	229658	S017N002W18	ASLS 2004-32	21	3	2.34	\$27,300
1069	229659	S017N002W18	ASLS 2004-32	22	3	1.89	\$21,300
1070	229660	S017N002W18	ASLS 2004-32	1	5	1.60	\$16,800
1071	229661	S017N002W18	ASLS 2004-32	2	5	2.74	\$20,800
1072	229662	S017N002W18	ASLS 2004-32	3	5	2.63	\$15,400
1073	229663	S017N002W18	ASLS 2004-32	4	5	2.93	\$28,900
1074	229664	S017N002W18	ASLS 2004-32	5	5	3.47	\$19,100
1075	229665	S017N002W18	ASLS 2004-32	6	5	4.19	\$23,100
1076	229666	S017N002W18	ASLS 2004-32	7	5	3.17	\$16,400
1077	229667	S017N002W18	ASLS 2004-32	8	5	1.18	\$12,200
1078	229668	S017N002W18	ASLS 2004-32	9	5	1.63	\$15,300
1079	229669	S017N002W18	ASLS 2004-32	10	5	2.15	\$20,200

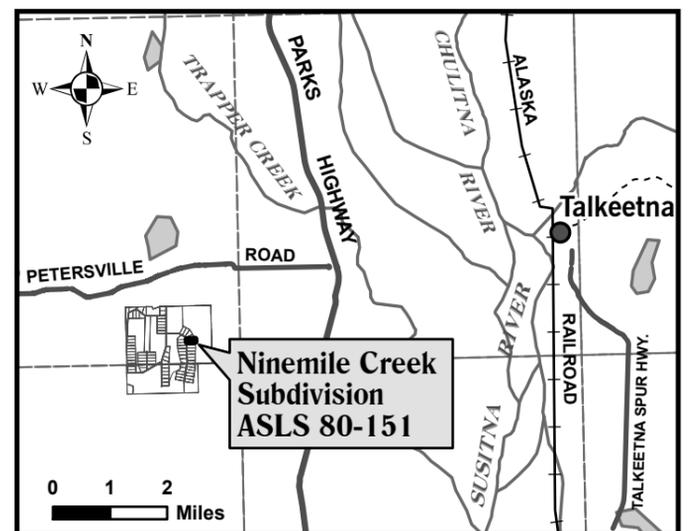
Map 23 - Ninemile Creek Subdivision ASLS 80-151

Southcentral Region



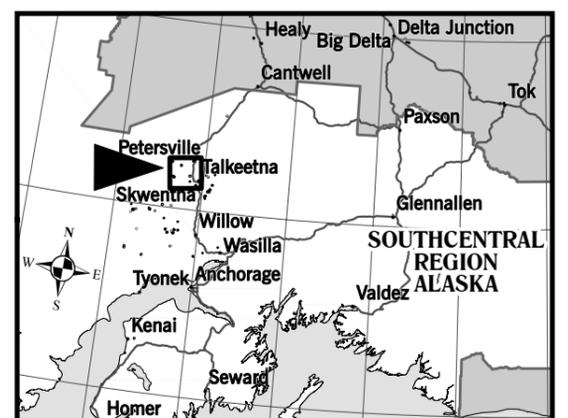
Location	This subdivision is located south of Petersville Road, three miles west of Trapper Creek.
Topo Map	USGS Quad Talkeetna B-1
Access	From mile 114.8 of the Parks Highway, access to this subdivision is by Petersville Road, then south on a public access easement (ADL 64788), currently constructed as a 4x4 trail. The parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	Topography in the area can be flat to gently sloping, with an elevation range of 400 to 450 feet above sea level.
Soils	Area ridges are generally well drained and are composed of a layer of topsoil up to three feet deep over silty, gravelly sand interspersed with large boulders. The lowland areas are generally muskeg.
Vegetation	The area is partially covered with large spruce and birch trees, interspersed with alder on the ridges. The low areas are covered with black spruce and moss.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-151. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 80 on Page 529.
Other	This parcel is subject to an oil and gas exploration license (ADL 390077).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1080	214292	S026N006W36	ASLS 80-151	5	5	5.000	\$7,200



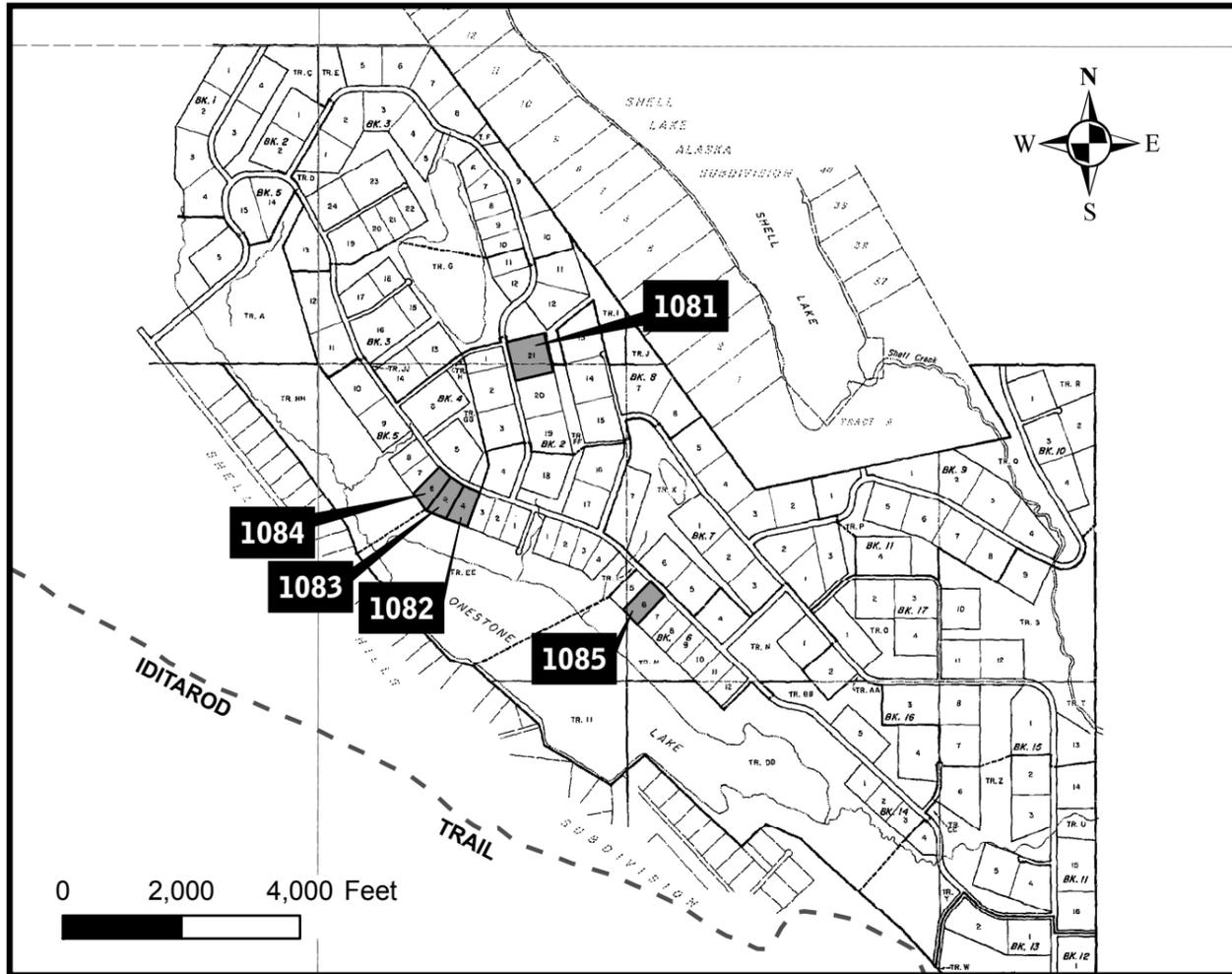
Township 26 North, Range 6 West, Section 36
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



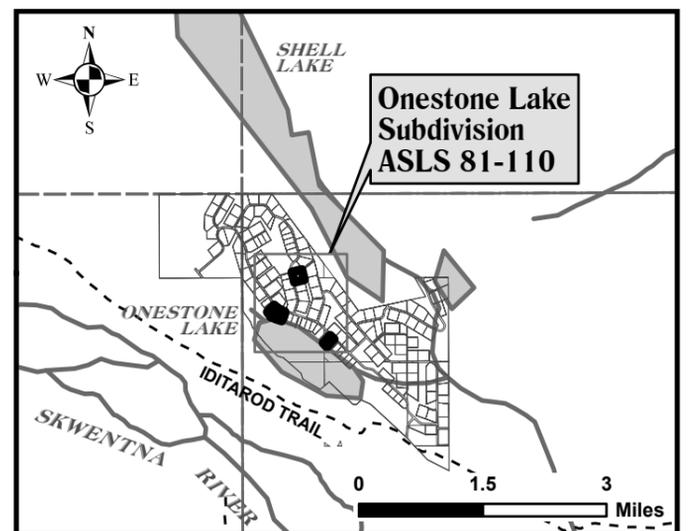
Map 24 - Onestone Lake Subdivision ASLS 81-110

Southcentral Region



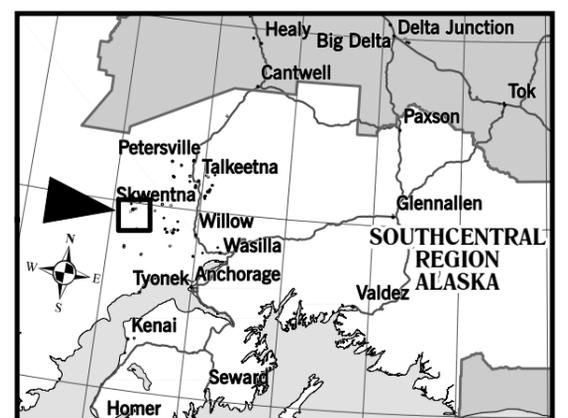
Location	This subdivision is located 73 miles northwest of Anchorage, 11 miles west of Skwentna, between Onestone Lake and Shell Lake.
Topo Map	USGS Quad Tyonek D-5
Access	Primary access to this subdivision is by float plane to Onestone Lake. These parcels are along platted road rights-of-way, which may not have been constructed. Additional access routes may be via the Yentna and Skwentna Rivers, then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Topography consists of flat to gently rolling terrain, with an elevation range of 400 to 500 feet above sea level.
Soils	Soils typically consist of about six inches of organic overburden underlain by a glacial till of silty gravels.
Vegetation	Predominantly lowland spruce and hardwood forests with areas of bog and muskeg.
Water Front	Tracts of public land in ASLS 81-110 separate Parcels 1082, 1083, 1084, and 1085 from Onestone Lake.
View	Potentially excellent views of Onestone Lake from Parcels 1082, 1083, 1084, and 1085.
Climate	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 44 to 70 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easement and reservations of record, see ASLS 81-110. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. Parcels 1082, 1083, 1084, and 1085 are further subject to the Historic National Iditarod Trail access easement (ADL 222930).
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 719 on Page 660 and Book 719 on Page 665.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1081	215702	S021N012W06,07	ASLS 81-110	21	2	10.0	\$7,500
1082	215807	S021N012W07	ASLS 81-110	4	5	4.92	\$4,700
1083	215808	S021N012W07	ASLS 81-110	5	5	4.63	\$4,400
1084	215809	S021N012W07	ASLS 81-110	6	5	4.59	\$4,400
1085	215817	S021N012W07,08	ASLS 81-110	6	6	5.00	\$4,800



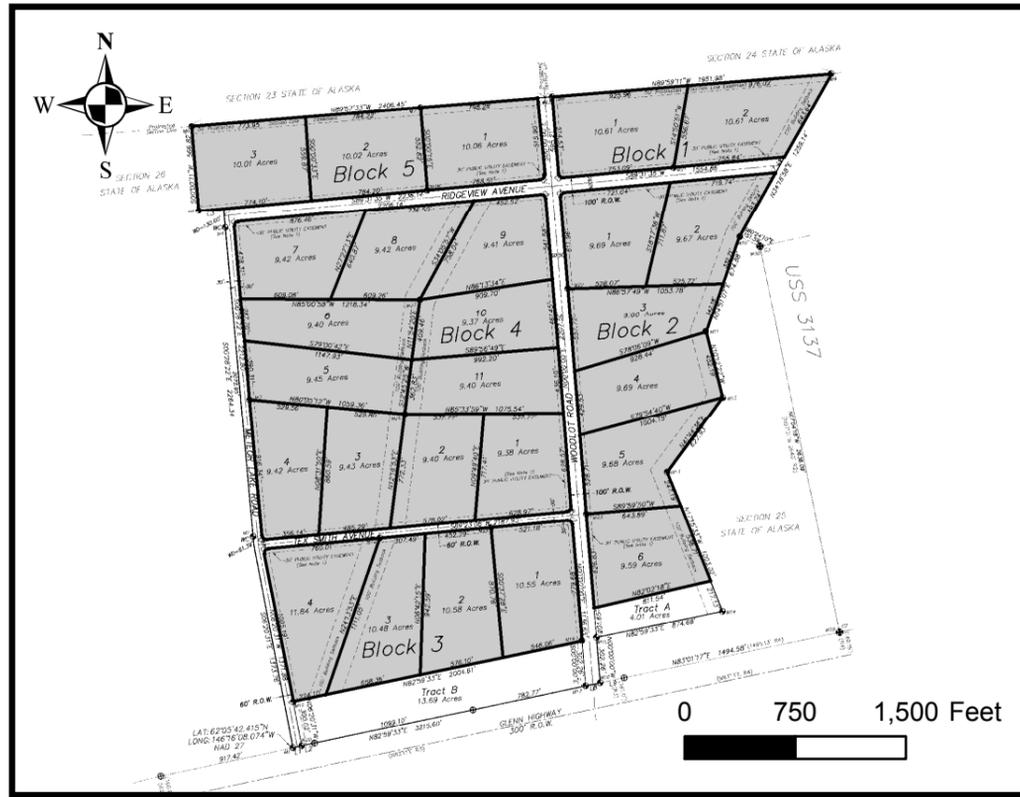
Township 21 North, Range 12 West, Sections 6, 7 & 8
Seward Meridian, Alaska

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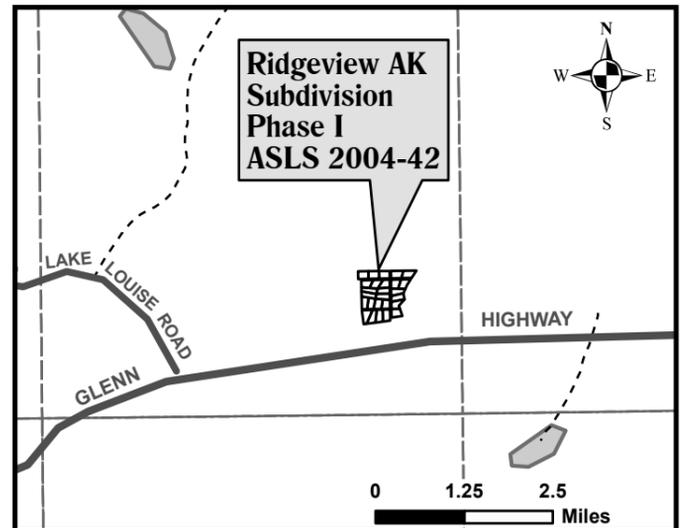
Map 25 - Ridgeview Alaska Subdivision Phase I ASLS 2004-42

Southcentral Region



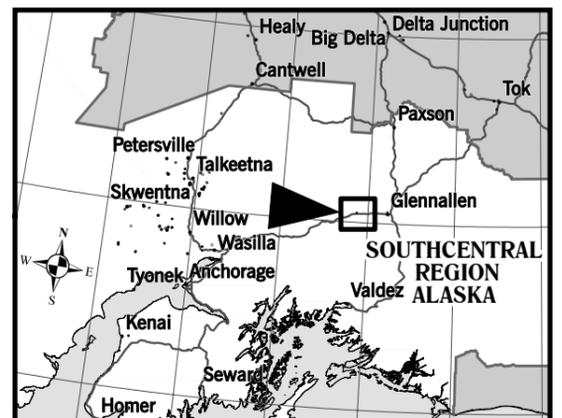
Location	This subdivision is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.
Topo Map	USGS Quad Gulkana A-5
Access	From the Glenn Highway, turn north onto either the platted rights-of-way Meteor Lake Road or Woodlot Road to access this subdivision. Tract A of ASLS 2004-42 is designated for use for any parking or staging needs. This four acre tract is located approximately 300 feet from the north side of the Glenn Highway, off the platted right-of-way, Woodlot Road. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.
Terrain	The subdivision consists of tiers and ridges with good slope for development, with an elevation range of 2,450 to 2,700 feet above sea level.
Soils	No soil testing has been done, however the Copper River Basin Area Plan reports glacial till and glacial fluvial (kame) deposits.
Vegetation	The area primarily consists of aspen on south facing slopes, mixed with black spruce and some alder.
Water Frontage	None
View	South facing slopes have excellent views of Tazlina Lake and the Chugach Mountains.
Climate	The mean January temperature is -10 degrees F; July is 56 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
Water Source	Local wells have reported depths of 260 to 510 feet. Hauling in potable 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines. Contact the Copper Valley Electric Association Inc. for more information.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-42. No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100- foot building setback on ASLS 2004-42.
Municipal Authority	None. For community information, contact the Tolsona Community Corporation.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District as Document Number 2006-114.
Fire Management	The Copper River Valley experiences slightly less lightning activity than Alaska's interior. These parcels are in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	Portions of platted rights-of-way Meteor Lake Road, Woodlot Road and Tract A will be cleared of trees to aid access, as funding allows. This parcel is subject to an oil and gas exploration license (ADL 389724). The Little Nelchina Lake School is located at mile 170 of the Glenn Highway. A Remote Recreational Cabin Sites Staking offering is proposed for the land north of this subdivision in the near future. For more information, go to www.dnr.state.ak.us/mlw/landsale/remote_recsites.htm .

Please refer to the detail map and list of parcels on the next page.



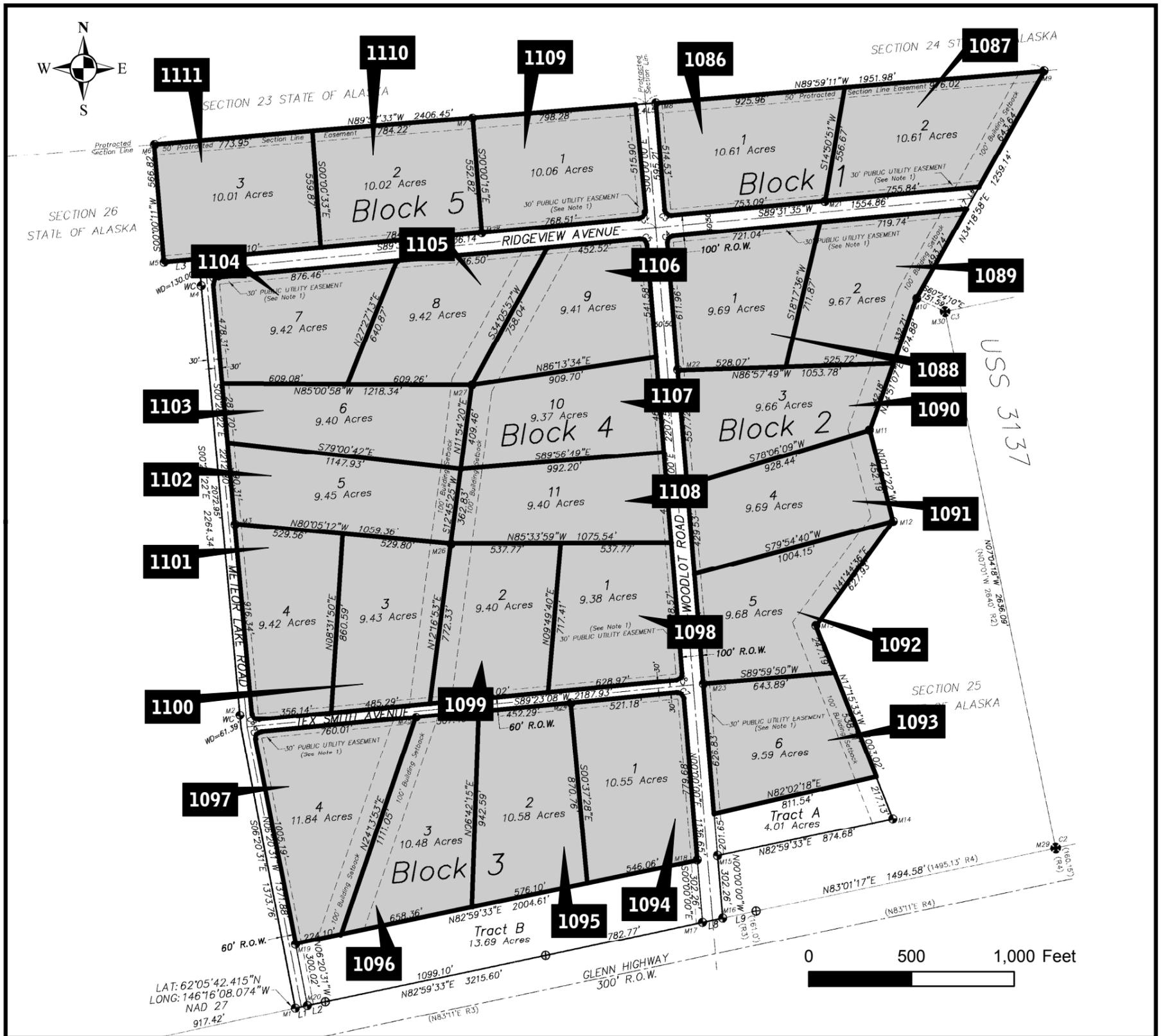
Township 4 North, Range 6 West, Sections 25 & 26
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Map 25 - Ridgeview Alaska Subdivision Phase I ASLS 2004-42

Southcentral Region

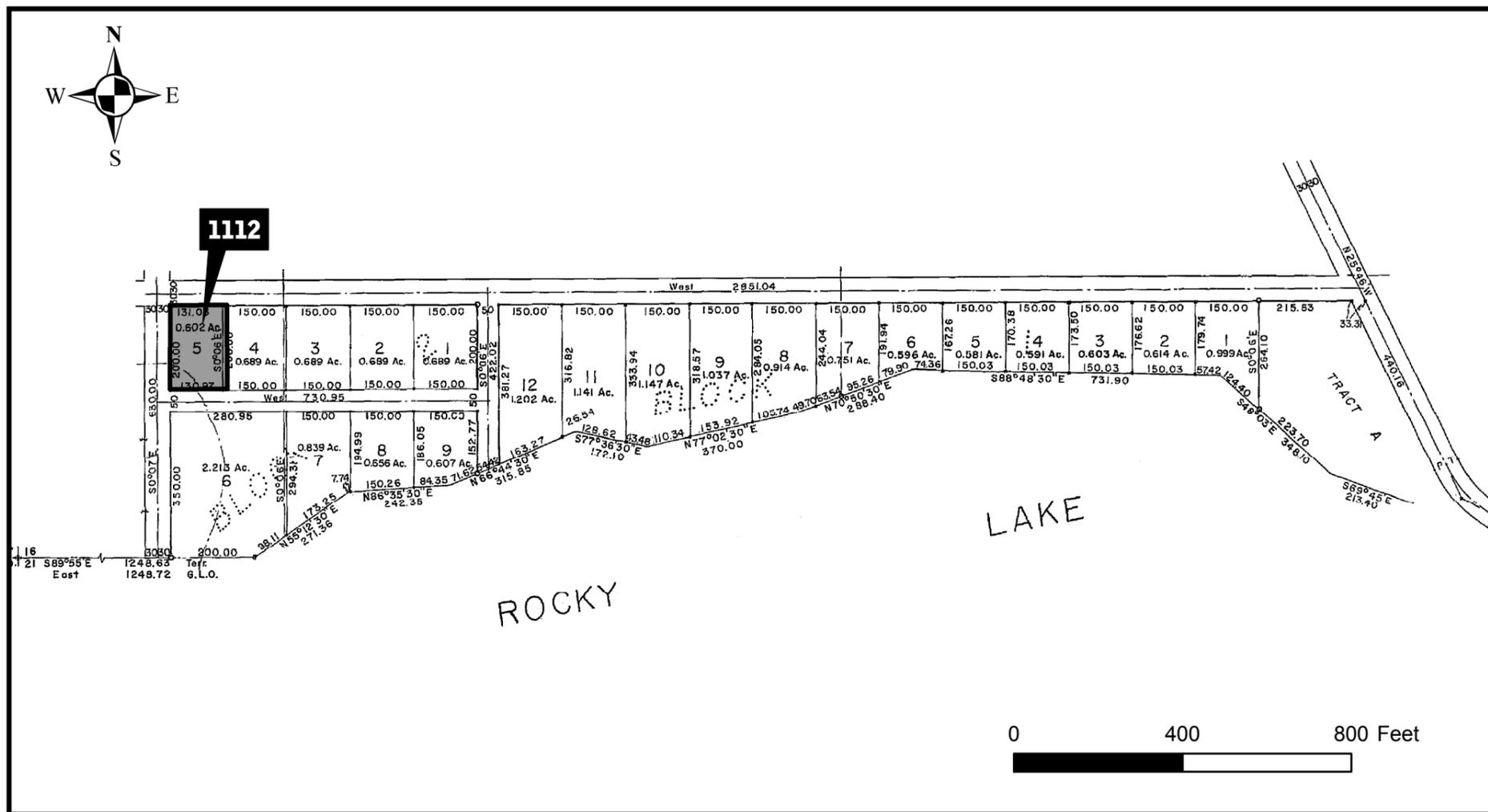


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1086	229689	C004N006W25	ASLS 2004-42	1	1	10.61	\$8,400
1087	229690	C004N006W25	ASLS 2004-42	2	1	10.61	\$8,000
1088	229691	C004N006W25	ASLS 2004-42	1	2	9.69	\$7,800
1089	229692	C004N006W25	ASLS 2004-42	2	2	9.67	\$7,500
1090	229693	C004N006W25	ASLS 2004-42	3	2	9.66	\$7,700
1091	229694	C004N006W25	ASLS 2004-42	4	2	9.69	\$7,800
1092	229695	C004N006W25	ASLS 2004-42	5	2	9.68	\$7,400
1093	229696	C004N006W25	ASLS 2004-42	6	2	9.59	\$7,700
1094	229698	C004N006W26	ASLS 2004-42	1	3	10.55	\$9,000
1095	229699	C004N006W26	ASLS 2004-42	2	3	10.58	\$8,800
1096	229700	C004N006W26	ASLS 2004-42	3	3	10.48	\$7,500
1097	229701	C004N006W26	ASLS 2004-42	4	3	11.84	\$6,700
1098	229702	C004N006W26	ASLS 2004-42	1	4	9.38	\$7,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1099	229703	C004N006W26	ASLS 2004-42	2	4	9.40	\$7,300
1100	229704	C004N006W26	ASLS 2004-42	3	4	9.43	\$6,800
1101	229705	C004N006W26	ASLS 2004-42	4	4	9.42	\$7,500
1102	229706	C004N006W26	ASLS 2004-42	5	4	9.45	\$7,600
1103	229707	C004N006W26	ASLS 2004-42	6	4	9.40	\$7,100
1104	229708	C004N006W26	ASLS 2004-42	7	4	9.42	\$7,500
1105	229709	C004N006W26	ASLS 2004-42	8	4	9.42	\$6,800
1106	229710	C004N006W26	ASLS 2004-42	9	4	9.41	\$7,200
1107	229711	C004N006W26	ASLS 2004-42	10	4	9.37	\$7,500
1108	229712	C004N006W26	ASLS 2004-42	11	4	9.40	\$7,300
1109	229713	C004N006W26	ASLS 2004-42	1	5	10.06	\$7,600
1110	229714	C004N006W26	ASLS 2004-42	2	5	10.02	\$7,800
1111	229715	C004N006W26	ASLS 2004-42	3	5	10.01	\$7,000

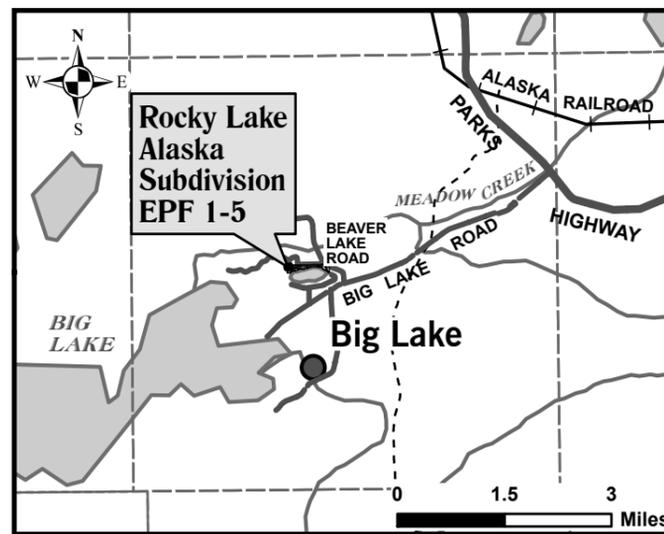
Map 26 - Rocky Lake Alaska Subdivision EPF 1-5

Southcentral Region



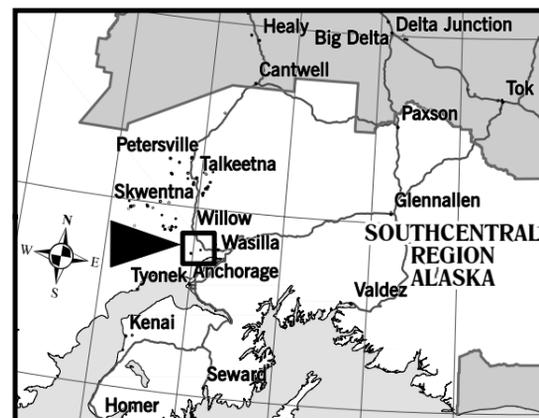
Location	This subdivision is located in the Big Lake area, just north of Rocky Lake and approximately one mile northeast of Big Lake.
Topo Map	USGS Quad Anchorage C-8
Access	From mile 52.3 of the Parks Highway, turn south onto Big Lake Road. After approximately three and a half miles, turn right onto Beaver Lake Road. Continue for about half a mile then veer left onto Rocky Street. When Rocky Street dead ends, turn left onto Dawson Drive, then right onto Loon Nest Lane. The parcel is at the end of Loon Nest Lane.
Terrain	The area terrain is generally flat, with an elevation of 50 feet above sea level.
Soils	Unknown
Vegetation	The parcel is vegetated with grasses and small shrubs. The area surrounding this subdivision was burned in the Miller's Reach Fire in 1996.
Water Front	An unnamed creek may run through the southwest corner of this lot.
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available in the area. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see EPF 1-5.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Unknown
Other	Scattered debris may be on this parcel. Any cleanup or removal of these items will become the responsibility of the purchaser. This parcel is subject to an oil and gas lease application (ADL 390756).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1112	216235	S017N003W16	EPF 1-5	5	2	0.602	\$6,400



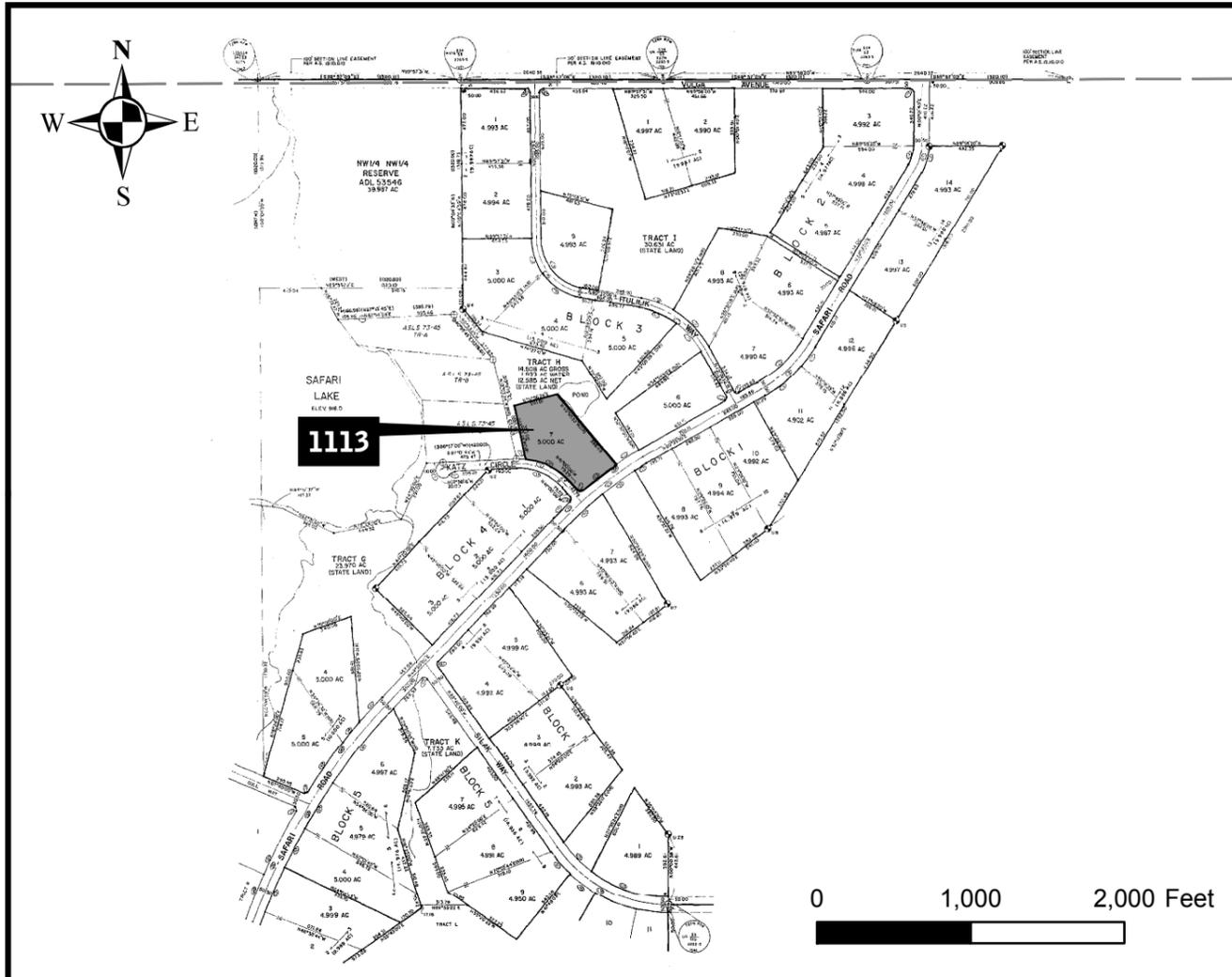
Township 17 North, Range 3 West, Section 16
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



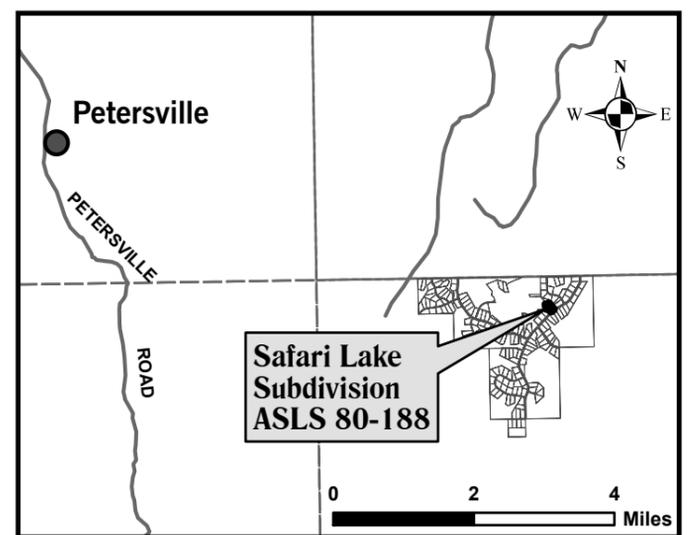
Map 27 - Safari Lake Subdivision ASLS 80-188

Southcentral Region



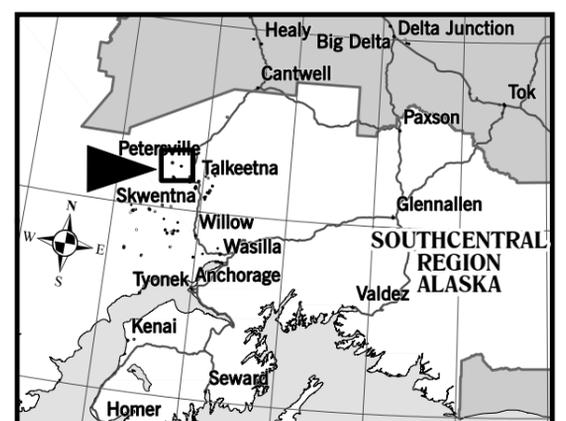
Location	This subdivision is located 48 miles northwest of Anchorage, 18 miles northwest of Talkeetna and 8 miles northeast of Petersville Road.
Topo Map	USGS Quad Talkeetna B-2
Access	Primary access to the subdivision is by float plane to Safari Lake. Additional overland access routes may be from Petersville Road, across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Terrain in the area consists of glacial moraines, which rise above poorly drained muskeg formations.
Soils	Top soils range from one to two feet thick. Beneath this is silty, gravelly sand with cobbles.
Vegetation	Vegetation consists of low density white spruce, alder and low brush on the moraine hills.
Water Front	Tract H of ASLS 80-188, adjacent to this parcel, contains a small unnamed pond.
View	Unknown
Climate	Average winter temperatures range from 3 to 22 degrees F; average summer temperatures range from 47 to 66 degrees F. Average annual precipitation is 28 inches, including 121 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-188. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to the homeowners association are recorded in the Talkeetna Recording District in Book 85 on Page 166. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 85 on Page 171. Supplemental covenants are recorded in the Talkeetna Recording District in Book 85, Page 171.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1113	216207	S027N007W03	ASLS 80-188	7	3	5.000	\$6,700



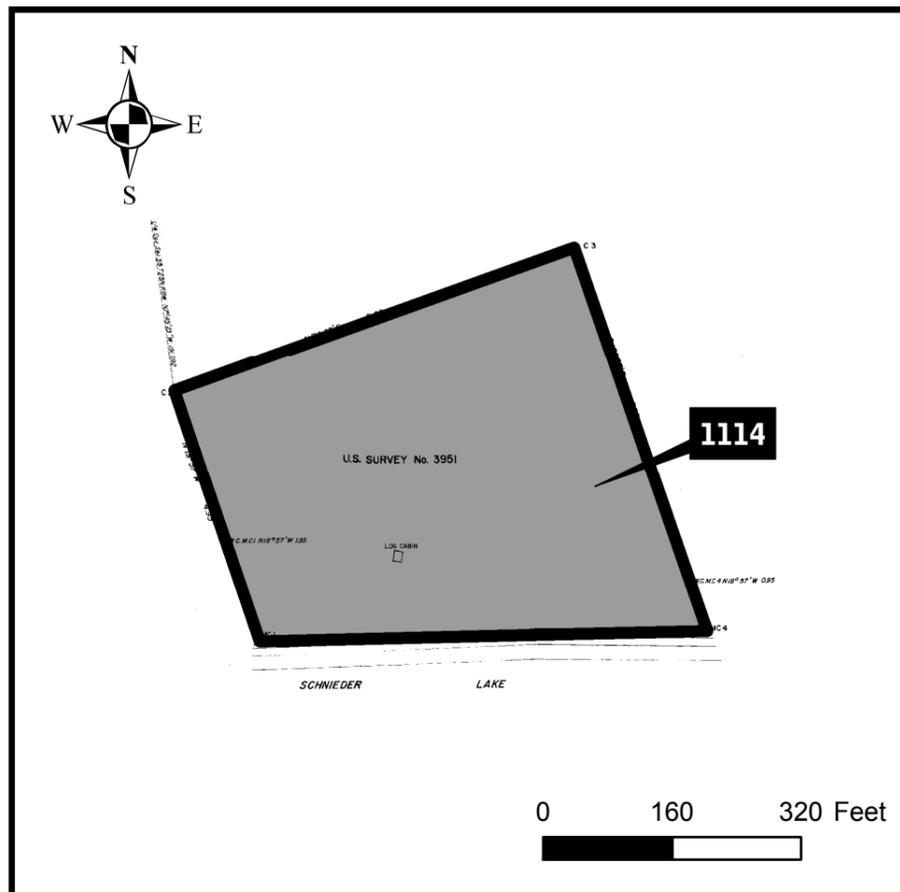
Township 27 North, Range 7 West, Section 3
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



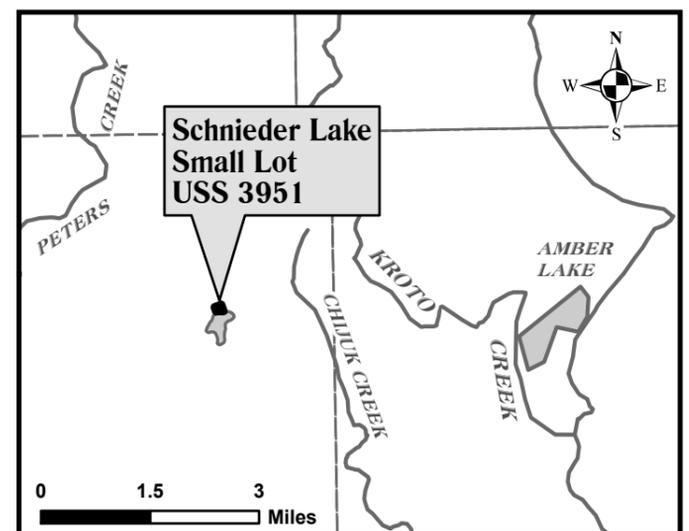
Map 28 - Schnieder Lake Small Lot USS 3951

Southcentral Region



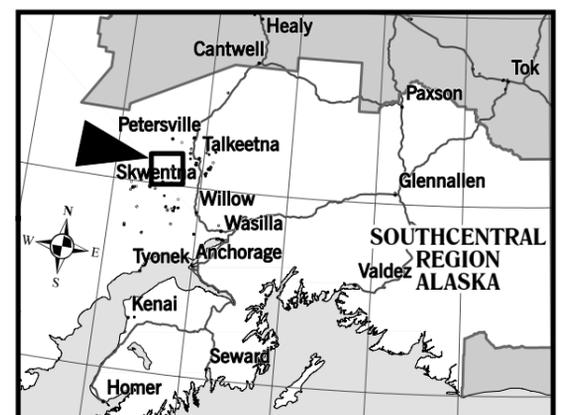
Location	This parcel is located 71 miles northwest of Anchorage, six miles east of the Kahiltna River, along Schnieder Lake.
Topo Map	USGS Quad Talkeetna A-2
Access	Primary access to these parcels is by float plane to Schnieder Lake. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Topography consists of flat to gently rolling terrain, with an elevation range of 400 to 500 feet above sea level.
Soils	Unknown
Vegetation	Unknown
Water Front	This parcel has water frontage on Schnieder Lake.
View	Potentially good views of Schnieder Lake.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in Schnieder Lake 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see USS 3951. This parcel is further subject to a 30 foot public access and utility easement along all upland, interior lot lines and a 50 foot public access easement and 100 foot building setback from the ordinary high water mark of Schnieder Lake.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	This parcel is subject to an oil and gas exploration license (ADL 390077). The existence or status of improvements noted on the survey is unknown.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1114	229227	S024N008W14	USS 3951	4.950	\$15,000



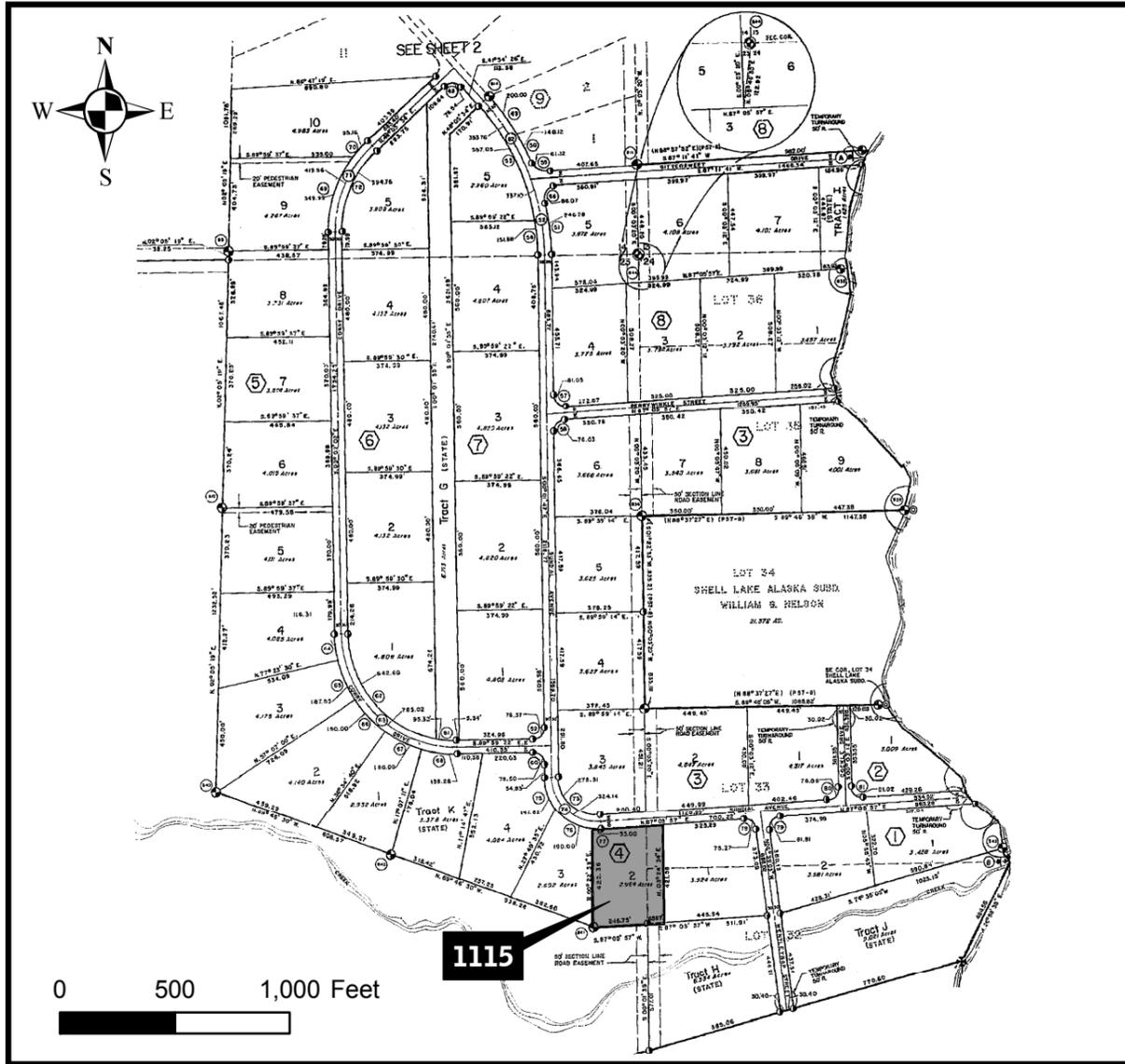
Township 24 North, Range 8 West, Section 14
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



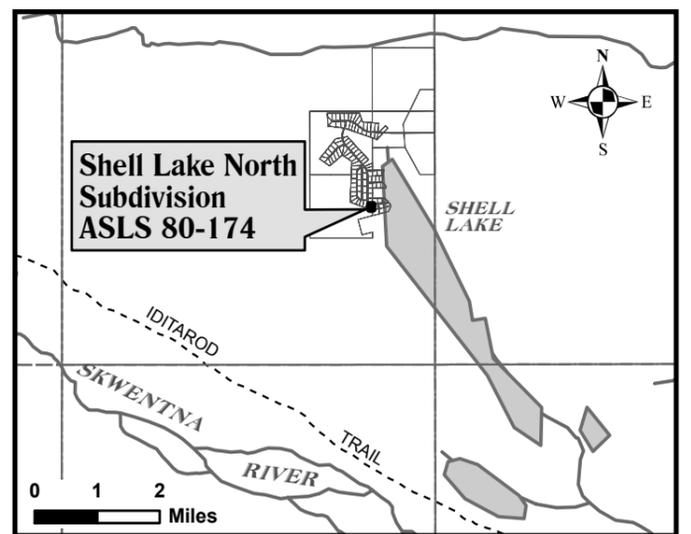
Map 29 - Shell Lake North Subdivision ASLS 80-174

Southcentral Region



Location	This subdivision is located on the northwest end of Shell Lake, approximately 13 miles west of Skwentna and 78 miles northwest of Anchorage.
Topo Map	USGS Quad Tyonek D-5
Access	Primary access to this subdivision is by float plane to Shell Lake. The parcel is along a platted road right-of-way, which may not have been constructed. Additional access routes may be via the Yentna and Skwentna Rivers, then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area landscape consists of numerous ridges and hills intermixed with low lying, water filled basins, with an elevation range of 400 to 750 feet above sea level.
Soils	Surface soils are typically a sand and 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 and with willow and alder in between.
Water Front	None
View	Potentially good views of surrounding hills and the Alaska Range.
Climate	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 44 to 70 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-174. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 668 on Page 451.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1115	213951	S022N013W23,24	ASLS 80-174	2	4	2.964	\$3,400



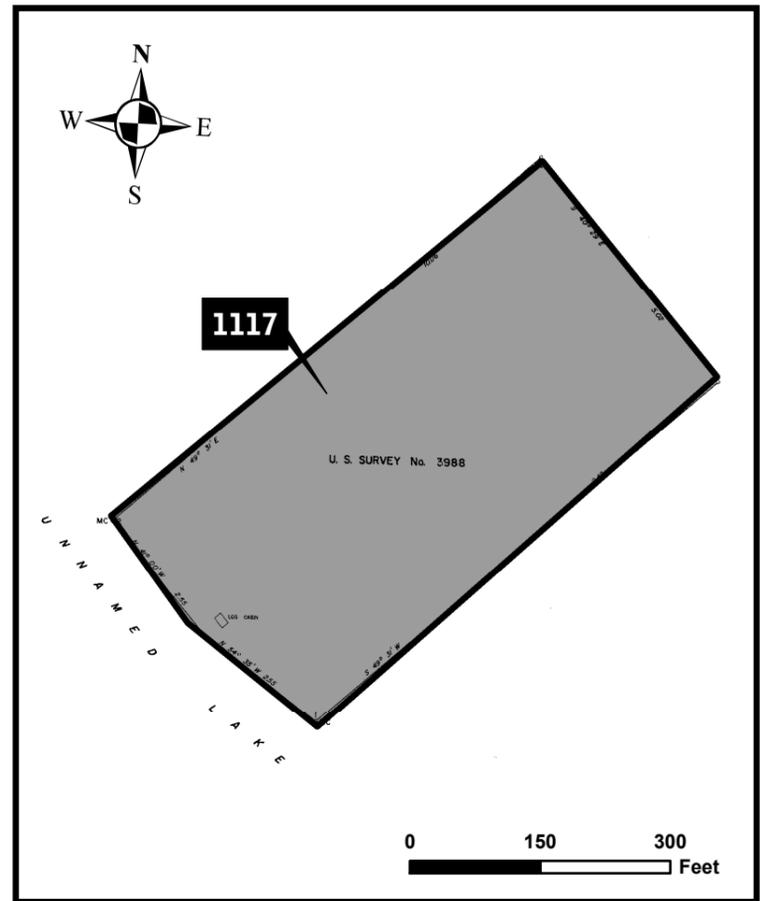
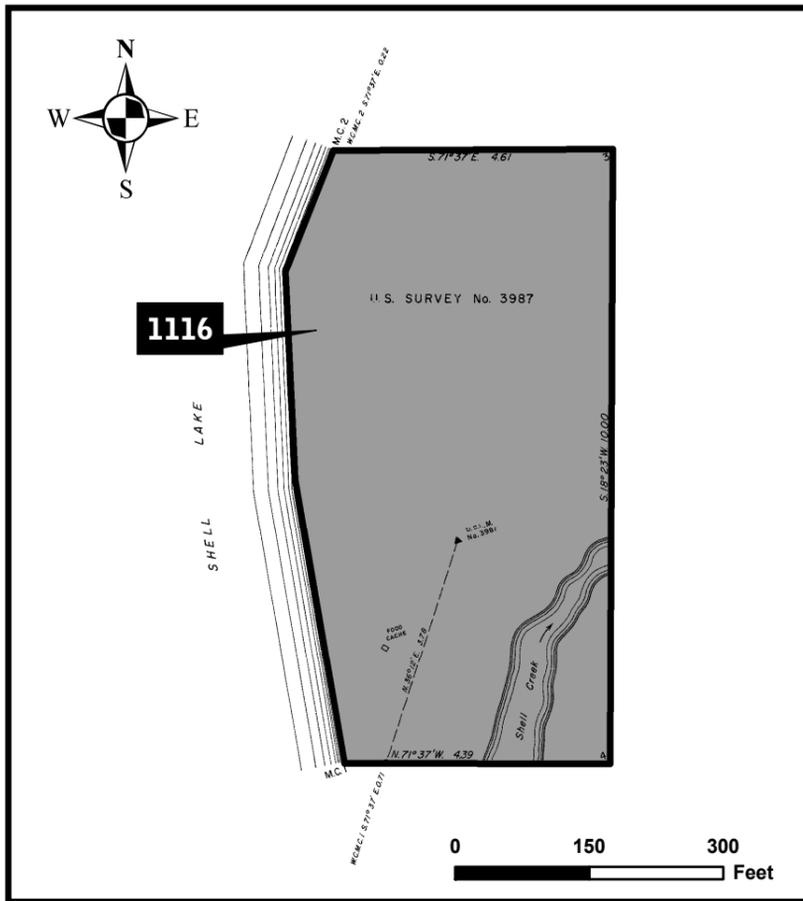
Township 22 North, Range 13 West, Sections 23,24
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



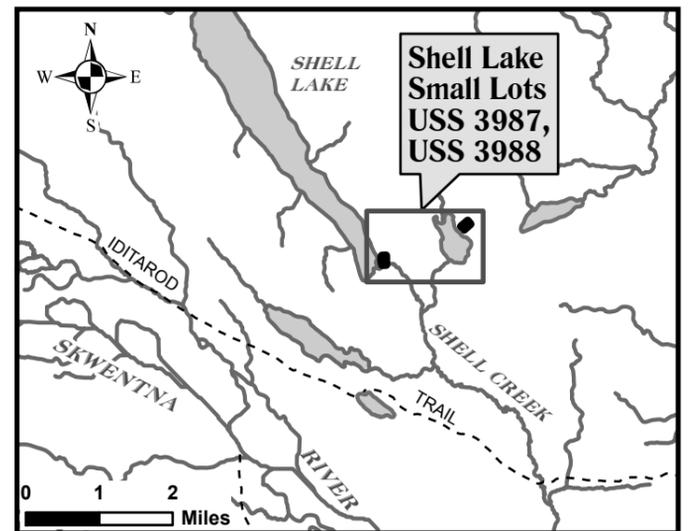
Map 30 - Shell Lake Small Lots USS 3987, USS 3988

Southcentral Region



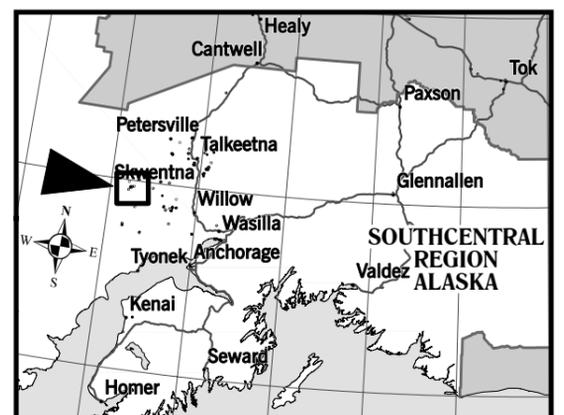
Location	These parcels are located approximately 73 miles northwest of Anchorage and 12 miles west of Skwentna.
Topo Map	USGS Quads Tyonek D-4 and D-5
Access	Primary access to these parcels is by float plane to the lakes in the area. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Topography consists of flat to gently rolling terrain, with an elevation range of 400 to 500 feet above sea level.
Soils	Soils typically consist of about six inches of organic overburden underlain by a glacial till of silty gravels.
Vegetation	Predominantly lowland spruce and hardwood forests with areas of bog and muskeg.
Water Front	Parcel 3987 has water frontage on Shell Lake. Parcel 3988 has water frontage on an unnamed lake.
View	Potentially excellent view of lakes and surrounding hills.
Climate	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 44 to 70 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easement and reservations of record, see USS 3987 or USS 3988. Parcels are further subject to a 30 foot public access and utility easement along all upland, interior lot lines. Parcel 3987 is subject to a 50 foot public access easement and 100 foot building setback from the ordinary high water marks of Shell Lake and Shell Creek. Parcel 3988 is subject to a 50 foot public access easement and 100 foot building setback from the ordinary high water mark of the unnamed lake.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	The existence or status of improvements noted on the survey is unknown.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1116	229228	S021N012W05,08	USS 3987	4.990	\$12,000
1117	229229	S021N012W04	USS 3988	4.970	\$9,900



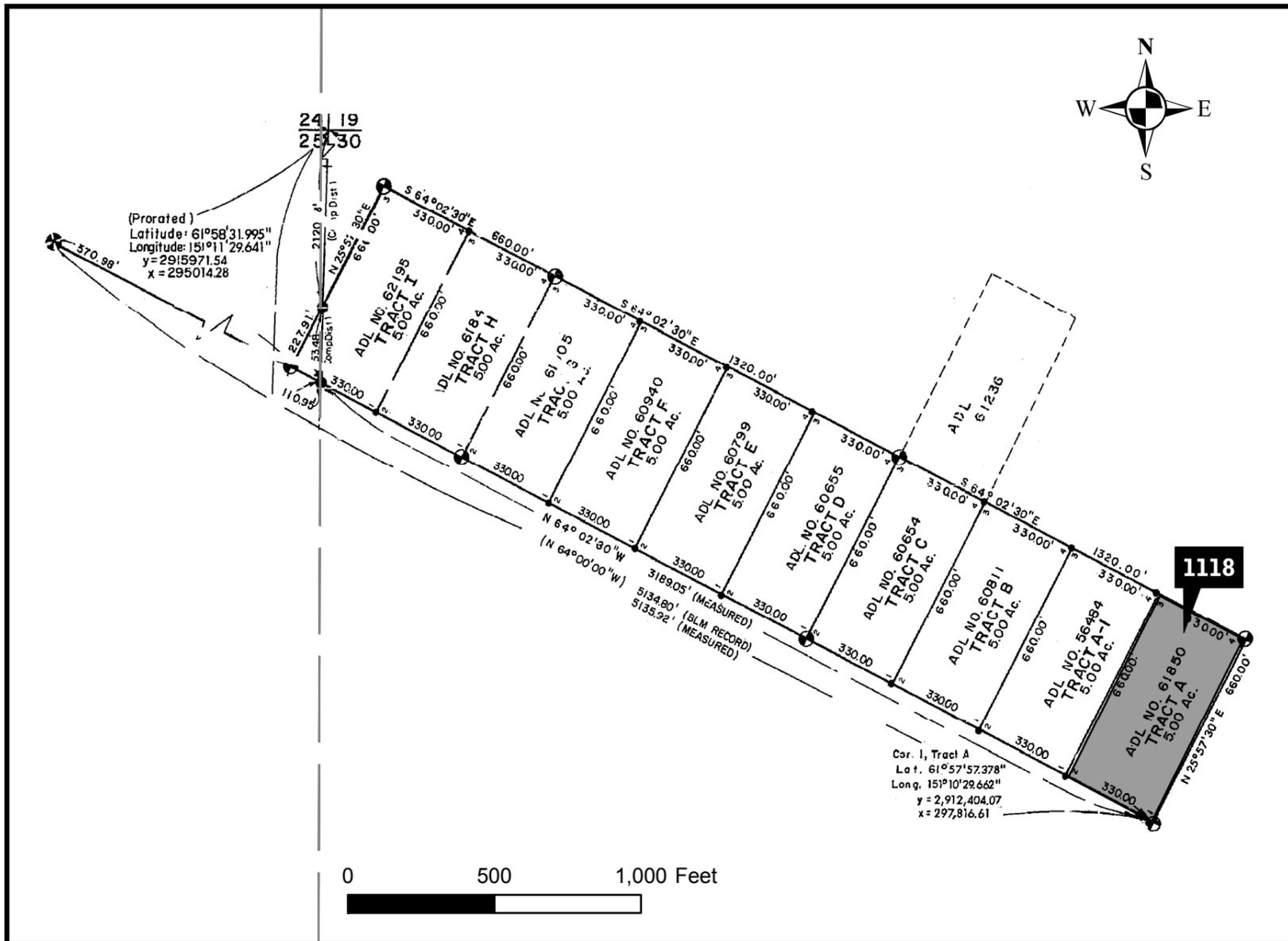
Township 21 North, Range 12 West, Sections 4, 5 & 8 Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



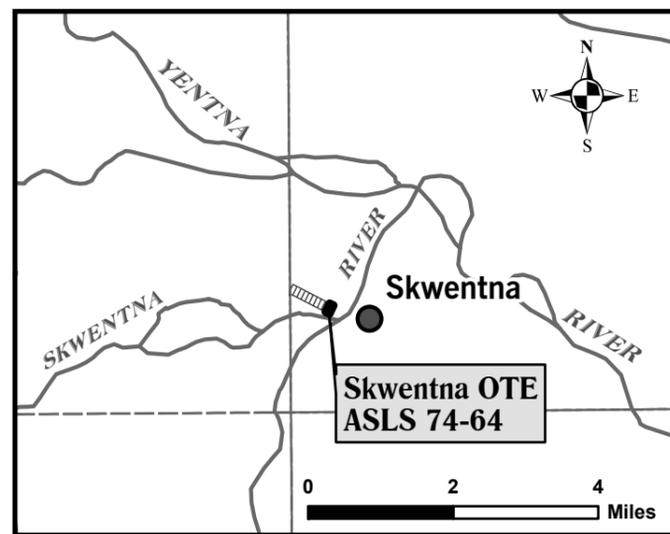
Map 31 - Skwentna OTE ASLS 74-64

Southcentral Region



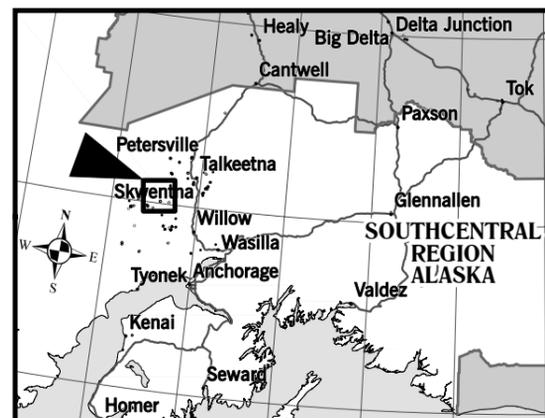
Location	This subdivision is located approximately 70 miles northwest of Anchorage, just north of Skwentna, and north of the Skwentna River.
Topo Map	USGS Quad Tyonek D-4
Access	Access is possible along the Yentna and Skwentna Rivers via boat during the summer and snowmachine during the winter, and then across unreserved state land. Access may be possible by air to the Skwentna Airport. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The area is generally flat, with an elevation of 200 feet above sea level.
Soils	Soils are generally well drained. The higher ground has a good gravel base.
Vegetation	Mature birch are prevalent along the water drainages. Ground cover consists of low alder, grasses and berry bushes.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 74-64.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1118	61850	S022N010W30	ASLS 74-64	A	5.00	\$5,000



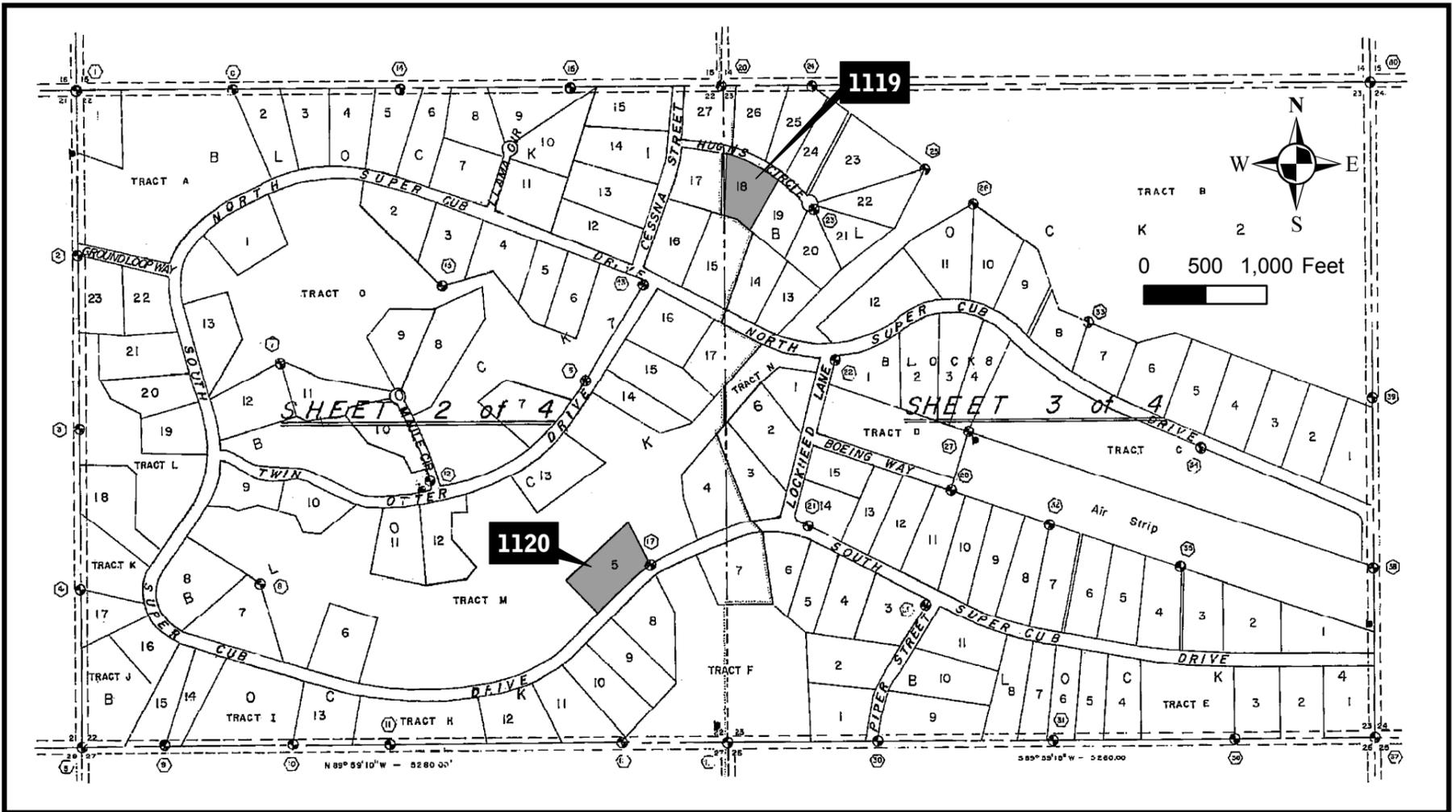
Township 22 North, Range 10 West, Section 30
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



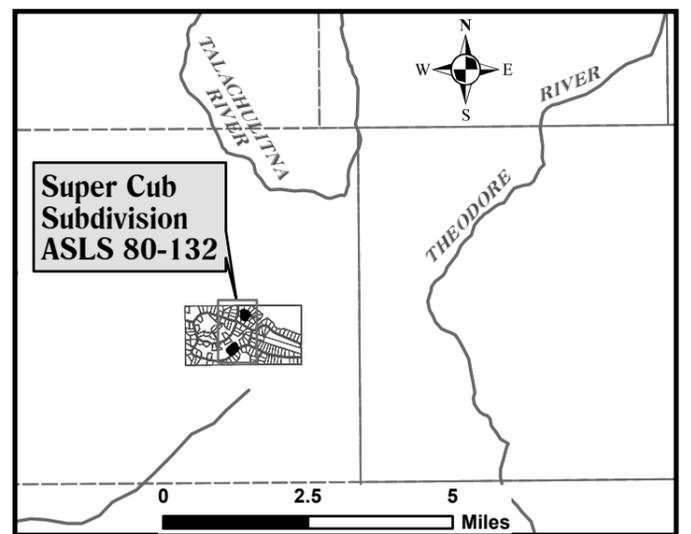
Map 32 - Super Cub Subdivision ASLS 80-132

Southcentral Region



Location	This subdivision is located 48 miles northwest of Anchorage, nine miles northeast of Beluga Lake, and 16 miles west of Mount Susitna.
Topo Map	USGS Quad Tyonek B-4
Access	Primary access to this subdivision is by floatplane to Super Cub Lake (also known as Rainbow Lake). Tract G of ASLS 80-132 is designated as a landing strip, the condition of which is unknown. These parcels are along platted road rights-of-way, which may not have been constructed. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Area topography includes gently rolling hills with small streams threading throughout, with an elevation range of 800 to 1,000 feet above 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. Lower lying areas may be wet.
Vegetation	Low lying, open areas are predominately bogs with muskeg and peat moss to varying depths. On the higher elevations, vegetation includes birch, spruce, aspen, alder and willow.
Water Front	Tract M of ASLS 80-132 separates Parcel 1120 from an unnamed lake.
View	Potential views of the surrounding mountains.
Climate	Average winter temperatures range from 4 to 23 degrees F; average summer temperatures range from 47 to 68 degrees F. Average annual precipitation is 25 inches, including 120 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-132. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 604 on Page 718.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1119	211257	S016N011W22,23	ASLS 80-132	18	2	4.982	\$4,000
1120	211312	S016N011W22	ASLS 80-132	5	6	5.000	\$4,000

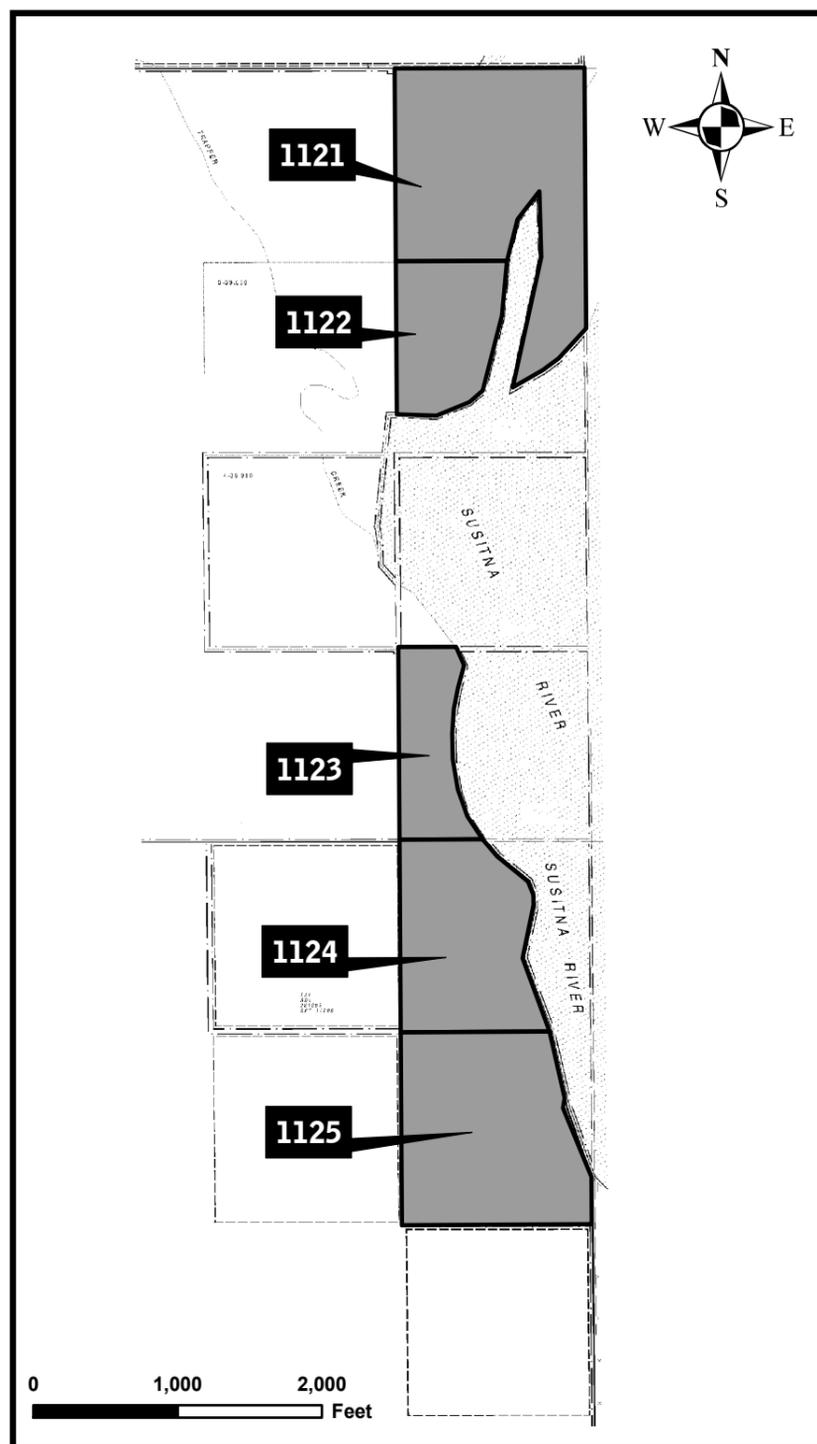


Township 16 North, Range 11 West, Sections 22 & 23
Seward Meridian, Alaska

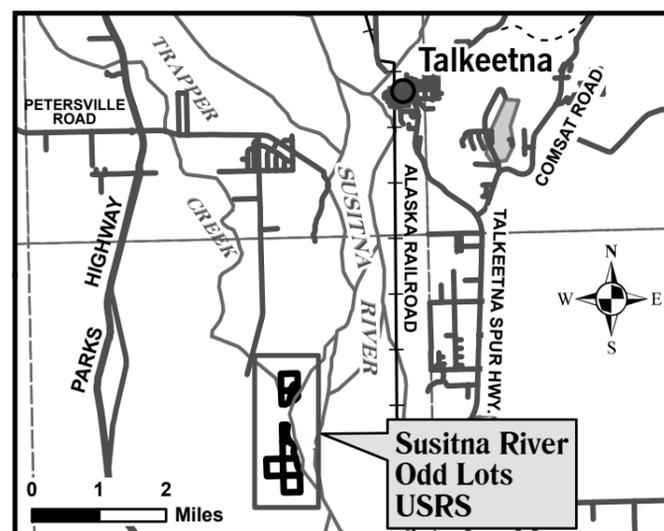


Map 33 - Susitna River Odd Lots USRS

Location	These parcels are located along the Susitna River, five to six miles south of Talkeetna and three miles east of the Parks Highway.
Topo Map	USGS Quads Talkeetna A-1 and B-1
Access	Primary access to these parcels is by boat or float plane on the Susitna River. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The parcels are generally flat, with an elevation of 350 feet above sea level.
Soils	Unknown
Vegetation	Unknown
Water Front	All parcels have water frontage on the Susitna River.
View	Potentially excellent views of the Susitna River.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the Susitna River 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record. These parcels are additionally subject to a 30 foot public access and utility easement along all upland, interior lot lines and a 50 foot access easement and 100 foot building setback upland from the ordinary high water marks of the Susitna River and its tributaries. Parcels adjacent to surveyed or protracted section lines are subject to a 50 foot section line easement on either side of the section line.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	These parcels are completely or partially located within Zone A of a federally designated flood hazard area. Per Matanuska-Susitna Borough Code 17.29.100, a permit will be required before any development begins in Zone A. Contact the Matanuska-Susitna Borough Code Compliance Division at (907) 745-9853 to obtain information regarding the floodplain development permit.

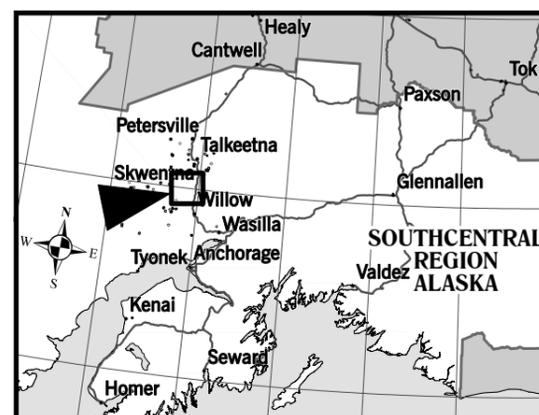


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT OR ALIQUOT PART	ACRES	MINIMUM BID
1121	228892	S025N005W15	USRS	1	44.900	\$28,300
1122	228893	S025N005W15	USRS	2	17.790	\$12,500
1123	228894	S025N005W15	USRS	5	12.550	\$9,300
1124	228895	S025N005W22	USRS	1	25.670	\$18,000
1125	228897	S025N005W22	USRS	2	36.02	\$25,200



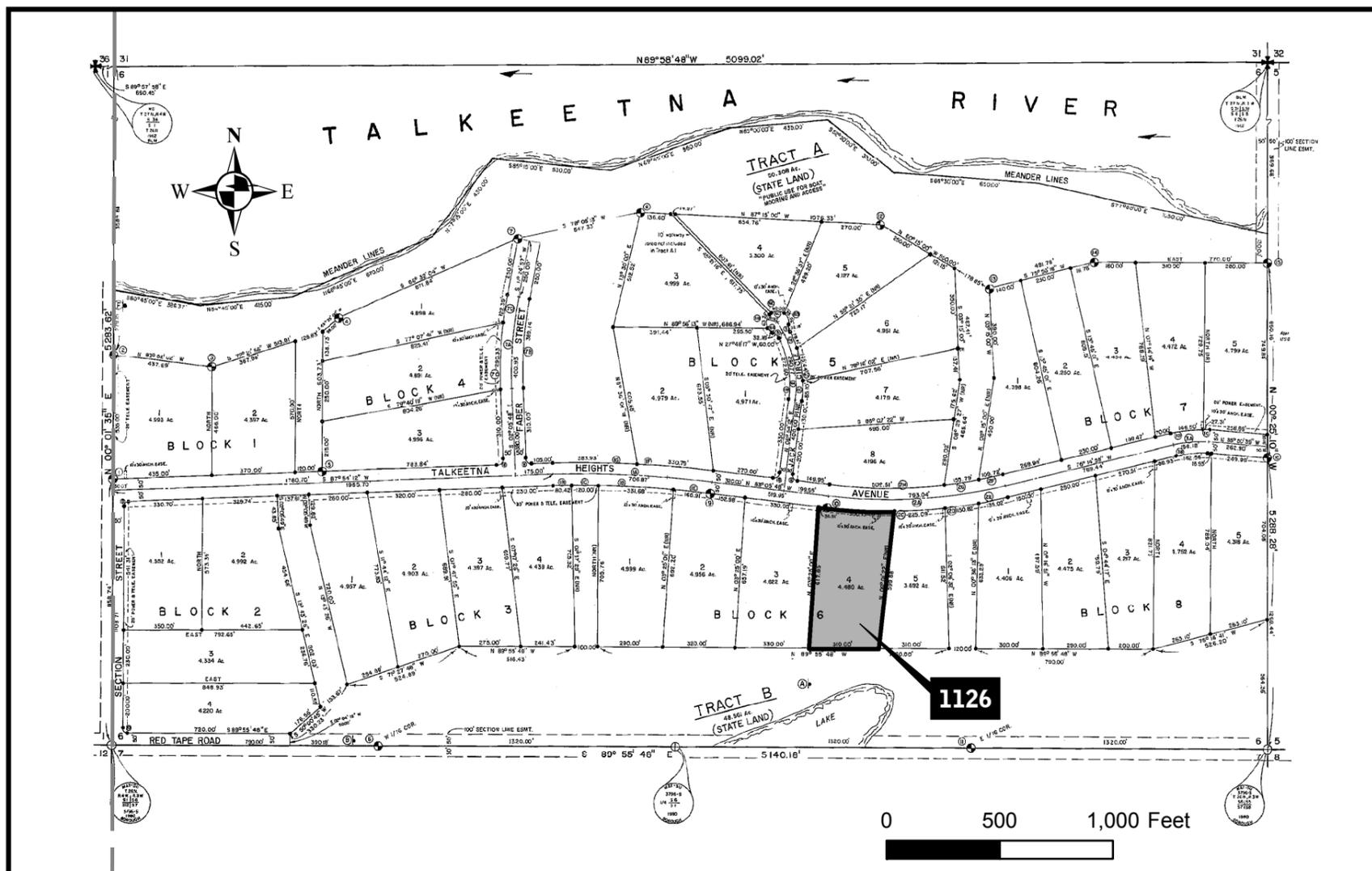
Township 25 North, Range 5 West, Sections 15 & 22
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



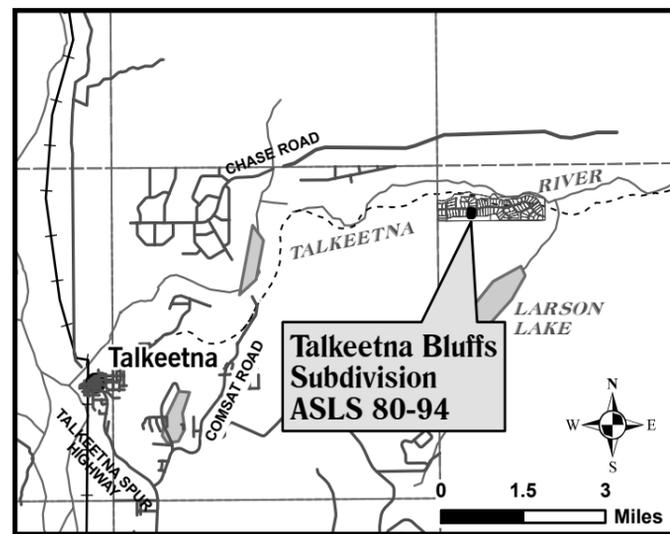
Map 34 - Talkeetna Bluffs Subdivision ASLS 80-94

Southcentral Region



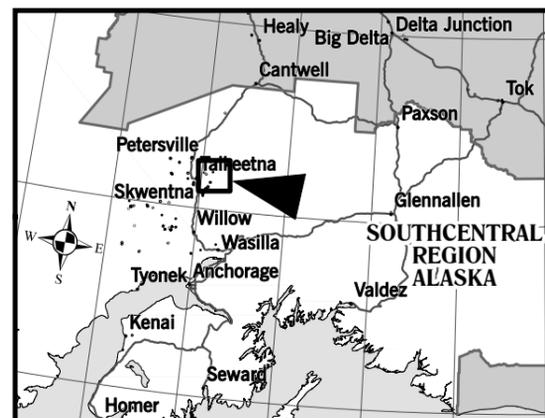
Location	This subdivision is located seven miles northeast of Talkeetna, just south of the Talkeetna River.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	The parcel abuts an established trail constructed within a platted right-of-way. Legal access to this subdivision is via the Talkeetna River. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Topography consists of gentle to moderate slopes, with an elevation of about 550 feet above sea level.
Soils	Soils are silty to gravelly sand overlain with up to three 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 this subdivision.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the Talkeetna River 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-94. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 372. Amended covenants were recorded in Book 129 on Page 769 in 1990. Homeowner association bylaws were amended and recorded as document 2005-691 in 2005.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1126	210131	S026N003W06	ASLS 80-94	4	6	4.480	\$5,800



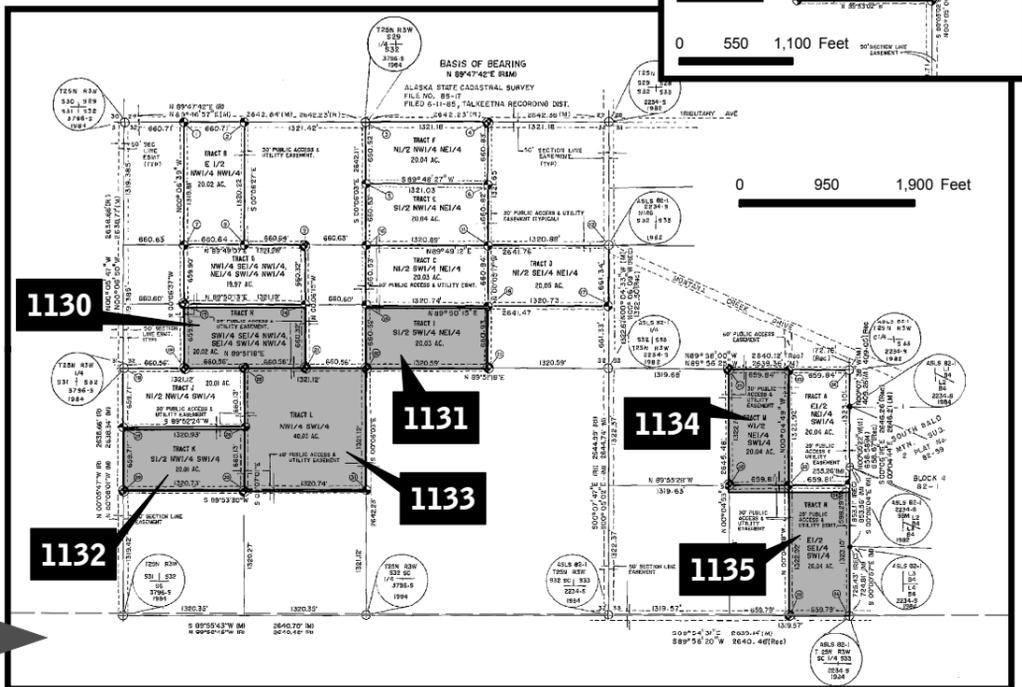
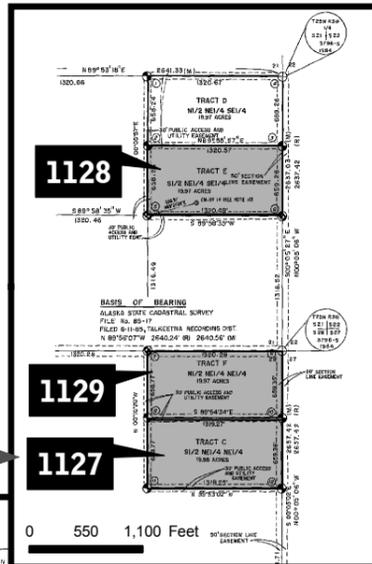
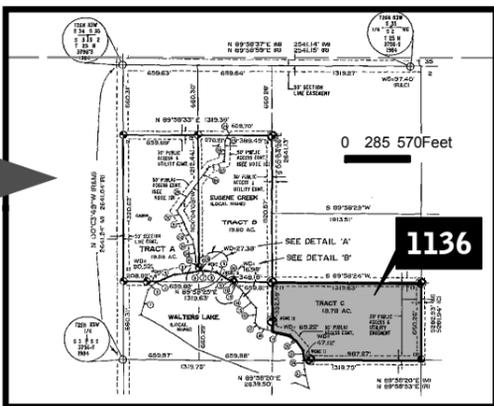
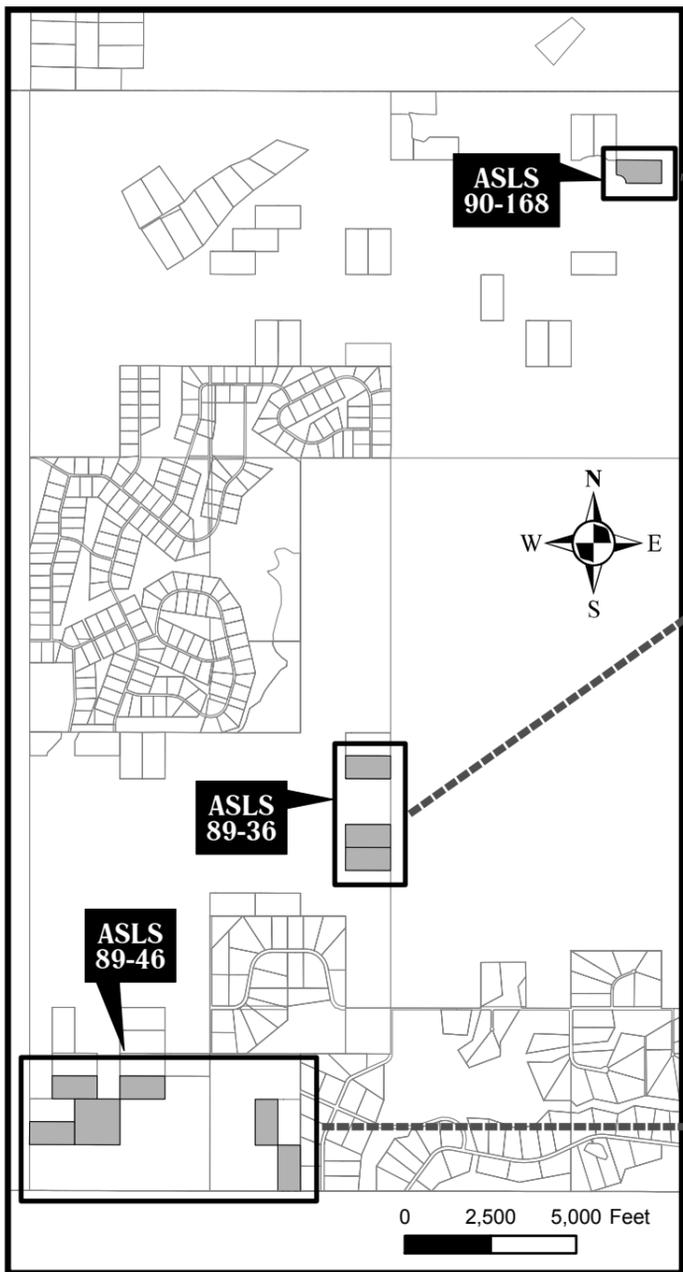
Township 26 North, Range 3 West, Section 6
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



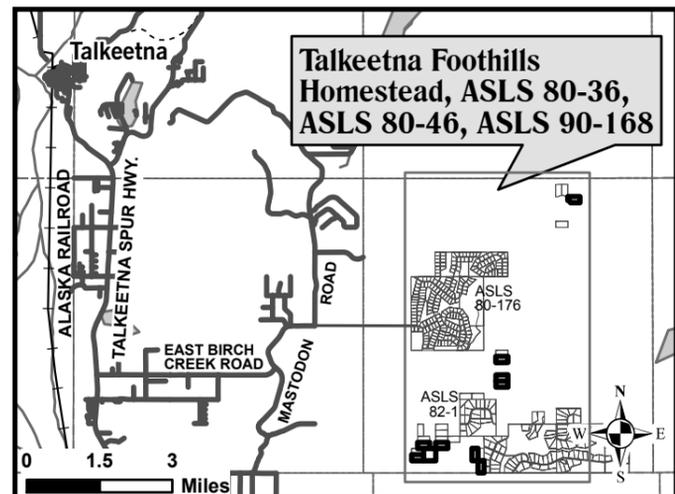
Map 35 - Talkeetna Foothills Homestead ASLS 89-36, ASLS 89-46, ASLS 90-168

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIANTOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1127	223510	S025N003W28	ASLS 89-36	C	19.95	\$13,000
1128	223511	S025N003W21	ASLS 89-36	E	19.97	\$13,000
1129	223425	S025N003W28	ASLS 89-36	F	19.97	\$13,000
1130	223728	S025N003W32	ASLS 89-46	H	20.02	\$13,000
1131	224931	S025N003W32	ASLS 89-46	I	20.03	\$13,000
1132	223516	S025N003W32	ASLS 89-46	K	20.01	\$13,000
1133	223349	S025N003W32	ASLS 89-46	L	40.05	\$19,500
1134	223443	S025N003W33	ASLS 89-46	M	20.04	\$13,000
1135	223695	S025N003W33	ASLS 89-46	N	20.04	\$13,000
1136	223438	S025N003W02	ASLS 90-168	C	18.78	\$13,400

Location	These parcels are located approximately 10 miles southeast of Talkeetna, in the foothills area near Bald Mountain.
Topo Map	USGS Quads Talkeetna Mountains A-6 and B-6
Access	From the Talkeetna Spur Highway, turn east onto South Birch Creek Road. At the intersection with Mastodon Road, head north for about one mile. At the southeast corner of Section 14, Township 25 North, Range 4 West, Seward meridian, where Mastodon Road takes a 90 degree turn to the north, head east along the section line into Bald Mountain Subdivision (ASLS 80-176). Access to Parcels 1127 through 1135 is gained by the platted rights-of-way for Bald Mountain Subdivision and South Bald Mountain Subdivision (ASLS 82-1), public access easements, and section line easements. Access to Parcel 1136 is gained from the platted rights-of-way for Bald Mountain subdivision, public access easements, and section line easements. This access may not have been constructed.
Terrain	The area is characterized by rolling terrain which rises to the east, with an elevation range of 1,000 to 2,000 feet above sea level.
Soils	An organic mat, six inches to six feet thick, underlain by glacial till covers much of the area. Isolated pockets of permafrost may be present.
Vegetation	Vegetation consists of mature birch in the higher areas, and willow, alder, grasses, shrubs and black spruce in the lowlands.
Water Front	Parcel 1136 has water frontage on Walters Lake.
View	Potential views of the Alaska Range and the Talkeetna Mountains.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 89-36, ASLS 89-46 or ASLS 90-168.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	The major streams in the area represent valuable anadromous fish habitat.



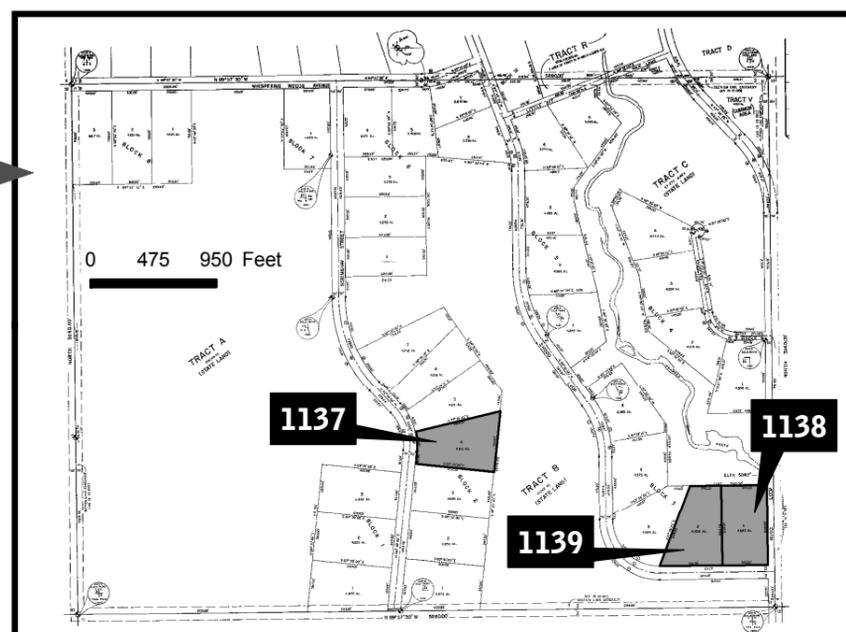
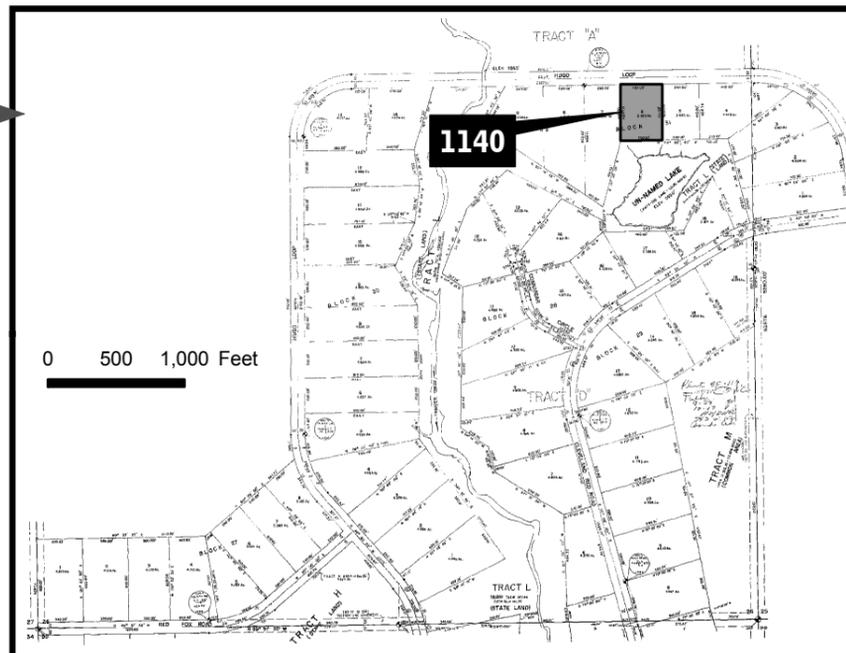
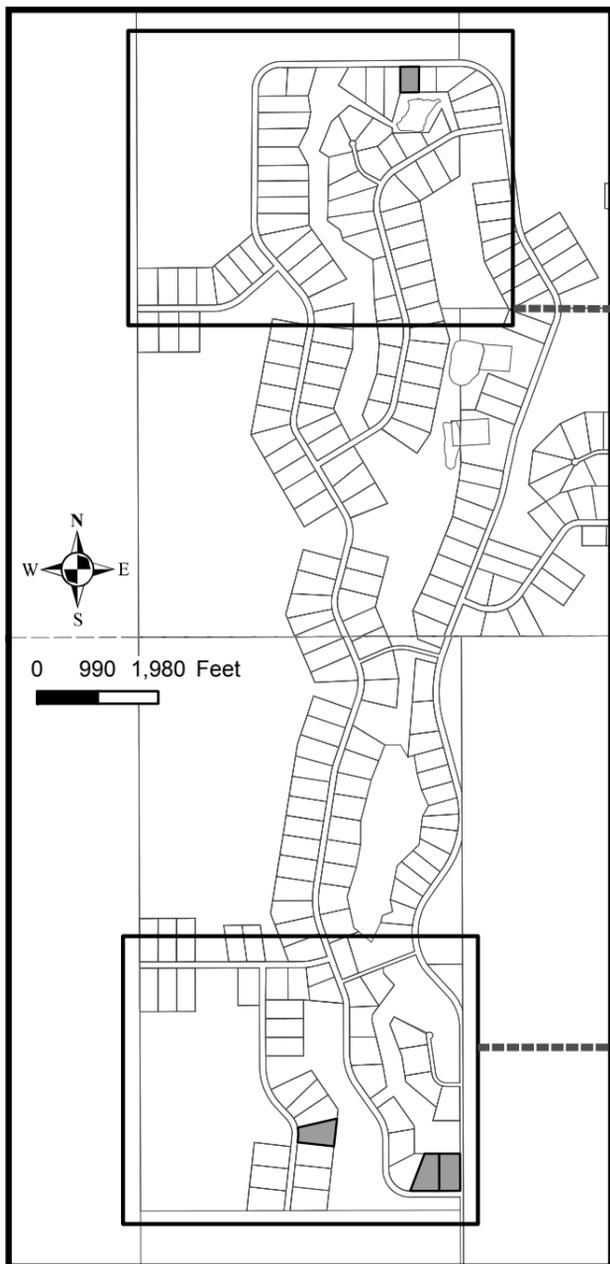
Township 25 North, Range 3 West, Sections 2, 21, 28, 32 & 33 Seward Meridian, Alaska

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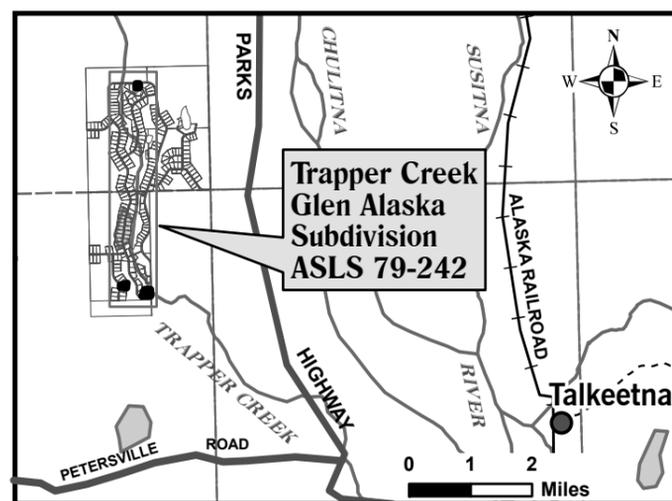
Map 36 - Trapper Creek Glen Alaska Subdivision ASLS 79-242

Southcentral Region



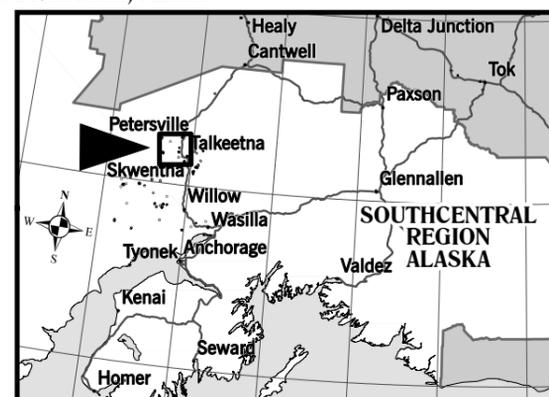
Location	This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and a mile west of the Parks Highway.
Topo Map	USGS Quad Talkeetna B-1
Access	Access to the subdivision is via the platted easement (ADL 60022) from mile 120 of the Parks Highway. The parcels are along platted road rights-of-way, which may not have been constructed. Existing trails exist between this subdivision and the Parks Highway and care should be taken to properly locate platted rights-of-ways or easements to gain access to parcels. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
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 but 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 and swamps dominate in the lowlands.
Water Front	Tract C of ASLS 79-242 separates Parcels 1138 and 1139 from Trapper Creek. Tract L of ASLS 79-242 separates Parcel 1140 from Katydid Lake (local name).
View	Potential views of the Alaska Range, Talkeetna Mountains and surrounding forest.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. Water availability and quality are 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 the Alaska Department of Environmental Conservation (ADEC). ADEC has approved these parcels for non-water carried sewage disposal systems.
Utilities	Electricity is available along the Parks Highway and Petersville Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-242. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 604.
Other	These parcels are subject to an oil and gas exploration license (ADL 390077).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1137	205660	S026N006W11	ASLS 79-242	4	2	4.812	\$5,900
1138	205664	S026N006W11	ASLS 79-242	1	3	4.683	\$8,400
1139	205665	S026N006W11	ASLS 79-242	2	3	4.959	\$8,500
1140	205798	S027N006W26	ASLS 79-242	6	31	2.823	\$6,200



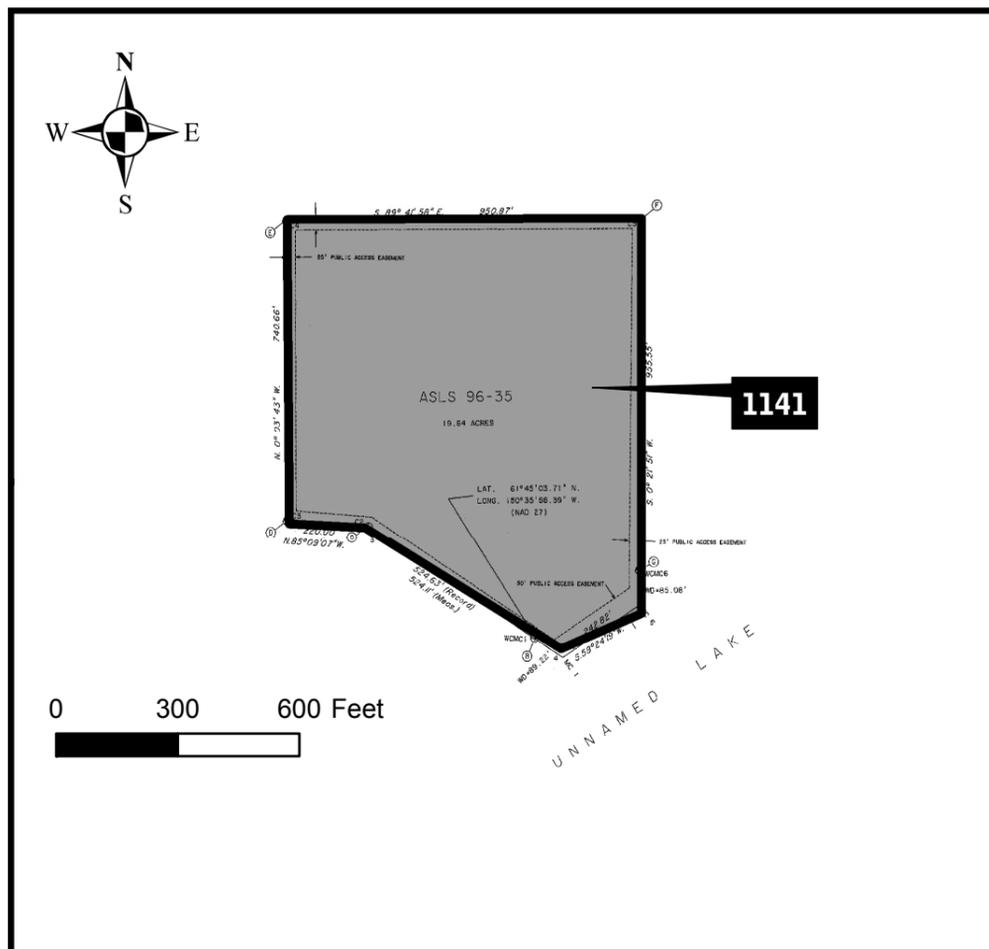
Township 26 North, Range 11 West, Section 11
Township 27 North, Range 6 West, Section 26
Seward Meridian, Alaska

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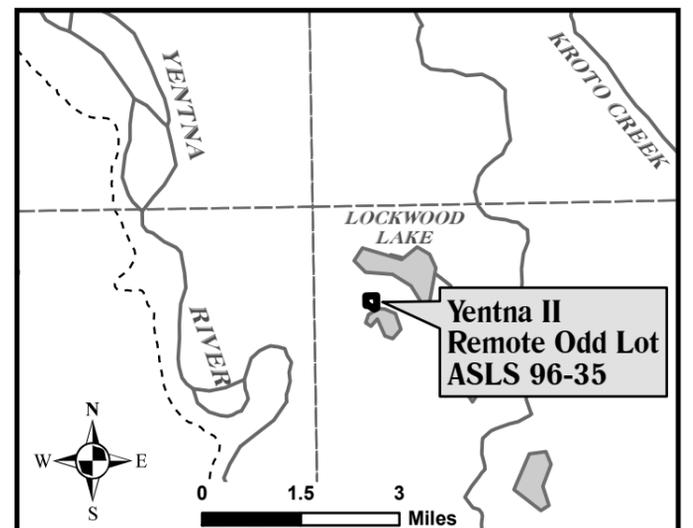
Map 37 - Yentna II Remote Odd Lot ASLS 96-35

Southcentral Region



Location	Located approximately 50 miles northwest of Anchorage, between Fish Creek and the Yentna River.
Topo Map	USGS Quad Tyonek C-2
Access	Primary access to this parcel is by small float plane to the unnamed lake along the southern lot line. Additional access routes may be via the Yentna River and then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	This parcel is generally flat to gently sloping, with an elevation range of 150 to 250 feet above sea level.
Soils	Unknown
Vegetation	Vegetation in the area consists of cottonwood, white spruce and 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	This parcel has water frontage on an unnamed lake.
View	Potential views of the surrounding forest and mountains.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in the unnamed lake 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 96-35.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1141	220086	S019N007W07	ASLS 96-35	19.64	\$19,200



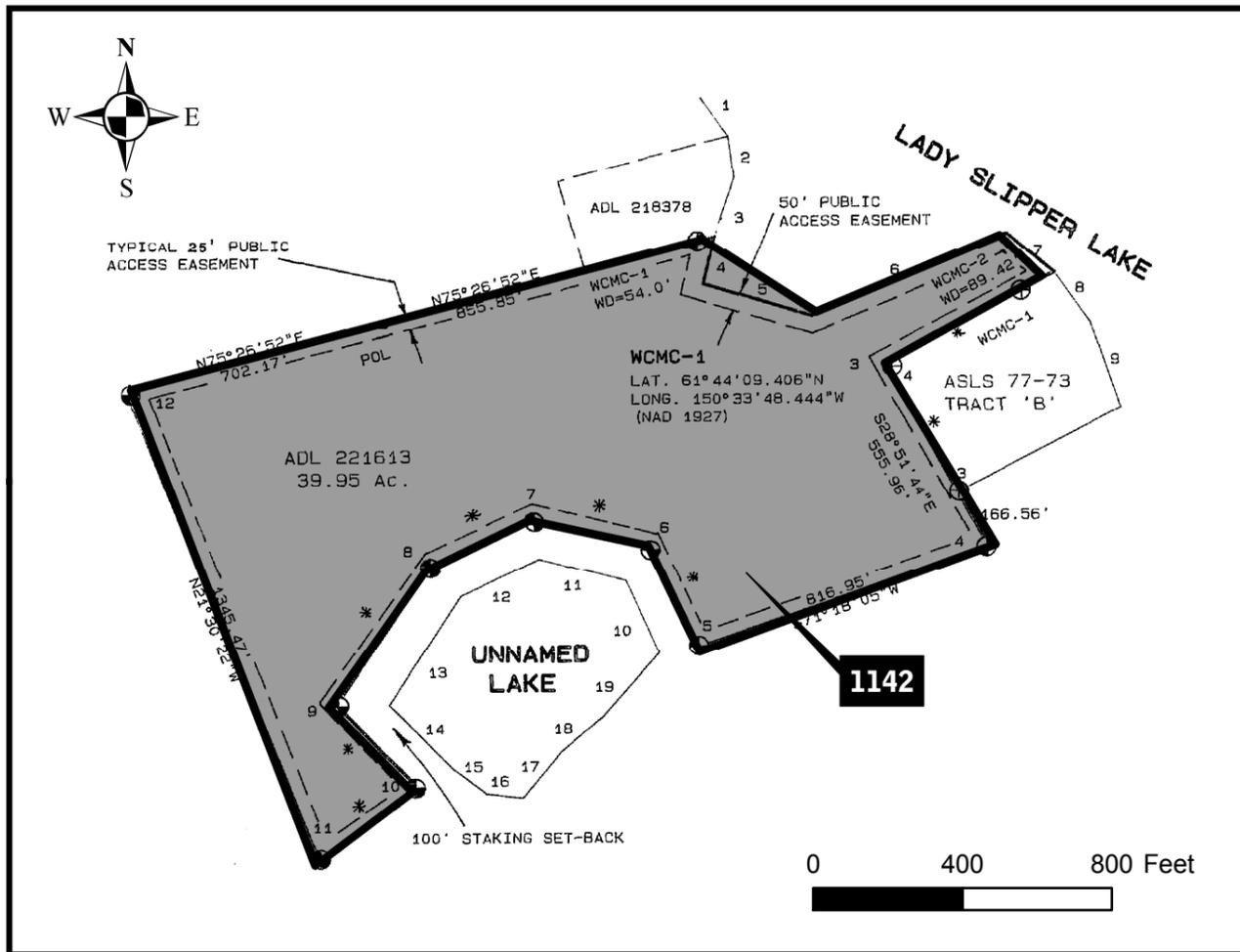
Township 19 North, Range 7 West, Section 7
Seward Meridian, Alaska

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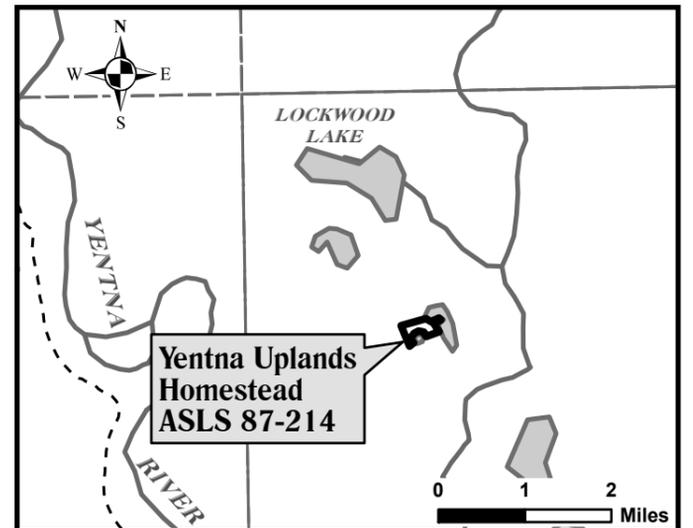
Map 38 - Yentna Uplands Homestead ASLS 87-214

Southcentral Region



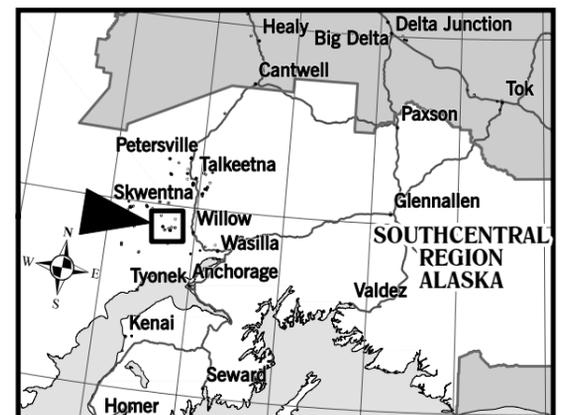
Location	This parcel is located approximately 43 miles northwest of Anchorage, two miles east of the Yentna River, along Ladyslipper Lake.
Topo Map	USGS Quad Tyonek C-2
Access	Primary access to this parcel is by float plane to Ladyslipper Lake. Additional access routes may be via the Yentna River and then across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	This parcel is generally flat, with an elevation of 150 feet above sea level.
Soils	Unknown
Vegetation	Vegetation in the area consists of cottonwood, white spruce and 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	This parcel has water frontage on Ladyslipper Lake. A small tract of public land separates this parcel from an unnamed lake to the south.
View	Potential views of the surrounding forest and mountains.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
Water Source	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in Ladyslipper Lake 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 87-214.
Municipal Authority	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1142	221613	S019N007W17,16	ASLS 87-214	39.95	\$25,300

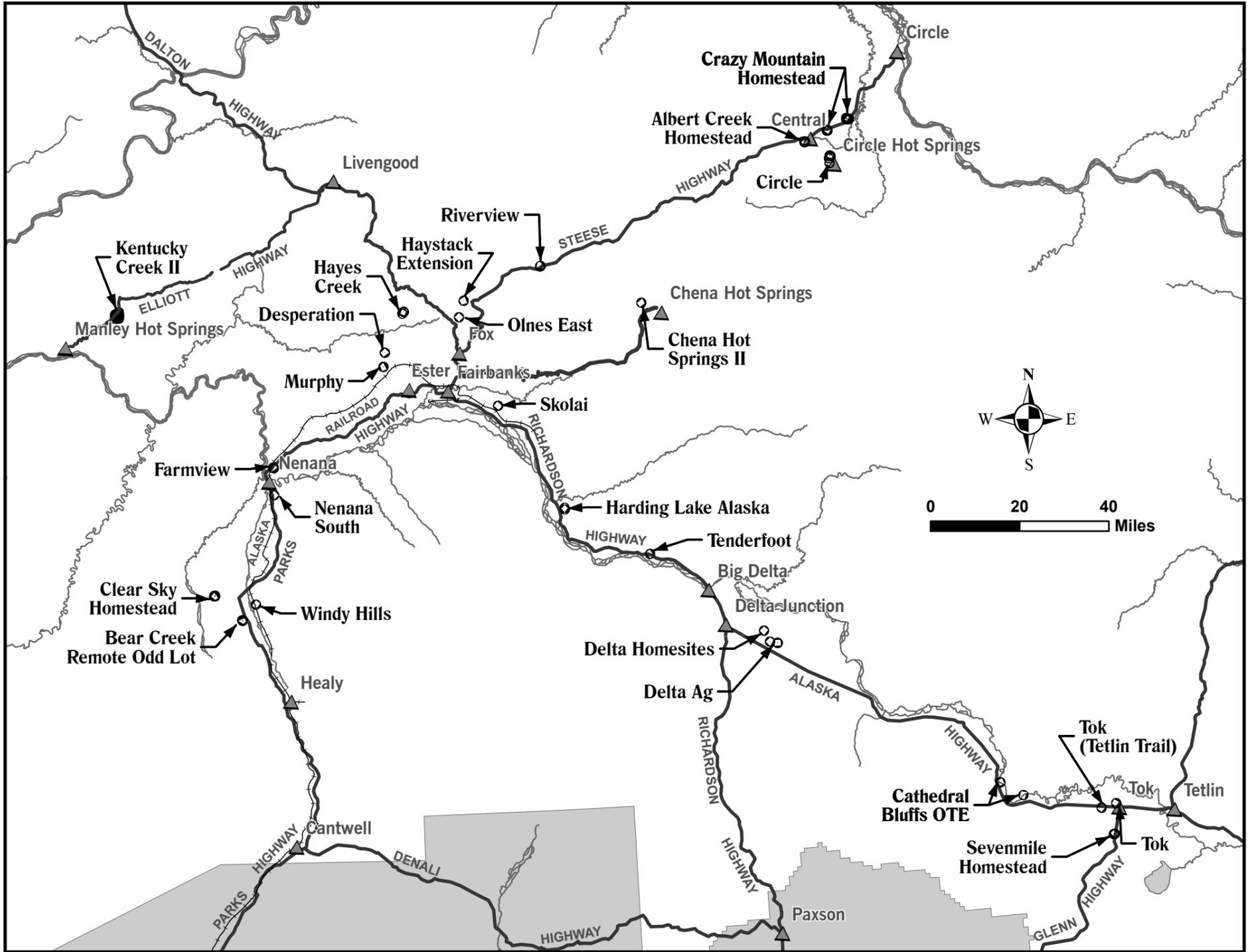


Township 19 North, Range 7 West, Sections 16 & 17
Seward Meridian, Alaska

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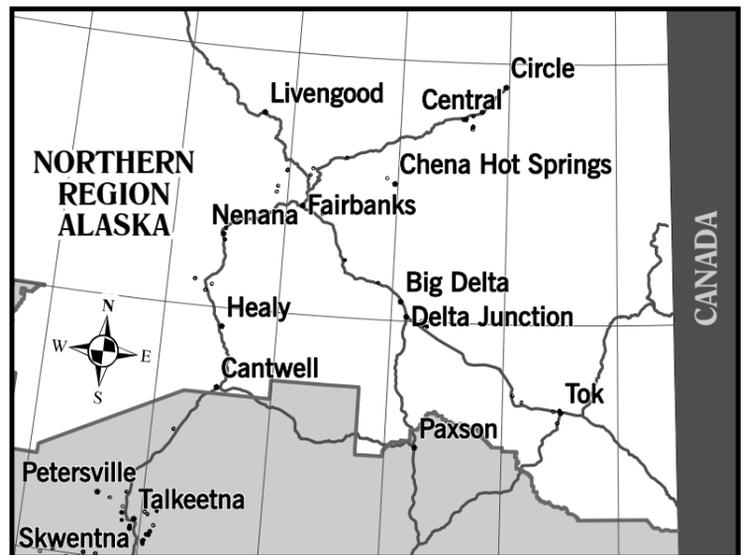


Northern Region

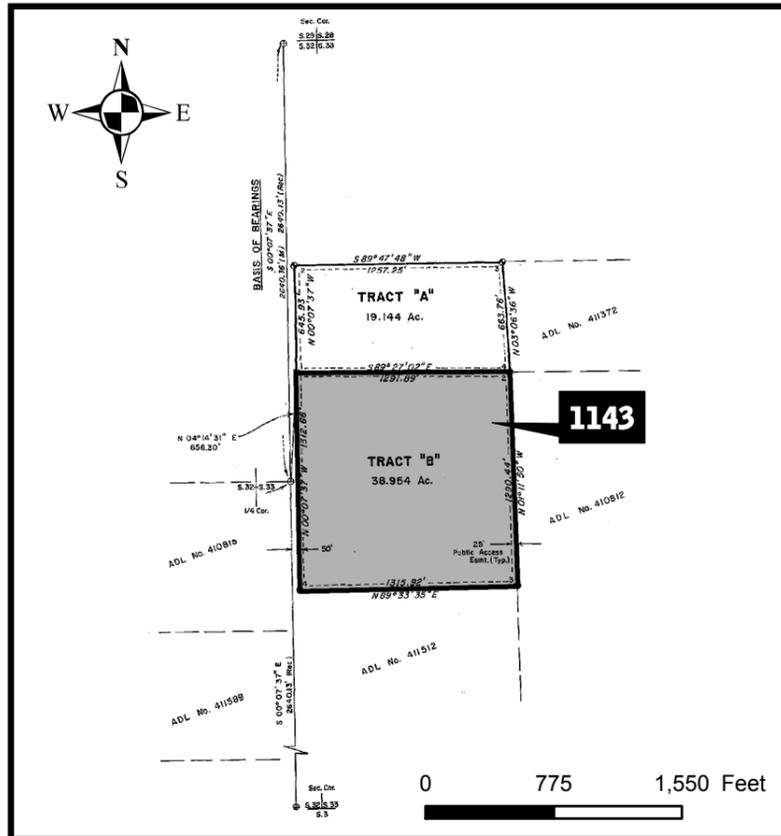


Northern Region Parcels

Page #	Map #	Subdivision / Area Name	Parcel #
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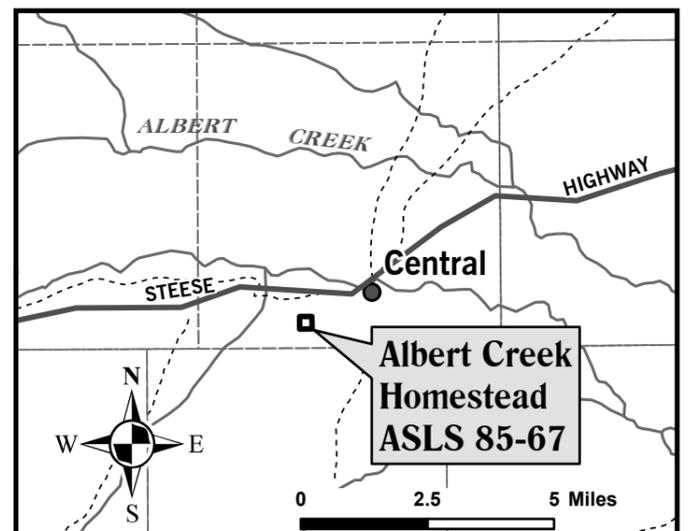


Map 39 - Albert Creek Homestead ASLS 85-67



Location	This parcel is about 119 road miles from Fairbanks, south of 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 then by a road within the 100 foot section line easement between sections 32 and 33, Township 9 North, Range 14 East, Fairbanks Meridian, approximately one and a half miles west of the junction of the Steese Highway and Circle Hot Springs Road.
Terrain	The terrain in the area consists of gently rolling hills with forested uplands and boggy lowlands, with an average elevation of 1,000 feet above sea level.
Soils	Soils are shallow, underlain by alluvial gravels. Permafrost is likely to be encountered in the area.
Vegetation	Uplands are forested with a mixture of spruce and deciduous trees. Tussock grass and black spruce dominate the lowlands.
Water Frontage	None
View	Potential view of the surrounding hills.
Climate	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 53 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along the Steese Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 85-67. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	A burned-down cabin and debris are on this parcel. Any cleanup or removal of these items will become the responsibility of the purchaser. There are active mining operations in the vicinity of this parcel.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1143	410740	F009N014E33	ASLS 85-67	B	38.954	\$38,600



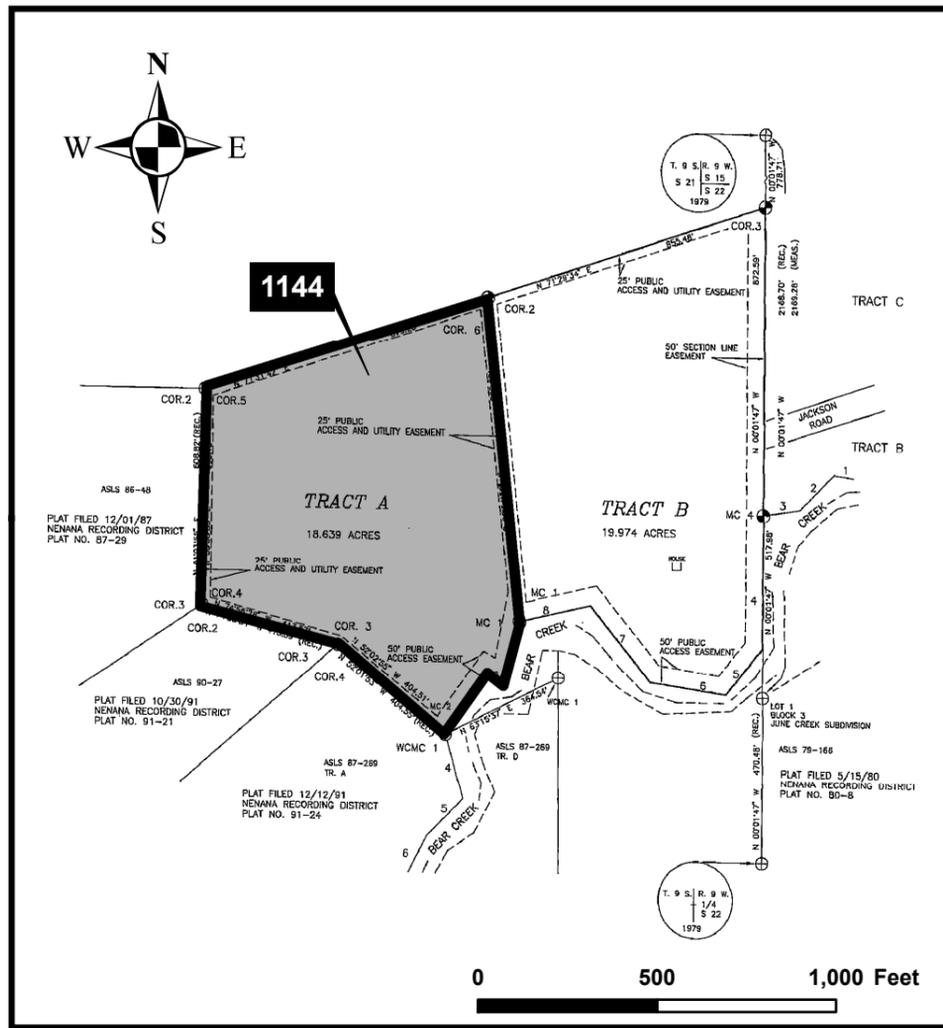
Township 9 North, Range 14 East, Section 33
Fairbanks Meridian, Alaska

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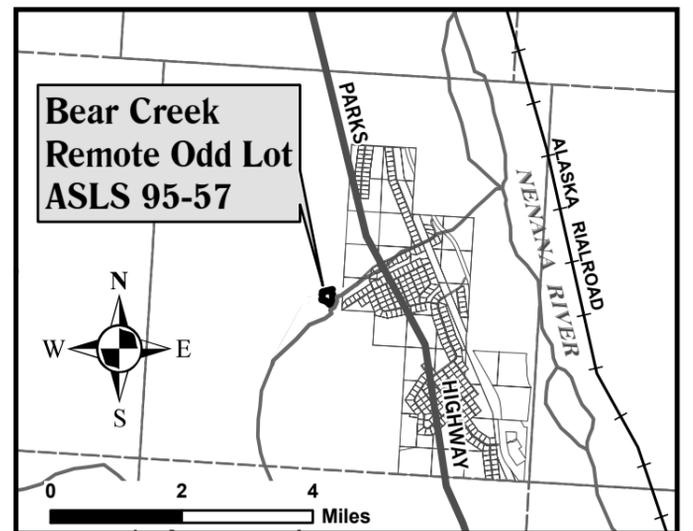
Map 40 - Bear Creek Remote Odd Lot ASLS 95-57

Northern Region



Location	This parcel is located in the northern foothills of the Alaska Range, two miles west of the Parks Highway, west of the June Creek Subdivision (ASLS 79-166), and 16 miles southwest of Anderson.
Topo Map	USGS Quad Fairbanks A-5
Access	Access from mile 269.9 of the Parks Highway is along the platted road rights-of-way of the June Creek Subdivision, which may not have been constructed, and along platted public access easements along Bear Creek.
Terrain	Generally terrain is level along the creek, sloping moderately to steeply to the north, with an elevation range of 1,100 to 1,300 feet above sea level.
Soils	Unknown
Vegetation	Primarily spruce and birch, with cottonwood along the shores of Bear Creek.
Water Frontage	There is water frontage on Bear Creek. The water level of Bear Creek may fluctuate seasonally.
View	Potential views of Bear Creek and surrounding forest.
Climate	Average winter temperatures range from -22 to -2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 13 inches, including 49 inches of snow.
Water Source	Surface water may be present, although 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 95-57.
Municipal Authority	This parcel is located within the boundary of the Denali Borough, a home rule borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This parcel is Tentatively Approved to the State of Alaska. See the brochure narrative for more information on Tentatively Approved lands. A burned-down cabin and debris may be on this parcel. Any cleanup or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1144	414469	F009S009W21	ASLS 95-57	A	18.639	\$22,400



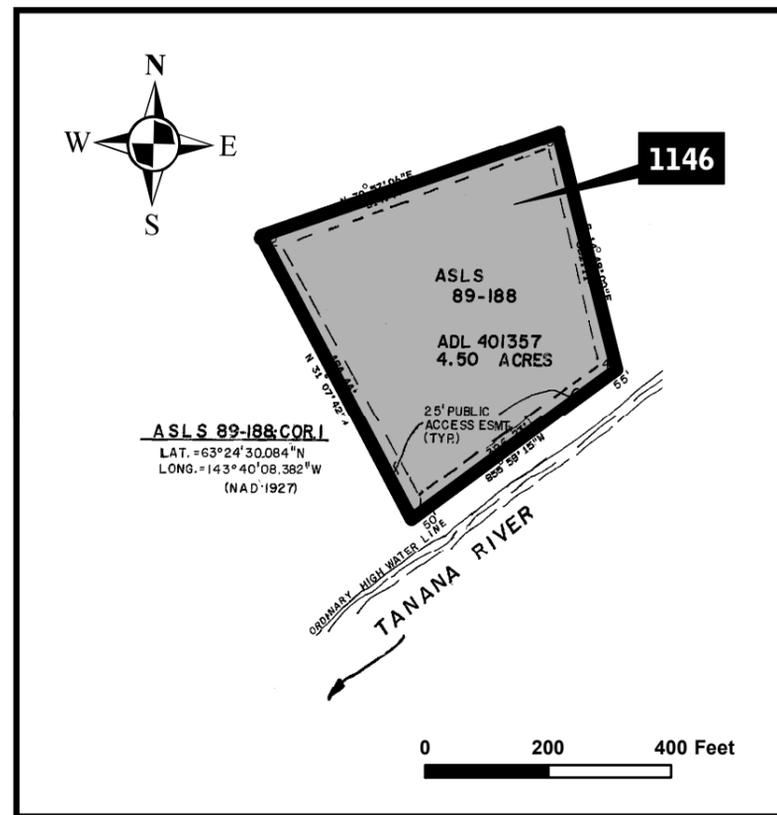
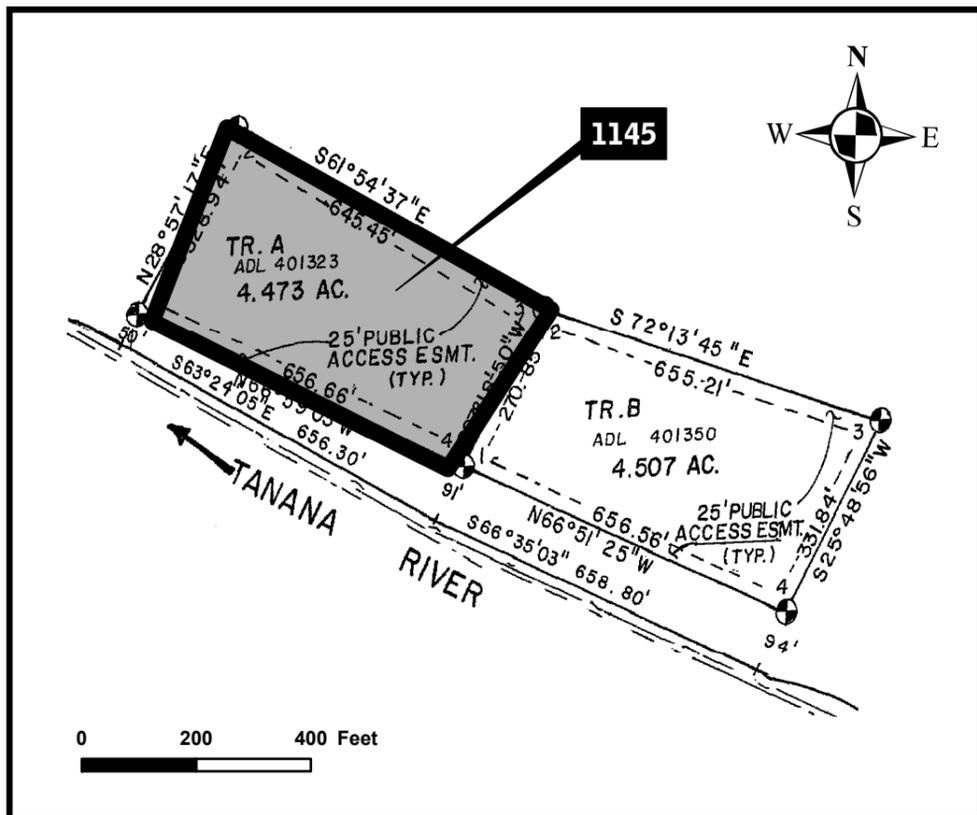
Township 9 North, Range 9 West, Section 21
Fairbanks Meridian, Alaska

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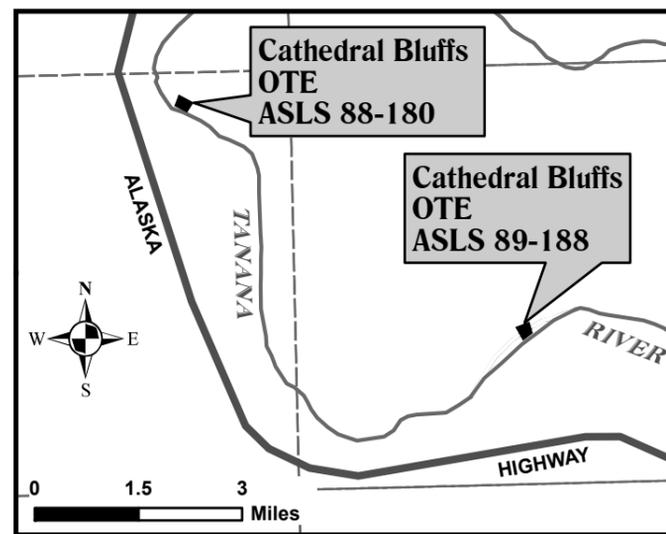
Map 41 - Cathedral Bluffs OTE ASLS 88-180 & 89-188

Northern Region



Location	The Cathedral Bluffs parcels are between 21 and 28 miles northwest of Tok, on the north side of the Tanana River.
Topo Map	USGS Quad Tanacross B-6
Access	Access is primarily by the Tanana River, by boat in the summer and snowmachine in the winter. The Tanana River may be accessed in Tok or Tanacross, or across unreserved state land between the Alaska Highway and the river. Access to the river is currently being constructed at mile 1344.5 of the Alaska Highway, near the Robertson River Bridge. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	Generally terrain is level along the river, with an elevation range of 1,500 to 1,600 feet above sea level.
Soils	Unknown
Vegetation	Unknown
Water Frontage	A small tract of public land separates these parcels from the Tanana River.
View	Potentially excellent views of the Tanana River and surrounding bluffs.
Climate	Average winter temperatures range from -20 to 22 degrees F; average summer temperatures range from 64 to 78 degrees F. Average annual precipitation is 11 inches, including 33 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 88-180 and ASLS 89-188. There is a 100-foot building setback from the ordinary high water mark of the Tanana River.
Municipal Authority	None
Homeowners Association	None
Fire Management	These parcels are in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	These parcels are in proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm .

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1145	401323	C019N008E02	ASLS 88-180	A	4.473	\$13,500
1146	401357	C019N009E22	ASLS 89-188	n/a	4.500	\$13,500



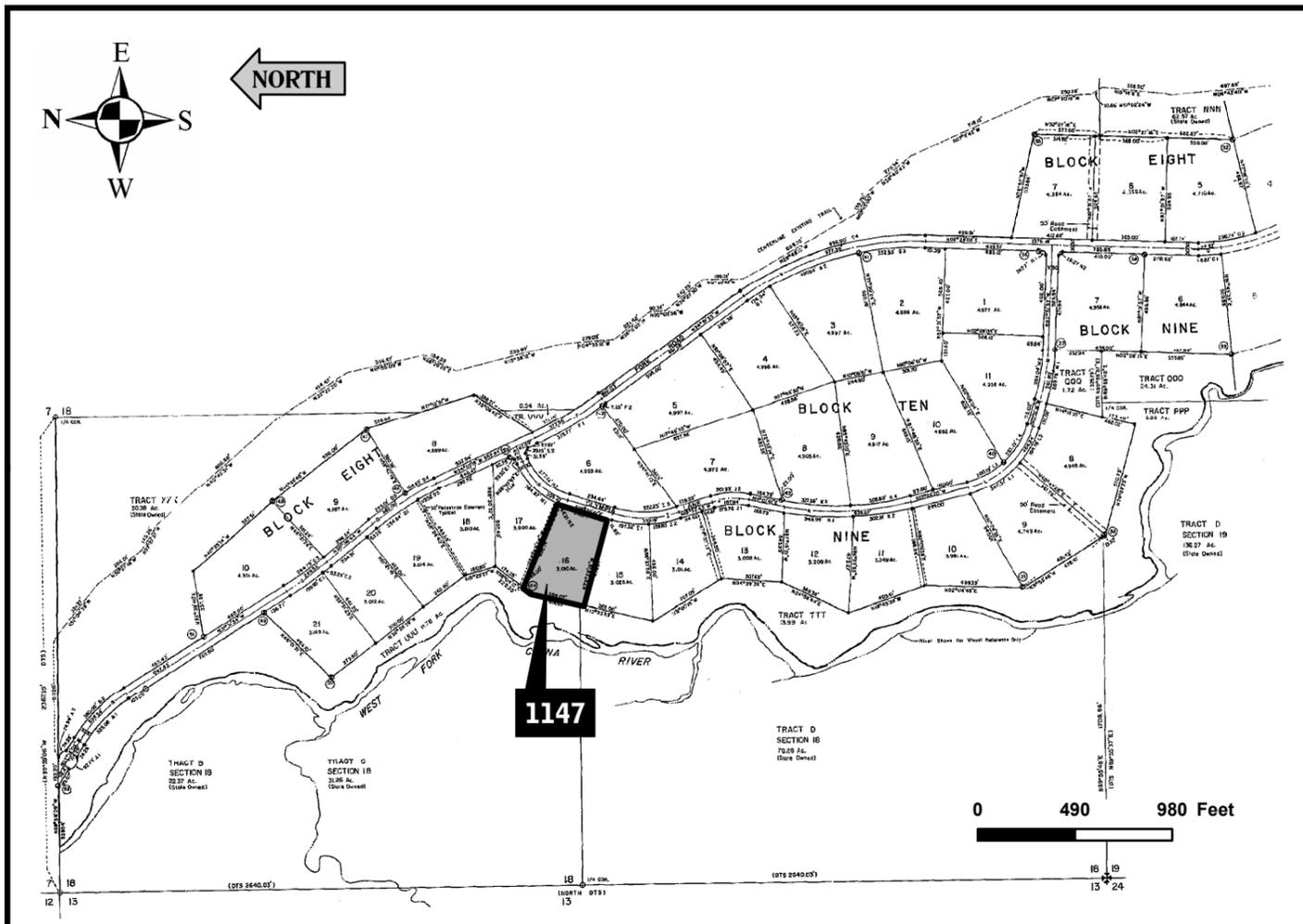
Township 19 North, Range 8 East, Section 2
Township 19 North, Range 9 East, Section 22
Copper River Meridian, Alaska

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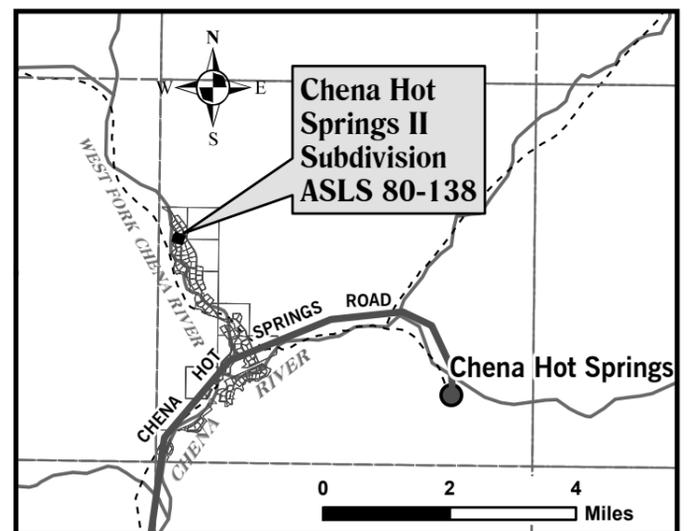
Map 42 - Chena Hot Springs II Subdivision ASLS 80-138

Northern Region



Location	This parcel is located off Chena Hot Springs Road, 60 miles east of Fairbanks and 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 Trail, which runs north through the subdivision.
Terrain	Terrain varies from level ground along the river to very steep slopes on the hills, with an elevation range of 1,000 to 1,500 feet above sea level.
Soils	Areas near the river are well drained gravel and sand covered by an organic layer of varying depth. Areas further 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 dominate the river edge, and small black spruce and muskeg are prevalent on the flats back from the river drainage. Small aspen, birch, and white spruce are found on hillsides.
Water Frontage	A small tract of public land separates this parcel from the West Fork of the Chena River.
View	Potentially good view of the West Fork of the Chena River and surrounding hills.
Climate	Average winter temperatures range from -34 to 25 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes from -67 to 95 degrees F have been recorded. Average annual precipitation is 10 inches, including 61 inches of snow.
Water Source	Groundwater is abundant and quality is expected to be good. The quality of the water in the Chena River 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 Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for the installation of non-water carried type sewage disposal systems only.
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-138. There is a 100 foot greenbelt along Chena Hot Springs Road and active channels of the Chena River. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1147	406955	F003N008E18	ASLS 80-138	16	9	3.010	\$8,400



Township 3 North, Range 8 East, Section 18
Fairbanks Meridian, Alaska

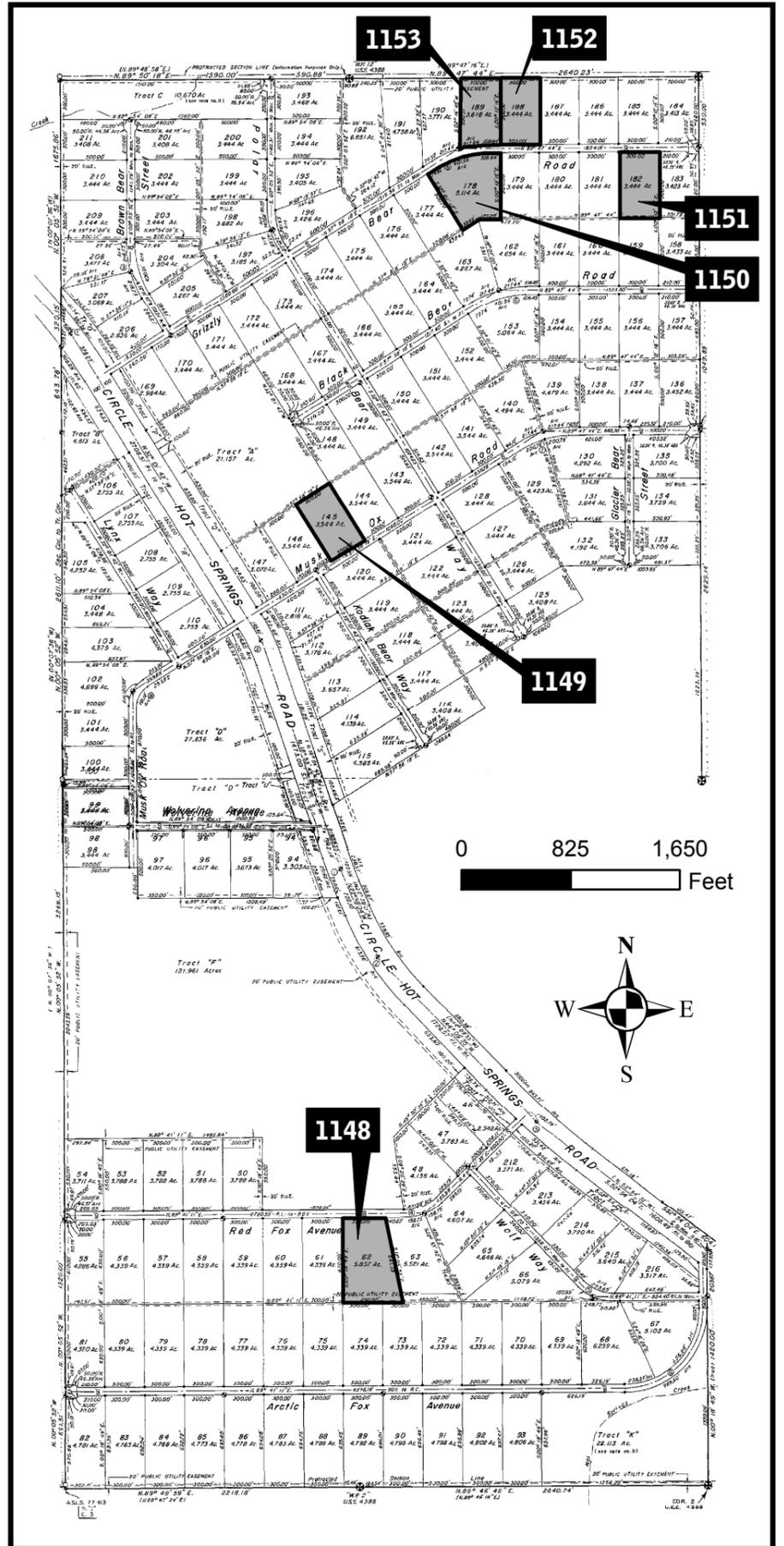
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Map 43 - Circle Subdivision ASLS 78-163

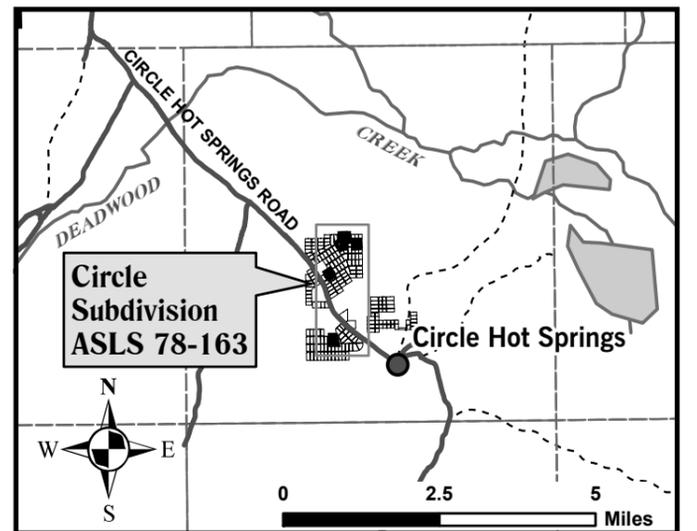
Northern Region

Location	This subdivision is located one mile northeast of Circle Hot Springs, seven miles southeast of Central.
Topo Map	USGS Quads Circle B-2 and C-2
Access	Parcels may be accessed by Circle Hot Springs Road and then by Grizzly Bear Road, Musk Ox Road, or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge. These interior roads are platted road rights-of-way, which may not have been constructed.
Terrain	The land is level to gently sloping, with an elevation of 800 feet above sea level.
Soils	Soils are generally alluvial with shallow silt/loam topsoil over fine gravel. There is permafrost throughout the area.
Vegetation	This area is characterized by stands of birch and white spruce with a thick understory of willow, alder, and other brush. Black spruce are predominant in permafrost areas.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Average annual precipitation is 11 inches, including 53 inches of snow.
Water Source	Water source and quality are unknown. Groundwater may be highly mineralized with a potential for encountering hot water due to geothermal activity. Use of such water would require a permit under State of Alaska geothermal resource regulations (11 AAC 84.700).
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 (ADEC). ADEC has approved this subdivision for non-water carried type disposal systems.
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 78-163.
Municipal Authority	None
Homeowners Association	None
Fire Management	These parcels are in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	There are active mining operations in the vicinity of this subdivision. Parcel 1149 borders a material site (ADL 67199). An abandoned cabin/shed of no value may be on Parcel 1153. Any cleanup or removal of this item will become the responsibility of the purchaser.



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1148	401149	F008N015E28	ASLS 78-163	62	5.857	\$12,300
1149	406533	F008N015E21	ASLS 78-163	145	3.544	\$7,800
1150	406260	F008N015E21	ASLS 78-163	178	5.114	\$9,700
1151	406263	F008N015E21	ASLS 78-163	182	3.444	\$6,900
1152	402026	F008N015E21	ASLS 78-163	188	3.444	\$6,900
1153	406266	F008N015E21	ASLS 78-163	189	3.618	\$7,200

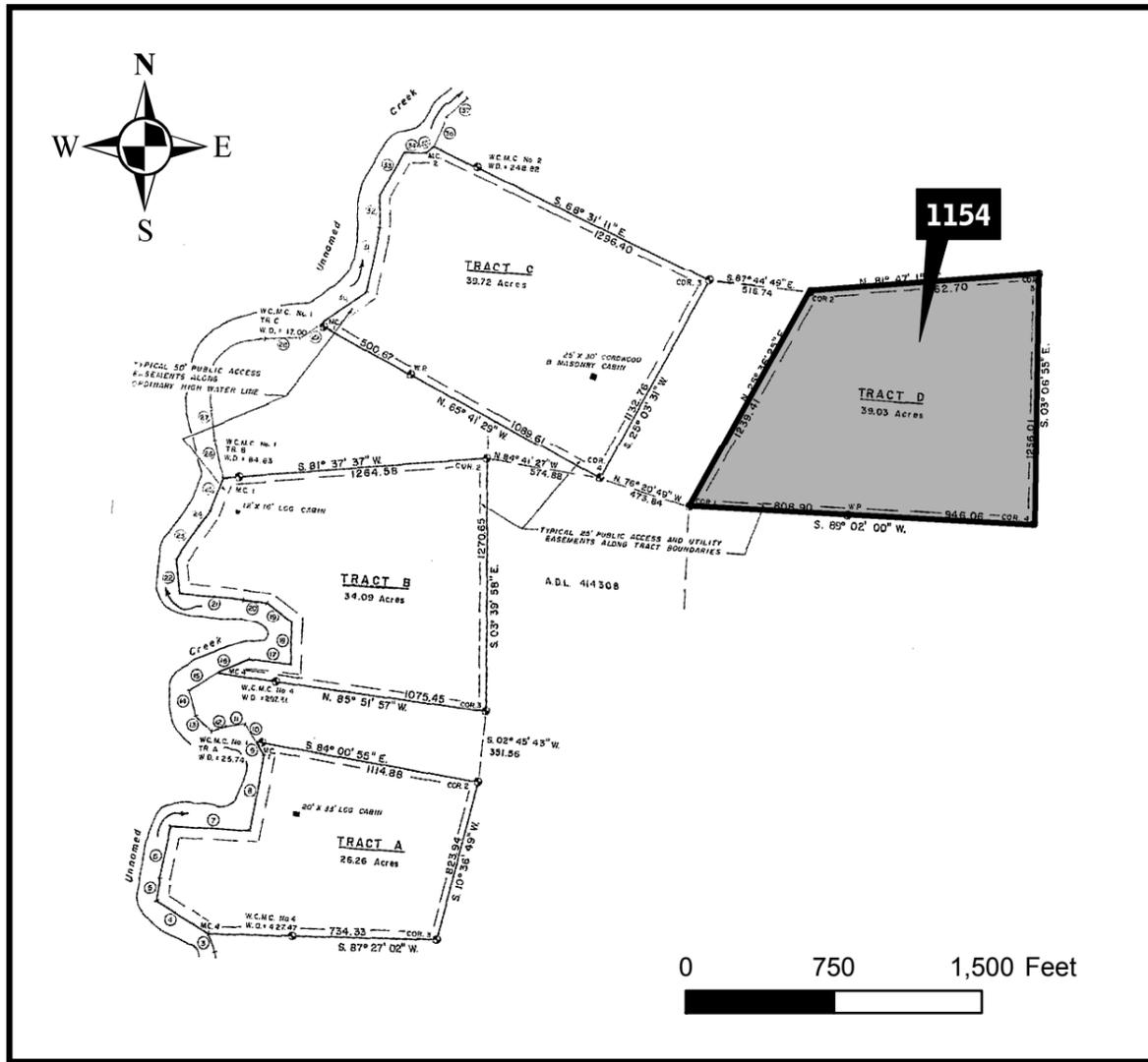
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Township 8 North, Range 15 East, Sections 21 & 28
Fairbanks Meridian, Alaska

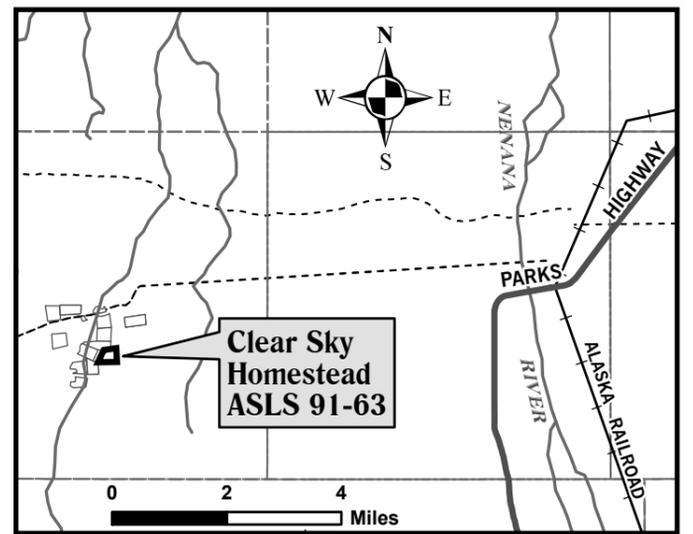
Map 44 - Clear Sky Homestead ASLS 91-63

Northern Region



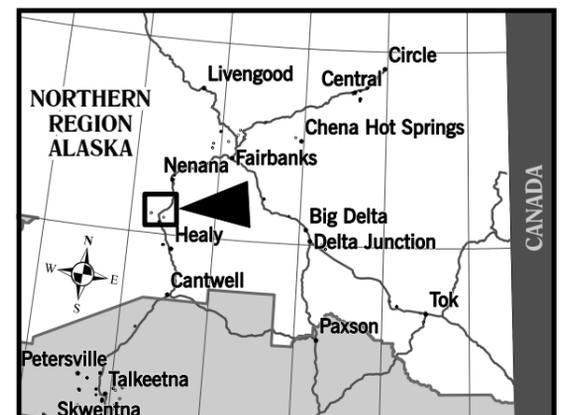
Location	This parcel lies about six miles west of the Parks Highway, 14 miles southwest of Anderson.
Topo Map	USGS Quad Fairbanks A-6
Access	Access from the Parks Highway is along a winter trail (ADL 412648) with snow machines in the winter and ATVs in the summer, and then by platted lot line easements.
Terrain	This parcel is moderately sloped, with an elevation range of 900 to 1,100 feet above sea level.
Soils	Soils are expected to be steep, gravelly, and well drained.
Vegetation	Consists of a mixture of black spruce, birch and aspen.
Water Frontage	None
View	Potentially good view of the surrounding creek drainage.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 13 inches, including 49 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 91-63.
Municipal Authority	This parcel is located within the boundary of the Denali Borough, a home rule borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	There may be a stockade style log cabin on this parcel, condition unknown. Any cleanup or removal will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1154	414222	F008S010W22	ASLS 91-63	D	39.03	\$12,700

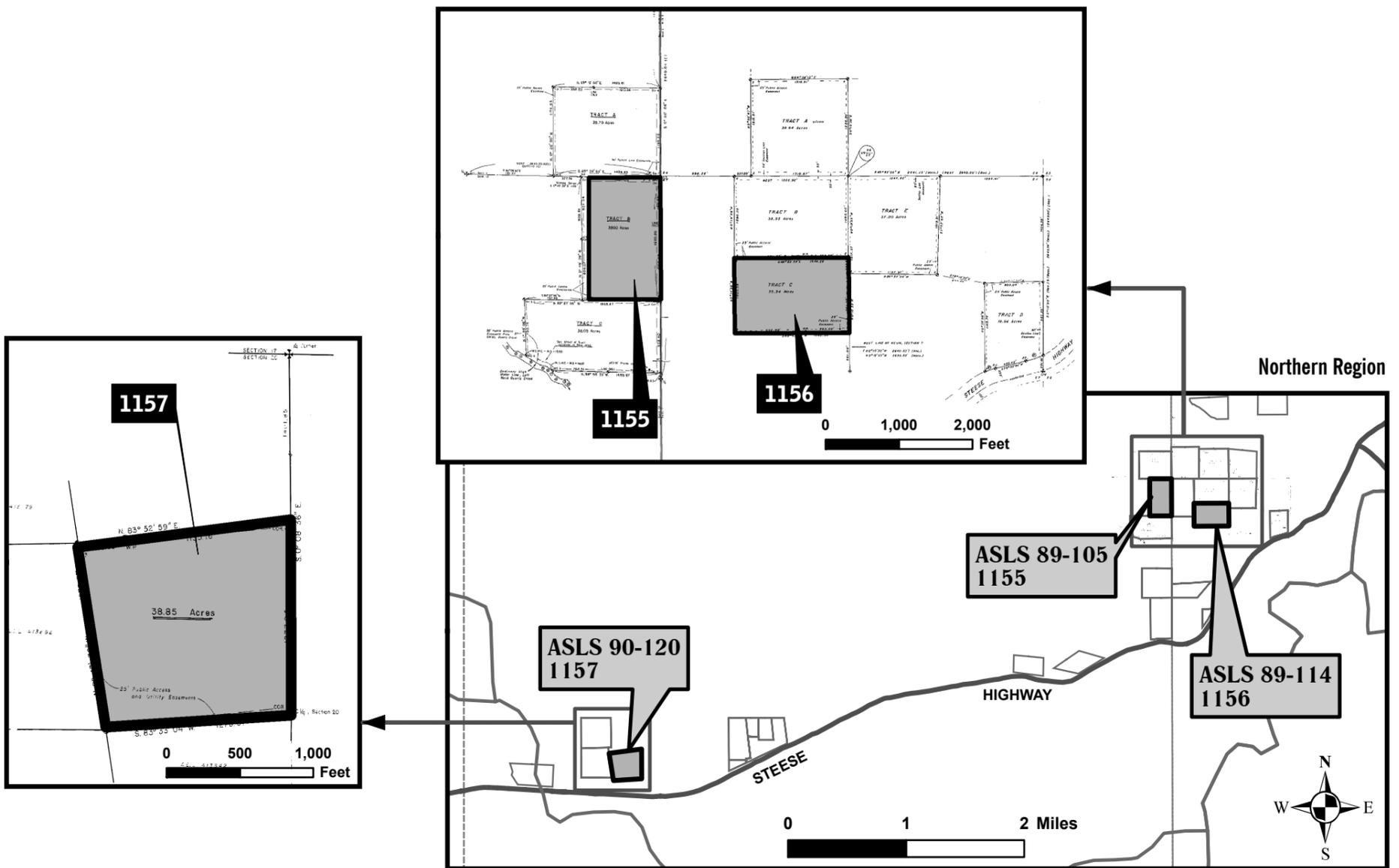


Township 8 South, Range 10 West, Section 22
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

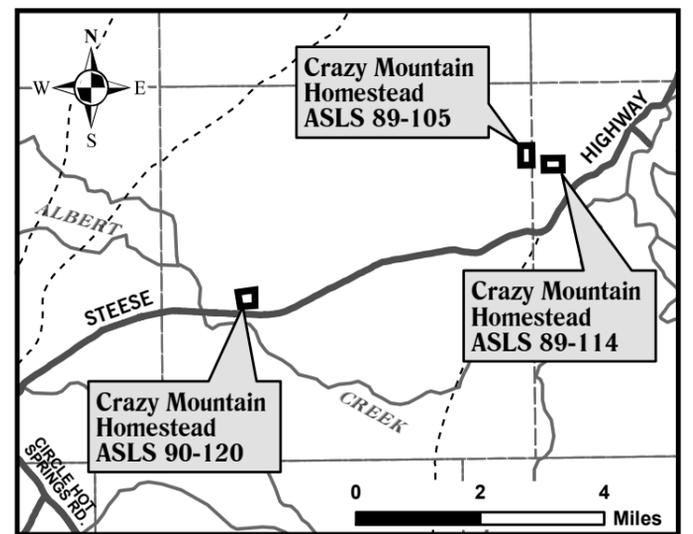


Map 45 - Crazy Mountain Homestead ASLS 89-105, ASLS 89-114, ASLS 90-120



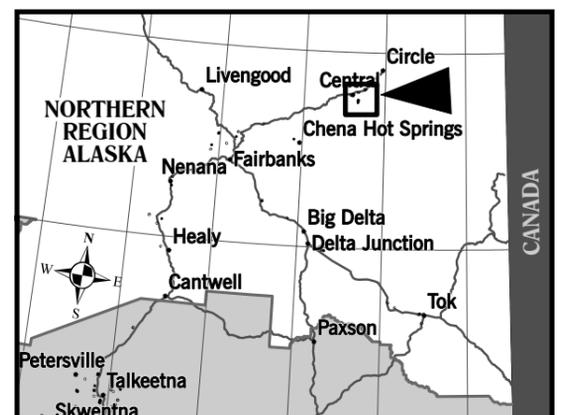
Location	The Crazy Mountain Homestead area is located approximately 125 road miles northeast of Fairbanks and five to ten miles east of Central.
Topo Map	USGS Quads Circle C-1 and C-2
Access	Access to these parcels is by the Steese Highway and then by section line easements and platted lot line easements. Additional access routes may be across unreserved state land. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	The terrain is generally flat to moderately sloping towards the Crazy Mountains, with an elevation range of 600 to 1,100 feet above sea level.
Soils	Some areas of permafrost and marshland exist within this area.
Vegetation	Birch, spruce, and aspen are the predominant vegetation, however, the area was extensively burned in 2004.
Water Frontage	None
View	Potentially good view of the surrounding forests.
Climate	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Average annual precipitation is 11 inches, including 53 inches of snow.
Water Source	Water source and quality are unknown. Groundwater may be highly mineralized in this 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 Alaska Department of Environmental Conservation (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 89-105, ASLS 89-114 and ASLS 90-120. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	None
Fire Management	Parcel 1157 is in the 'Full' fire management option. Parcels 1155 and 1156 are in the 'Modified' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	There are active mining operations in the vicinity of these parcels. This area was burned during the Central Complex fire in 2004.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1155	413817	F009N015E12	ASLS 89-105	B	39.90	\$35,900
1156	413908	F009N016E07	ASLS 89-114	C	35.94	\$30,700
1157	413829	F009N015E20	ASLS 90-120	n/a	38.85	\$35,000



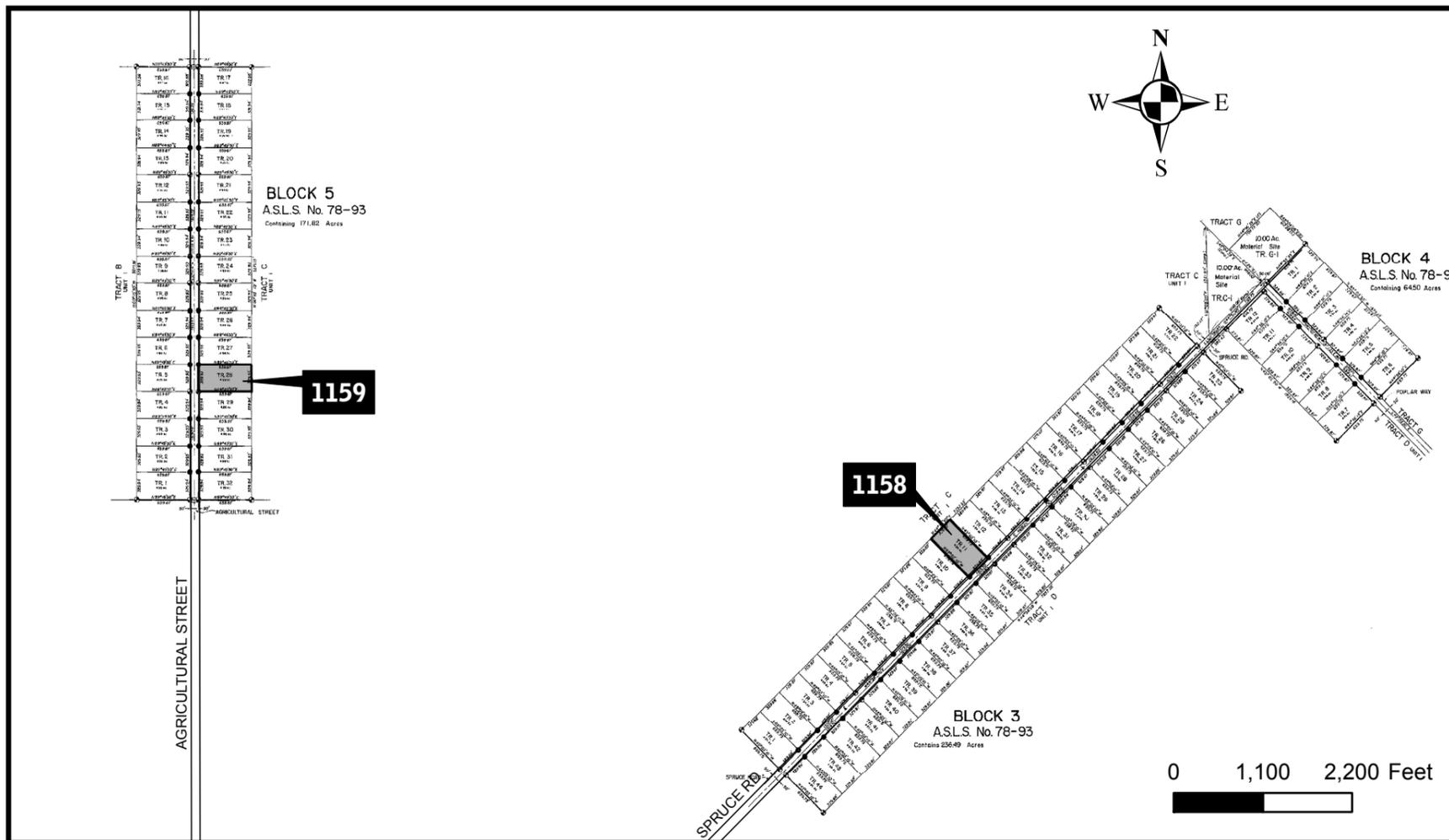
Township 9 North, Range 15 East, Sections 12 & 20
Township 9 North, Range 16 East, Section 7
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



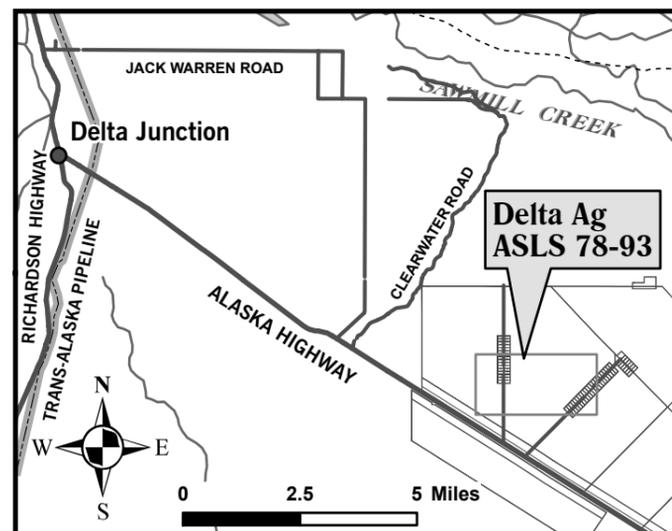
Map 46 - Delta Ag ASLS 78-93

Northern Region



Location	The Delta Ag area is located approximately 12 miles southeast of Delta Junction and one mile north of the Alaska Highway.
Topo Map	USGS Quad Mt. Hayes D-3
Access	From the Alaska Highway, turn east at mile 1,410 onto Spruce Road to access Parcel 1158 or turn east at mile 1,410.5 onto Agricultural Street to access Parcel 1159.
Terrain	The area is nearly level, with elevation range of 1,200 to 1,300 feet above sea level.
Soils	Soil is predominately well drained, sandy silt loam with underlying gravel; exposed soils may be susceptible to wind erosion.
Vegetation	Vegetation in the area includes aspen, birch, and stands of black spruce regeneration.
Water Frontage	None
View	Potential view of the Alaska Range.
Climate	Average winter temperatures range from -31 to 24 degrees F; average summer temperatures range from 35 to 72 degrees F. Average annual precipitation is 15 inches, including 56 inches of snow. This area is very windy.
Water Source	Wells in surrounding areas average 150 to 200 feet. 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available to most of the area. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 78-93. A public right-of-way (ADL 416601) is recorded in the Fairbanks Recording District as document number 2001-22456, which affects Parcel 1158.
Municipal Authority	None
Homeowners Association	None
Fire Management	These parcels are in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This subdivision is entirely surrounded by large-scale agricultural development. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides. Wild bison herds frequent the region. A shed, cleared area/platform, and debris may be on Parcel 1158. Any cleanup or removal of these items will become the responsibility of the purchaser. These parcels are Tentatively Approved to the State of Alaska. See the brochure narrative for more information on Tentatively Approved lands.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	BLOCK	ACRES	MINIMUM BID
1158	401936	F011S012E15	ASLS 78-93	11	3	4.99	\$12,000
1159	406467	F011S012E09	ASLS 78-93	28	5	4.99	\$12,000



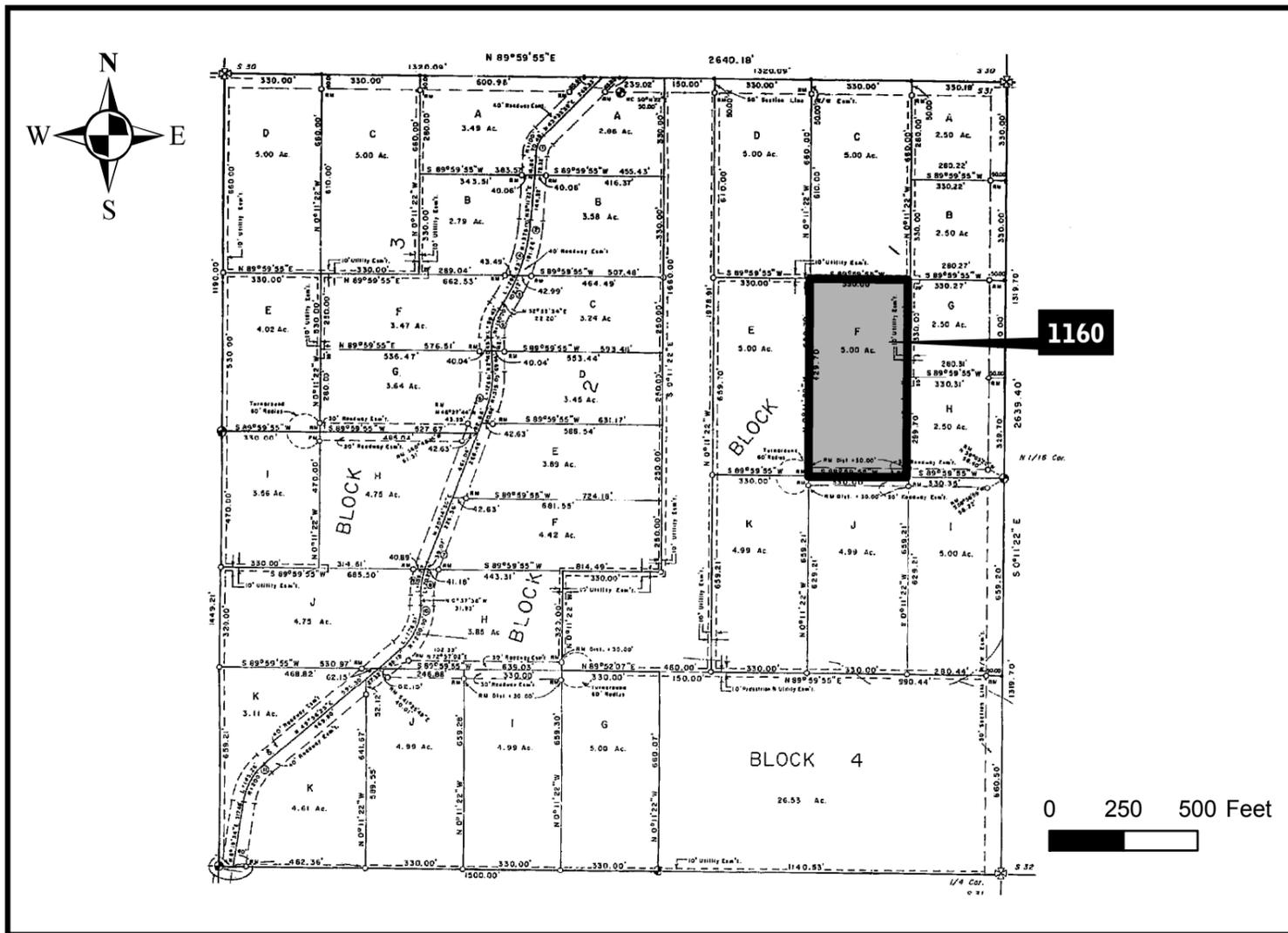
Township 11 South, Range 12 East, Sections 9 & 15
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



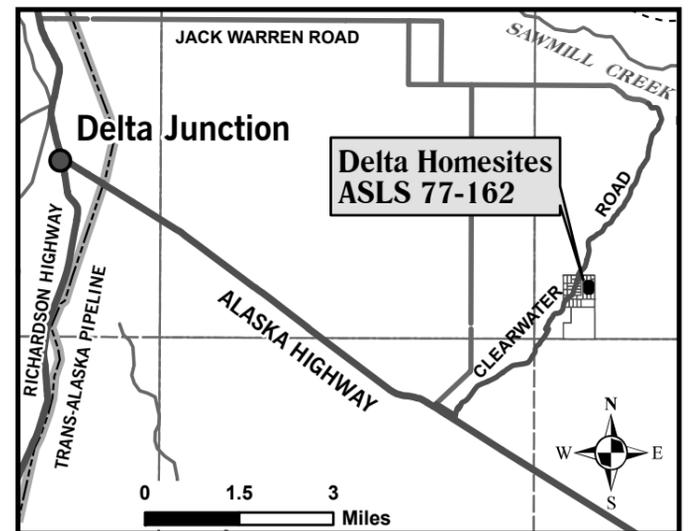
Map 47 - Delta Homesites ASLS 77-162

Northern Region



Location	This parcel is located approximately seven miles southeast of Delta Junction, north of the Alaska Highway.
Topo Map	USGS Quad Big Delta A-3
Access	From the Alaska Highway, turn east approximately seven miles south of Delta Junction onto Clearwater Road. Continue for four miles after which access is from unimproved roads within the section line easement on the north and east sides of section 31. Platted access to the parcel is at the north 1/16 corner of section 31.
Terrain	The area is level, with an elevation range of 1,050 to 1,150 feet above sea level.
Soils	Generally, this area has silt loam soils that are shallow to deep over gravel and sand.
Vegetation	Vegetation includes black and white spruce and aspen.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -31 to 24 degrees F; average summer temperatures range from 35 to 72 degrees F. Average annual precipitation is 15 inches, including 56 inches of snow. This area is very windy.
Water Source	Wells in the surrounding areas average 250 to 300 feet deep. The 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available to most of the area. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 77-162. A public utility easement (ADL 411660) is recorded in the Fairbanks Recording District in Book 222 on Page 621, which affects this parcel.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in the 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
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.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1160	400983	F010S012E31	ASLS 77-162	F	1	5.00	\$12,000



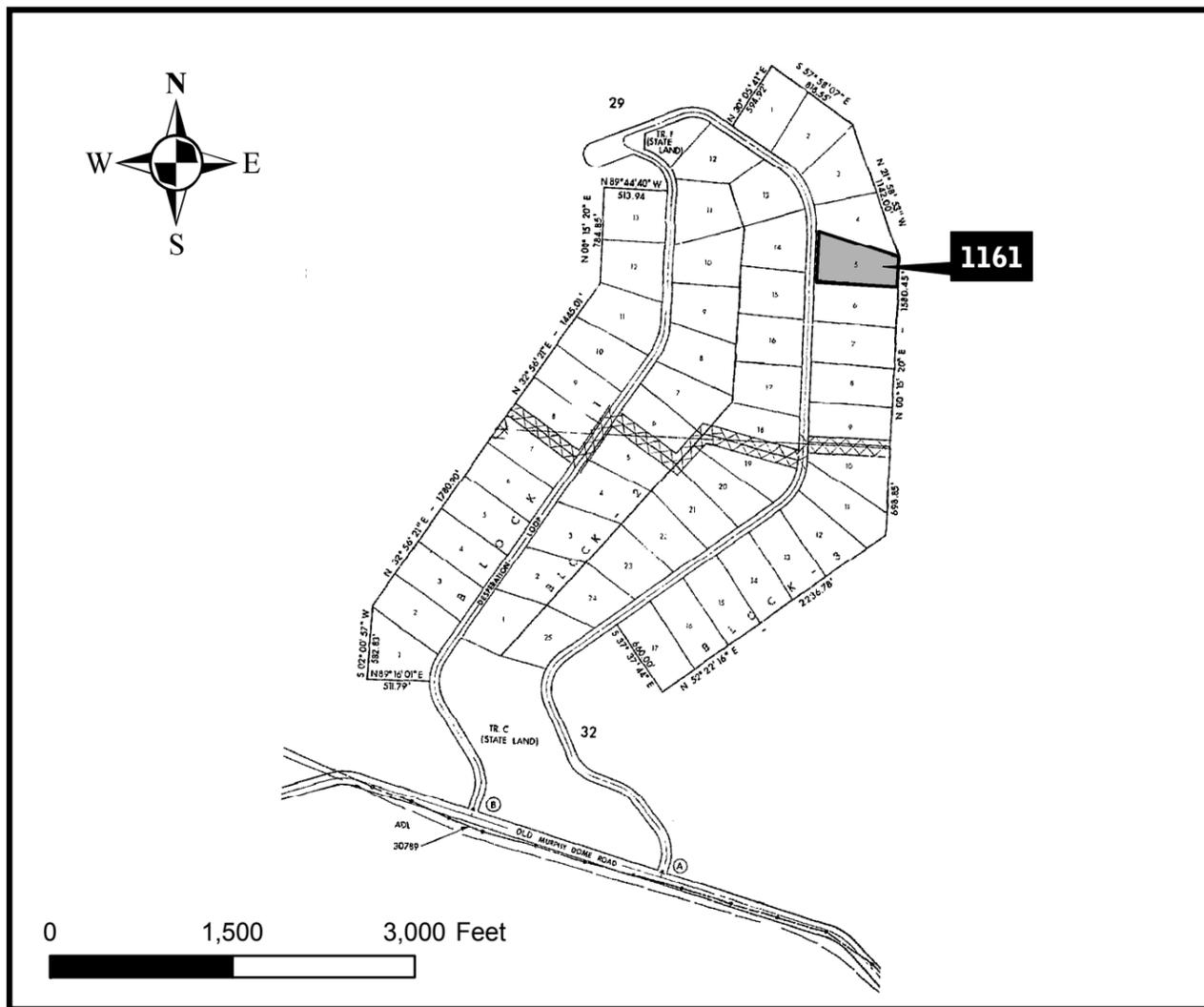
Township 10 South, Range 12 East, Section 31
Fairbanks Meridian, Alaska

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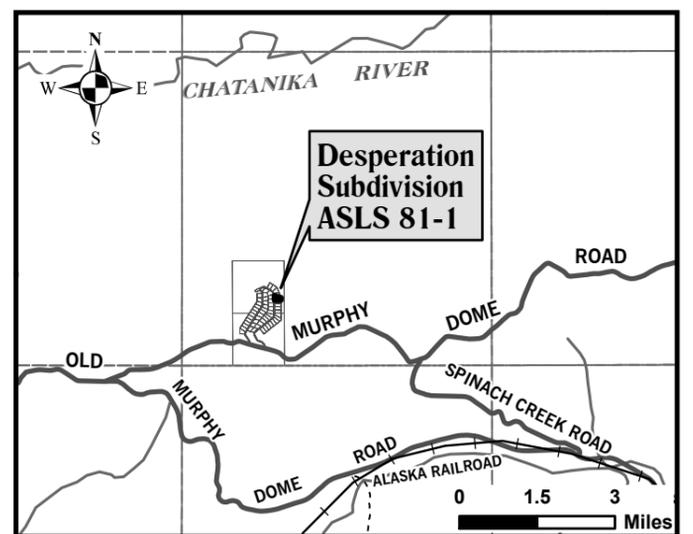
Map 48 - Desperation Subdivision ASLS 81-1

Northern Region



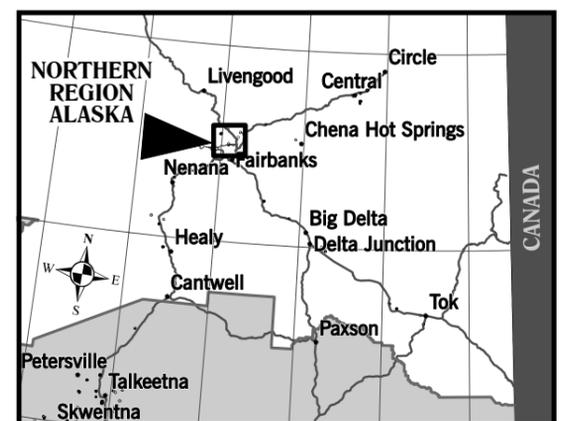
Location	Desperation Subdivision is located 15 miles northwest of Fairbanks and five miles east of Murphy Dome, on Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, Spinach Creek Road, and then approximately four miles east on Old Murphy Dome Road. Access during certain times of the year may require a four-wheel drive vehicle. The parcel is along a platted road right-of-way, Desperation Loop, which may not have been constructed.
Terrain	The area terrain is moderately sloping, with an elevation range of 900 to 1,850 feet above sea level.
Soils	Soils conform to Salchaket Series, as described in the Fairbanks Soil Survey of 1959. Continuous permafrost is likely present in the area.
Vegetation	Most of the area is covered with aspen, black spruce, and a thick ground cover of mosses, lichens, and willows.
Water Front	None
View	View of the surrounding woods and potential view of the Chatanika River valley.
Climate	Average winter temperatures range from -66 to 50 degrees F; average summer temperatures range from 30 to 99 degrees F. Average annual precipitation is 10 inches, including 68 inches of snow.
Water Source	Water source and quality are unknown. Wells are expected to be deep.
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 (ADEC).
Utilities	Electricity is available along Old Murphy Dome Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 81-1. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This parcel is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1161	408207	F002N003W29	ASLS 81-1	5	3	5.000	\$2,500



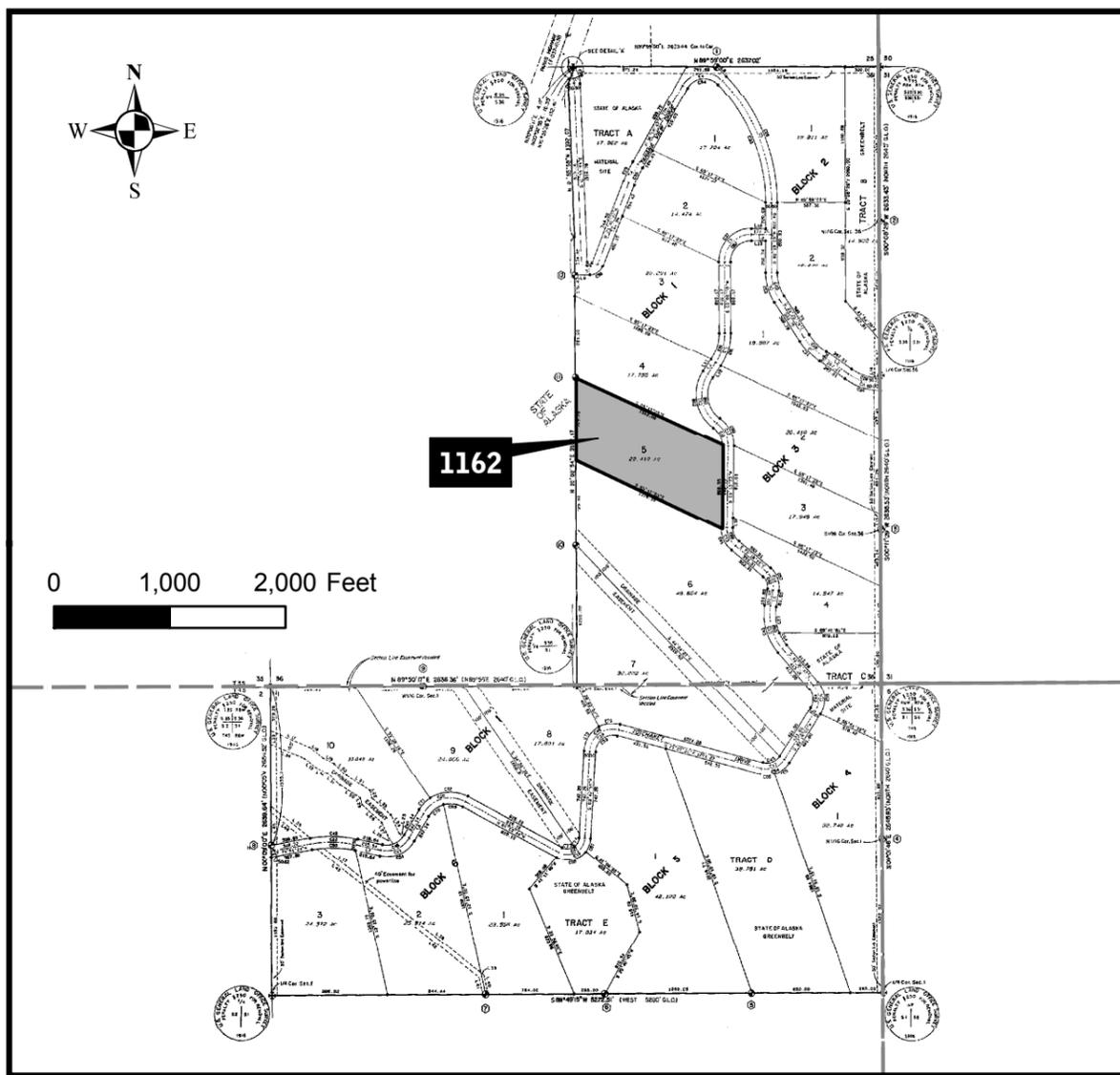
Township 2 North, Range 3 West, Section 29
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



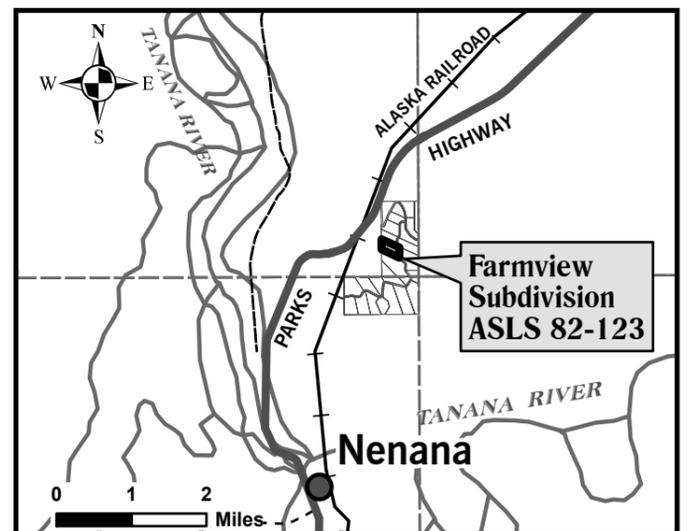
Map 49 - Farmview Subdivision ASLS 82-123

Northern Region



Location	Farmview Subdivision is located approximately four miles north of Nenana in the hills to the east of the Parks Highway.
Topo Map	USGS Quad Fairbanks C-5
Access	Access from the Parks Highway is by Tanana View Drive, a road off of the east side of the Parks Highway at mile 309.5. Tanana View Drive borders a gravel pit for a short distance and intersects Totchaket Drive within the subdivision. The parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	The area consists of moderate to steep west and northwest facing slopes, with an elevation range of 400 to 1,500 feet above sea level.
Soils	This area has well-drained Gilmore series silts, with an overlay of Birch Creek schist.
Vegetation	Primarily white spruce, paper birch, aspen, and cottonwood.
Water Frontage	None
View	Higher elevations of this subdivision have excellent views of the Tanana River valley.
Climate	Average winter temperatures range from -30 to 15 degrees F; average summer temperatures range from 60 to 75 degrees F. Average annual precipitation is 11 inches, including 49 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for on-site sewage disposal systems, except where slopes exceed 25 percent.
Utilities	Electricity is available along the Parks Highway and from the southwest corner of the subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-123. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Nenana Recording District in Book 29 on Page 442.
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	Exposure of the soil on steep slopes may lead to erosion; care should be taken with any site development.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1162	409782	F003S008W36	ASLS 82-123	5	1	20.410	\$20,400



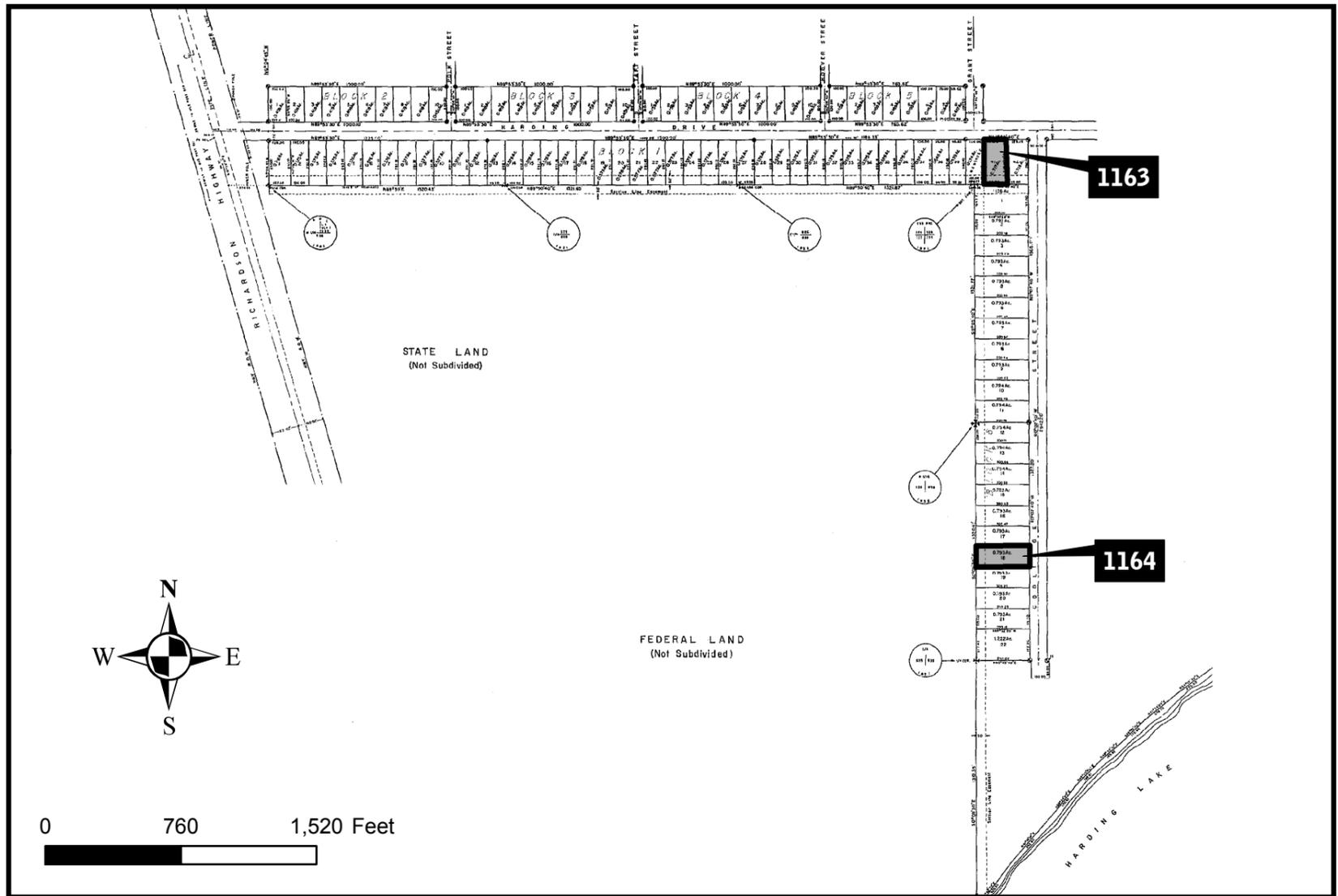
Township 3 South, Range 8 West, Section 36
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



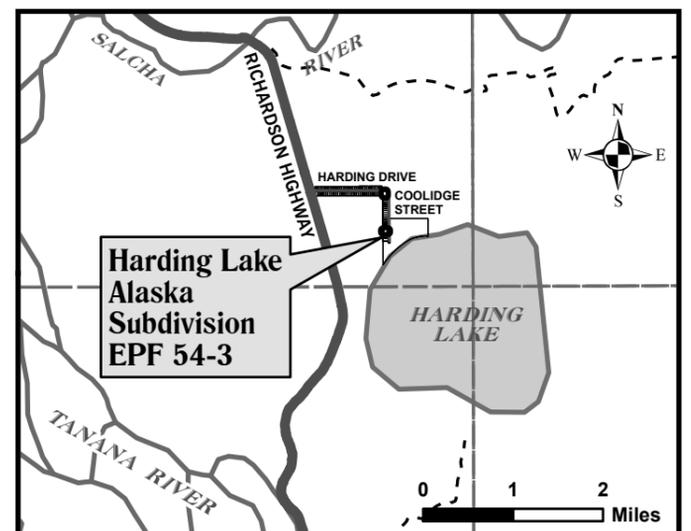
Map 50 - Harding Lake Alaska Subdivision EPF 54-3

Northern Region



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 Area Access Road). Parcel 1163 is on Harding Drive. Continue on Harding Drive and turn right on Coolidge Street to access Parcel 1164.
Terrain	The area is nearly level, with an elevation of 725 feet above sea level.
Soils	Soils consist of silt loam with underlying continuous permafrost.
Vegetation	Vegetation in the area includes spruce, birch, aspen, alder, and willow.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
Water Source	Water source and quality 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 (ADEC).
Utilities	Electricity is available along Harding Drive and Coolidge Street. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see EPF 54-3. These parcels are additionally subject to a 30 foot utility easement (ADL 403655).
Municipal Authority	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	Parcel 1163 is in the 'Full' fire management option. Parcel 1164 is in the 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1163	63280	F005S004E25	EPF 54-3	41	1	0.717	\$5,700
1164	32921	F005S004E36	EPF 54-3	18	6	0.793	\$6,300



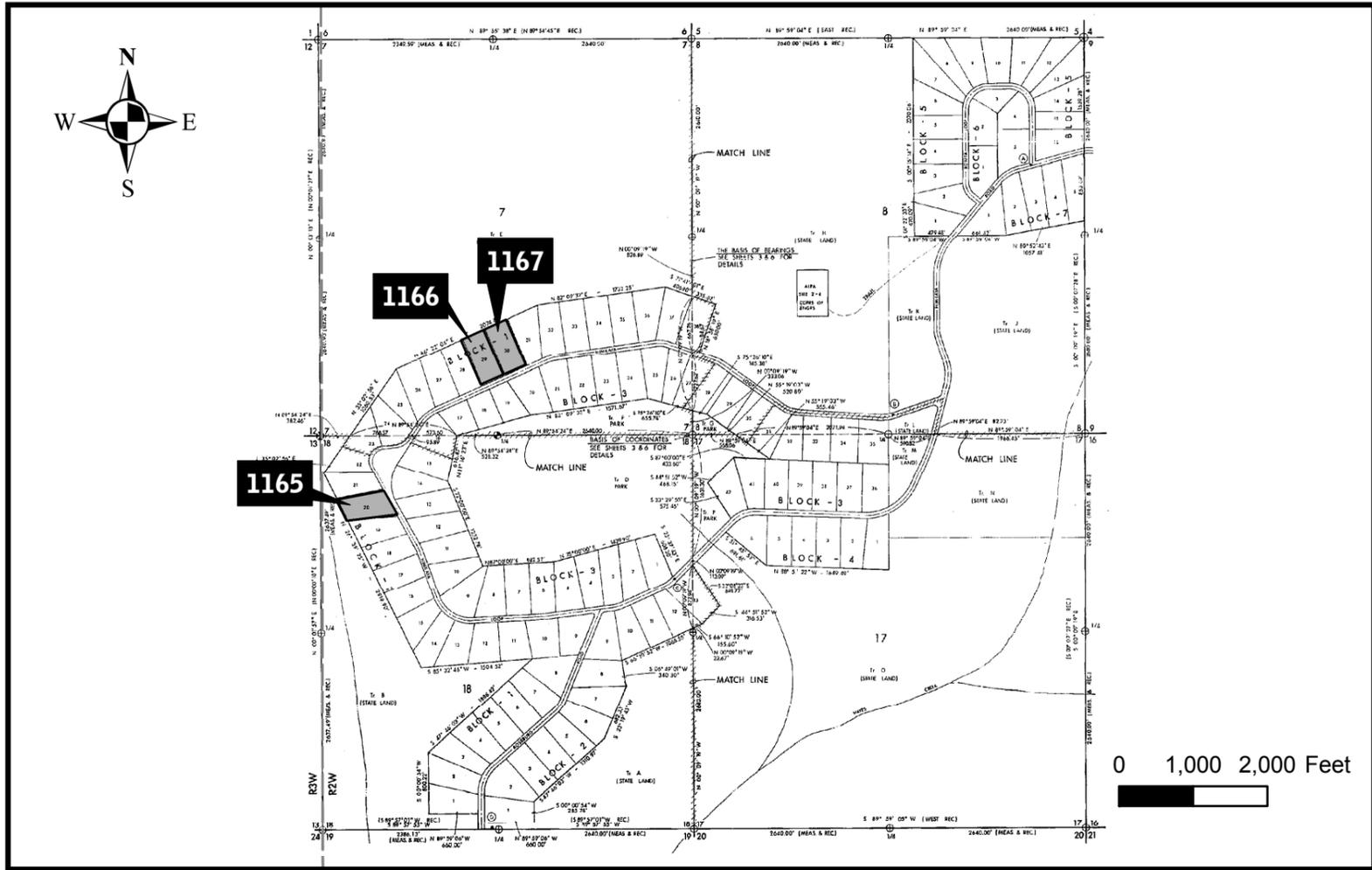
Township 5 South, Range 4 East, Sections 25 & 36
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



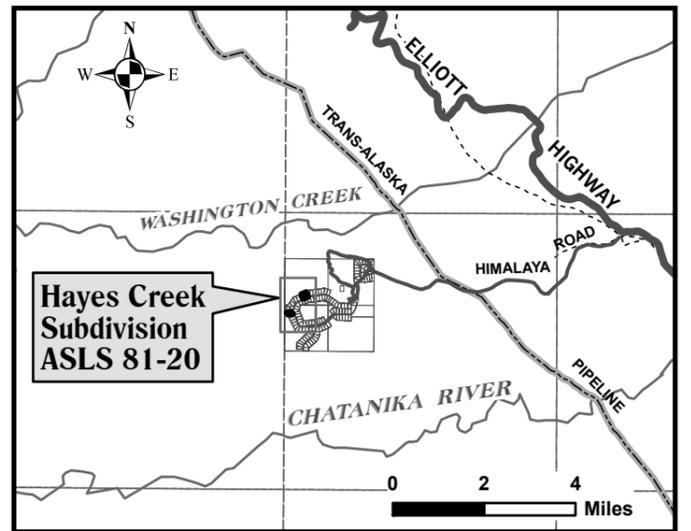
Map 51 - Hayes Creek Subdivision ASLS 81-20

Northern Region



Location	Hayes Creek Subdivision is located approximately 18 miles north of Fairbanks, west of the Elliott Highway.
Topo Map	USGS Quad Livengood 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 for about half a mile then turn west on the trail that runs along the ridgeline. Proceed approximately 3.5 miles to Hayes Creek Subdivision. ATVs or snowmachines may be needed from the pipeline right-of-way to the subdivision. These parcels are along a platted road right-of-way, which may not have been constructed.
Terrain	Gentle southeastern slope, with an elevation range of 800 to 1,700 feet above 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 Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 40 to 72 degrees F. Average annual precipitation is 12 inches.
Water Source	Groundwater 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 81-20. Public right-of-way and utility easement descriptions pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 269 on Pages 985 to 992. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1165	409269	F003N002W18	ASLS 81-20	20	1	5.023	\$5,000
1166	409278	F003N002W07	ASLS 81-20	29	1	5.000	\$5,000
1167	409279	F003N002W07	ASLS 81-20	30	1	5.000	\$5,000



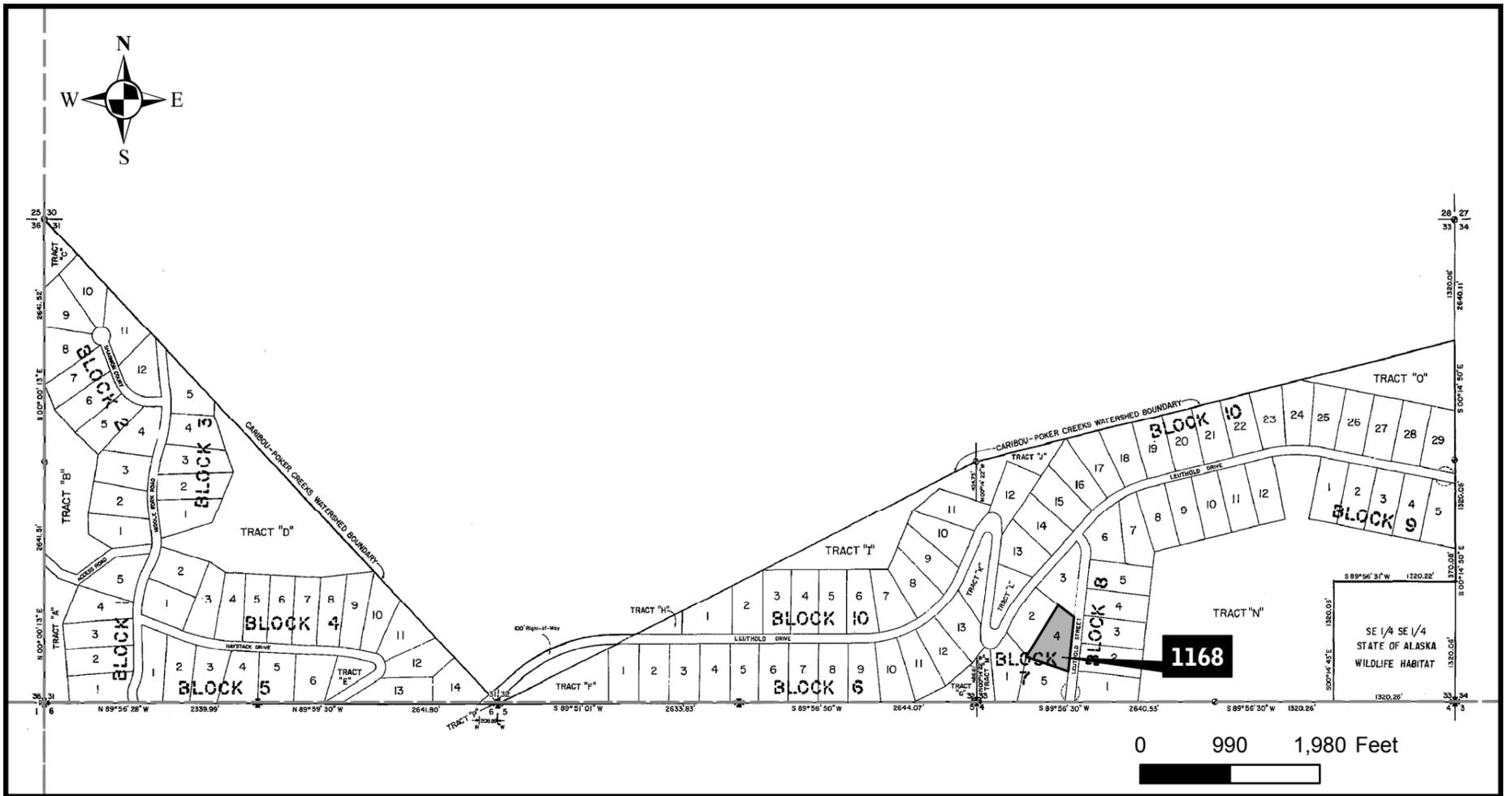
Township 3 North, Range 2 West, Sections 7 & 18
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



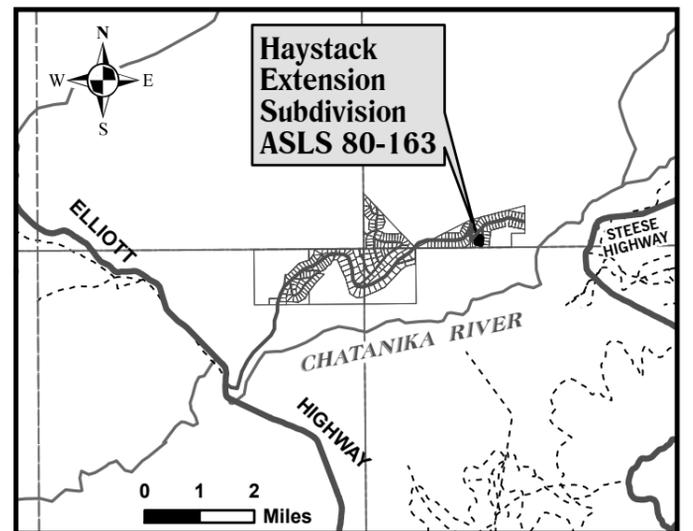
Map 52 - Haystack Extension Subdivision ASLS 80-163

Northern Region



Location	This subdivision is located approximately 20 miles north of Fairbanks, north of the Chatanika River, and about five 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 which leads to the subdivision. The parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	This subdivision is moderately sloped, with an elevation range of 1,000 to 1,500 feet above sea level. The subdivision is located below the summit of Haystack Mountain.
Soils	Soils are characterized by one to nine inch organic mat atop a loess layer typically ranging from 20 to 40 inches, underlain by fractured schist bedrock. Slopes range from 15 to 30 percent. Severe erosion potential exists if the organic mat is removed. Permafrost is not typically found in these soils.
Vegetation	Vegetation consists primarily of mature birch and aspen.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 40 to 72 degrees F. Average annual precipitation is 12 inches.
Water Source	A natural spring with high quality water has been reported on this parcel.
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 (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-163. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	There may be trails within this subdivision that are not located on approved platted rights-of-way. Be sure to avoid use of any trails that may trespass on private property. This subdivision is adjacent to the Caribou-Poker Creek watershed study area (LAS 24052). There are active mining operations in the vicinity of this subdivision.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1168	408405	F004N001E33	ASLS 80-163	4	7	4.980	\$11,500



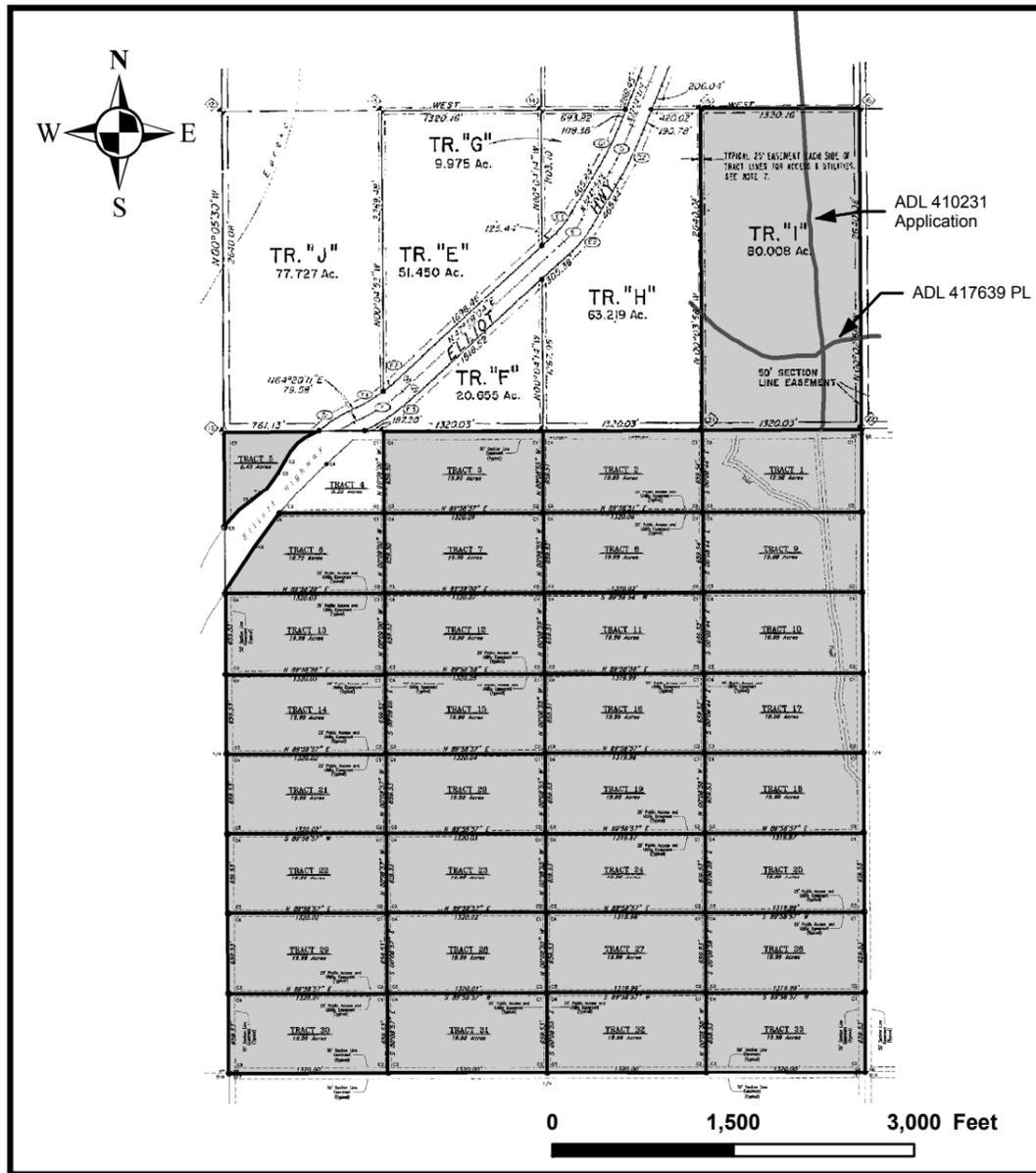
Township 4 North, Range 1 East, Section 33
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



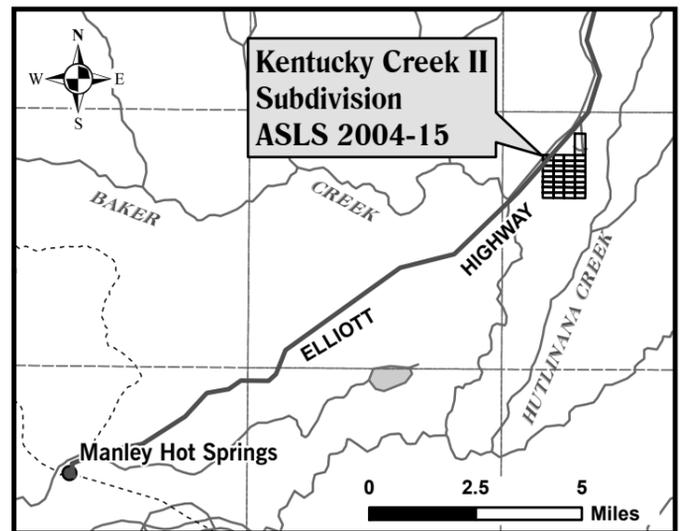
Map 53 - Kentucky Creek II Subdivision ASLS 2004-15, ASCS

Northern Region



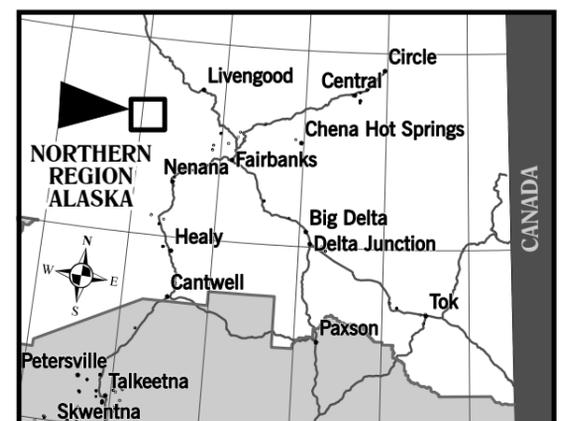
Location	This subdivision is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.
Topo Map	USGS Quad Tanana A-1
Access	Access to this subdivision is by the Elliott Highway. Parcels are subject to a 25 foot public access easement along all interior lot lines to provide access to and within the subdivision. A 60 foot easement application (ADL 410231), provides legal access to and through Tract A-1 and Parcel 1169.
Terrain	The subdivision is generally level, with an elevation range of 425 to 475 feet above sea level.
Soils	Loamy with deep, silty loess and a thick, peaty surface mat. Permafrost is present in some areas.
Vegetation	Mixed forest of black and white spruce, birch, and aspen. Ground vegetation includes sedge tussocks, mosses, and shrubs.
Water Frontage	None
View	Views of the surrounding forest.
Climate	Average winter temperatures range from -21 to -6 degrees F; average summer temperatures range from 49 to 59 degrees F. Average annual precipitation is 15 inches, including 61 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along the Elliott Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-15. Parcel 1169 is subject to two public easement applications (ADL 410231 and ADL 417639).
Municipal Authority	None
Homeowners Association	None
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

Please refer to the detail map and parcel list on the next page.



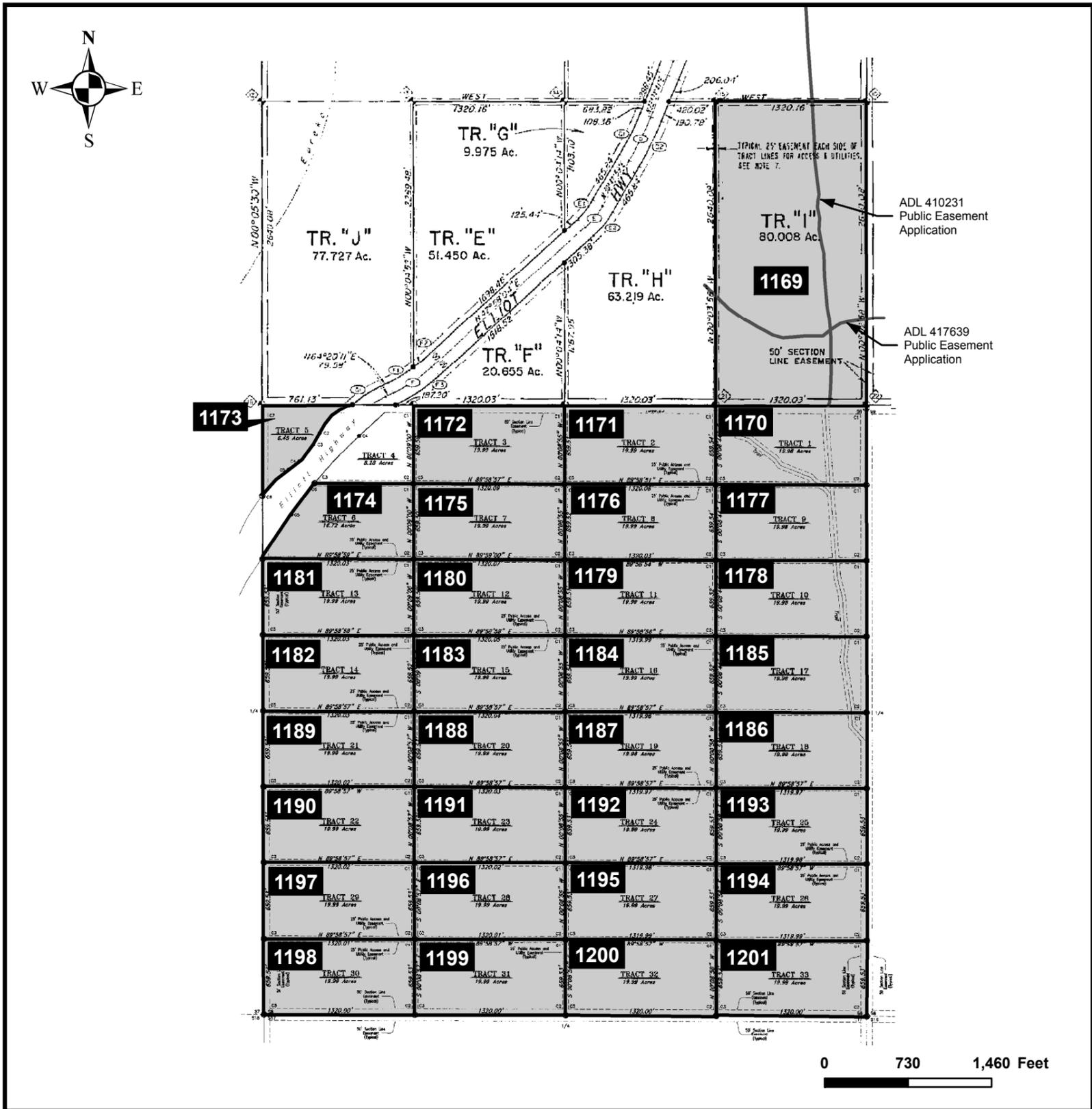
Township 3 North, Range 13 West, Sections 5 & 8
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Map 53 - Kentucky Creek II Subdivision ASLS 2004-15, ASCS

Northern Region

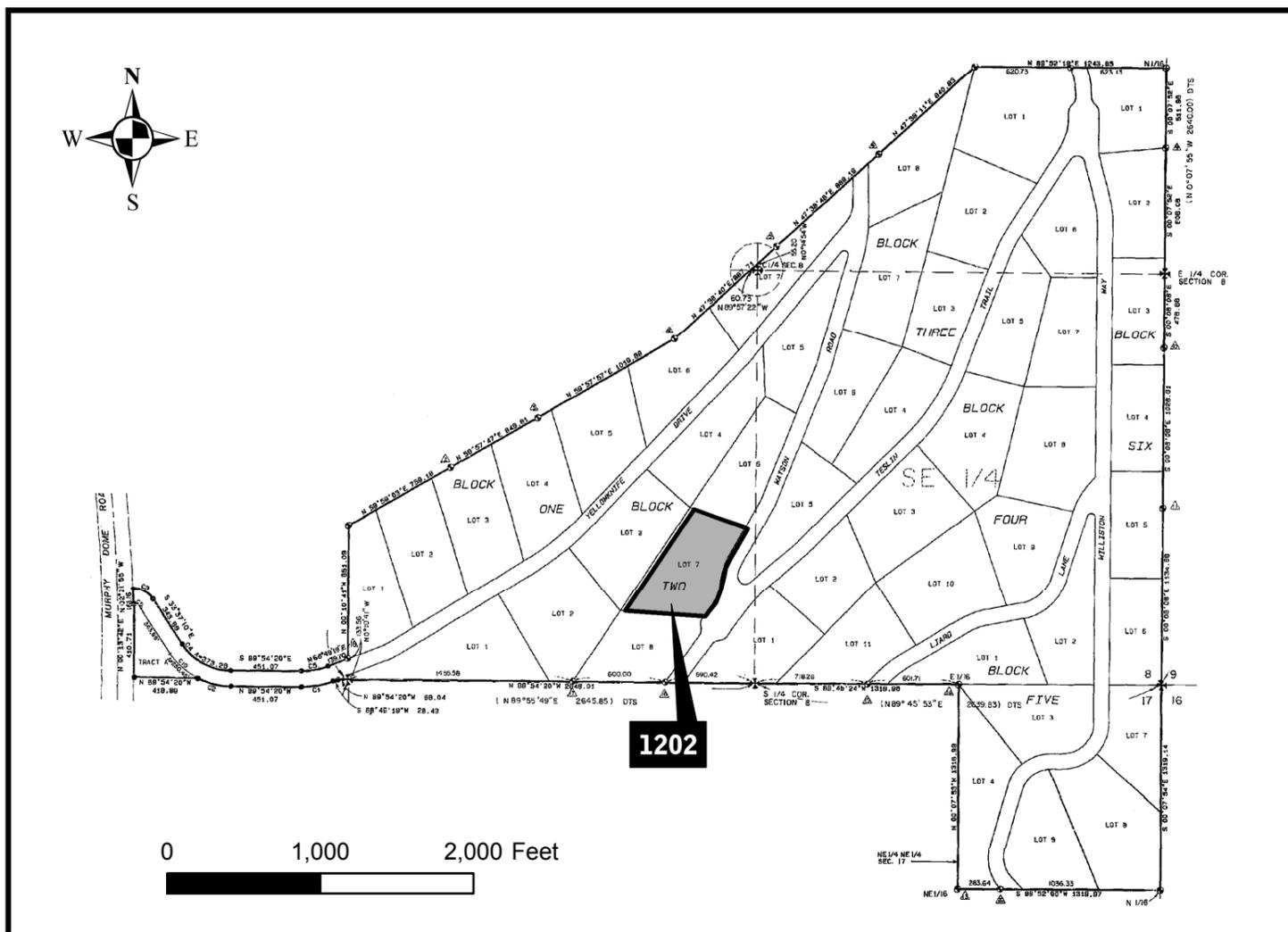


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1169	417528	F003N013W05	ASCS	I	80.008	\$29,100
1170	417529	F003N013W08	ASLS 2004-15	1	19.98	\$10,000
1171	417530	F003N013W08	ASLS 2004-15	2	19.99	\$11,700
1172	417531	F003N013W08	ASLS 2004-15	3	19.99	\$13,000
1173	417533	F003N013W08	ASLS 2004-15	5	6.45	\$9,000
1174	417534	F003N013W08	ASLS 2004-15	6	16.72	\$13,500
1175	417535	F003N013W08	ASLS 2004-15	7	19.99	\$13,000
1176	417536	F003N013W08	ASLS 2004-15	8	19.99	\$11,700
1177	417537	F003N013W08	ASLS 2004-15	9	19.98	\$11,000
1178	417538	F003N013W08	ASLS 2004-15	10	19.98	\$11,000
1179	417539	F003N013W08	ASLS 2004-15	11	19.99	\$11,700
1180	417540	F003N013W08	ASLS 2004-15	12	19.99	\$13,000
1181	417541	F003N013W08	ASLS 2004-15	13	19.99	\$14,300
1182	417542	F003N013W08	ASLS 2004-15	14	19.99	\$13,000
1183	417543	F003N013W08	ASLS 2004-15	15	19.99	\$11,700
1184	417544	F003N013W08	ASLS 2004-15	16	19.99	\$11,700
1185	417545	F003N013W08	ASLS 2004-15	17	19.98	\$11,000

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1186	417546	F003N013W08	ASLS 2004-15	18	19.99	\$11,000
1187	417547	F003N013W08	ASLS 2004-15	19	19.98	\$11,000
1188	417548	F003N013W08	ASLS 2004-15	20	19.99	\$11,700
1189	417549	F003N013W08	ASLS 2004-15	21	19.99	\$11,700
1190	417550	F003N013W08	ASLS 2004-15	22	19.99	\$11,700
1191	417551	F003N013W08	ASLS 2004-15	23	19.99	\$11,7000
1192	417552	F003N013W08	ASLS 2004-15	24	19.99	\$11,000
1193	417553	F003N013W08	ASLS 2004-15	25	19.99	\$10,400
1194	417554	F003N013W08	ASLS 2004-15	26	19.99	\$10,400
1195	417555	F003N013W08	ASLS 2004-15	27	19.99	\$11,000
1196	417556	F003N013W08	ASLS 2004-15	28	19.99	\$11,000
1197	417557	F003N013W08	ASLS 2004-15	29	19.99	\$11,000
1198	417558	F003N013W08	ASLS 2004-15	30	19.99	\$11,000
1199	417559	F003N013W08	ASLS 2004-15	31	19.99	\$11,000
1200	417560	F003N013W08	ASLS 2004-15	32	19.99	\$10,400
1201	417561	F003N013W08	ASLS 2004-15	33	19.99	\$10,400

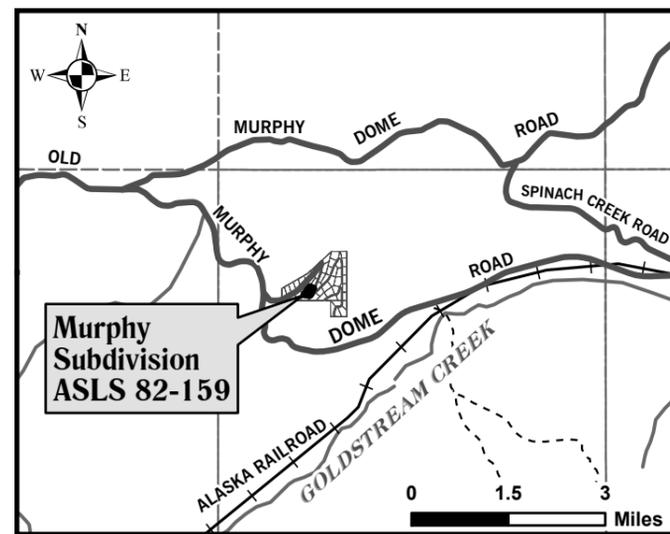
Map 54 - Murphy Subdivision ASLS 82-159

Northern Region



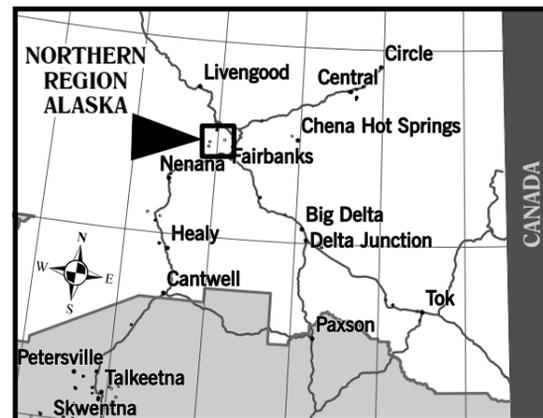
Location	This subdivision is located 19 miles northwest of Fairbanks, north of Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access is via Sheep Creek Road or Goldstream Road to Murphy Dome Road. Access to the subdivision is from mile 10 of Murphy Dome Road, turning east onto Yellowknife Drive. Access during certain times of the year may require a four-wheel drive vehicle.
Terrain	The terrain in this area contains moderate to steep slopes, with an elevation range of 600 to 1,600 feet above sea level.
Soils	Area soils consist mainly of Fairbanks, Steese and Gilmore silt loams.
Vegetation	Vegetation in the area consists of a hardwoods/spruce mix .
Water Frontage	None
View	Views of the Spinach Creek valley.
Climate	Average winter temperatures range from -66 to 50 degrees F; average summer temperatures range from 30 to 99 degrees F. Average annual precipitation is 10 inches, including 68 inches of snow.
Water Source	Water source and quality are unknown. Wells are expected to be deep.
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 (ADEC). ADEC has approved this subdivision for on-lot sewage disposal systems.
Utilities	Electricity is available along Williston Way, within this subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-159. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	The subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	A 1.5 story log cabin is located on this parcel. The improvements have an appraised value of \$18,200 and the land has an appraised value of \$10,500 for a total appraised value of \$28,700. In addition to submitting a minimum five percent (5%) bid deposit for this parcel, upon notification, the successful high bidder will be required to submit \$18,200 in full for the appraised value of the improvements. This payment may only be in the form of cashier's check, certified check, or money order made out to the Department of Natural Resources, or by Visa or MasterCard information and authorization for payment. Contact AJ Wait at (907) 451-3011 for further information.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1202	410369	F001N003W08	ASLS 82-159	7	2	7.084	\$28,700



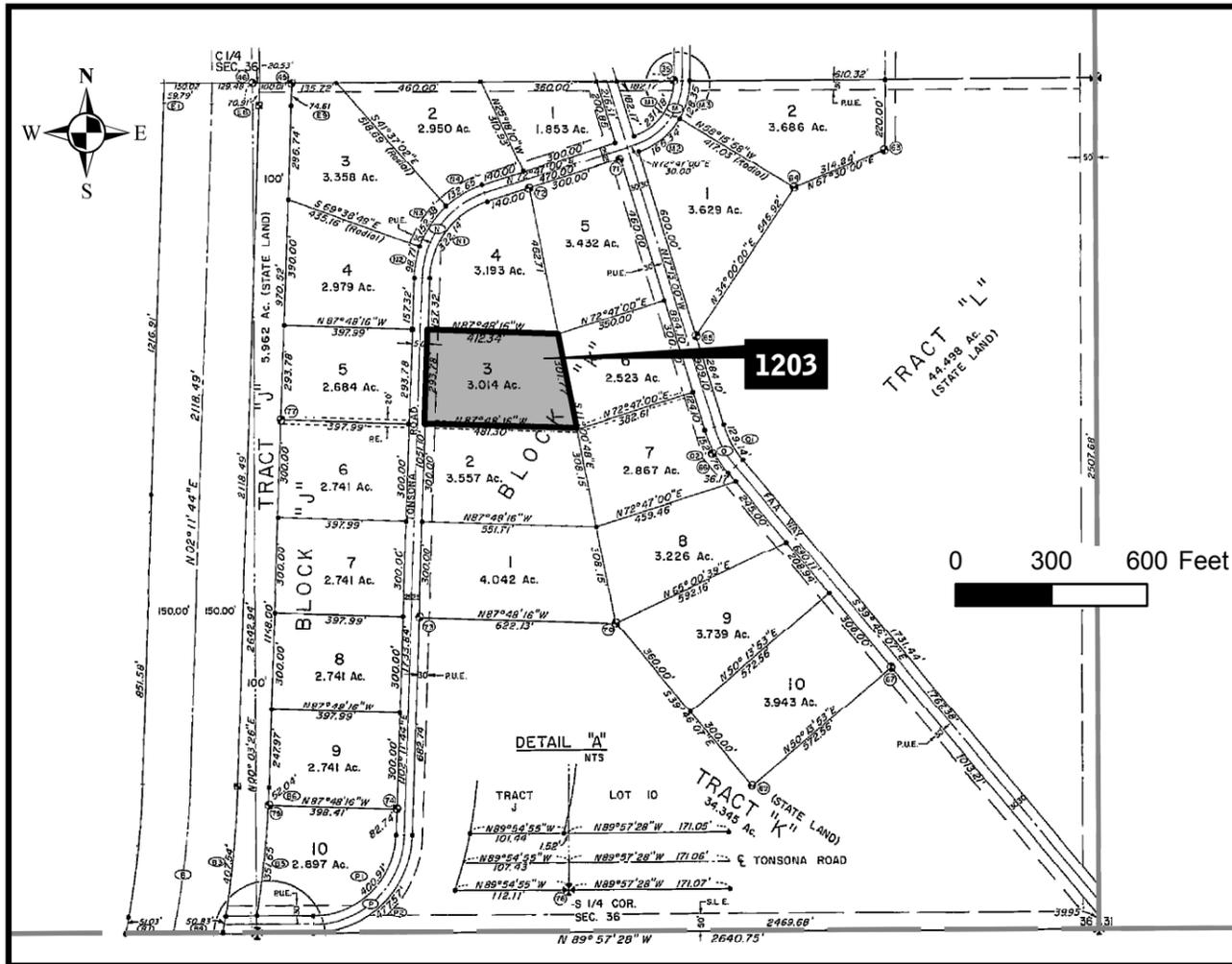
Township 1 North, Range 3 West, Section 8
Fairbanks Meridian, Alaska

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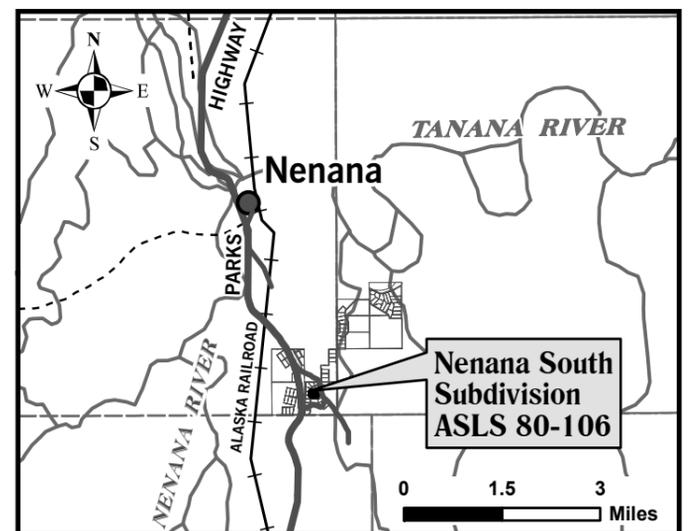
Map 55 - Nenana South Subdivision ASLS 80-106

Northern Region



Location	This subdivision is located three miles south of Nenana, at approximately mile 300 of the Parks Highway.
Topo Map	USGS Quad Fairbanks C-5
Access	Access is by the Parks Highway, then east on FAA Way. The parcel is along a platted road right-of-way off of FAA Way, which may not have been constructed.
Terrain	Terrain is flat and low, with an elevation of 350 feet above sea level.
Soils	Area soils contain 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 Frontage	None
View	Unknown
Climate	Average winter temperatures range from -30 to 15 degrees F; average summer temperatures range from 60 to 75 degrees F. Average annual precipitation is 11 inches, including 49 inches of snow.
Water Source	A well was constructed on this parcel in 2002, and water rights for this well are recorded in the Nenana Recording District as document number 2002-202. The condition and water quality of this well 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along FAA Way. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-106. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the City of Nenana, a home rule city, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Nenana Recording District in Book 26 on Page 306.
Fire Management	This parcel is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	A small unheated storage building, outhouse and small shed are on this parcel. Any cleanup or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1203	406781	F004S008W36	ASLS 80-106	3	K	3.014	\$9,100



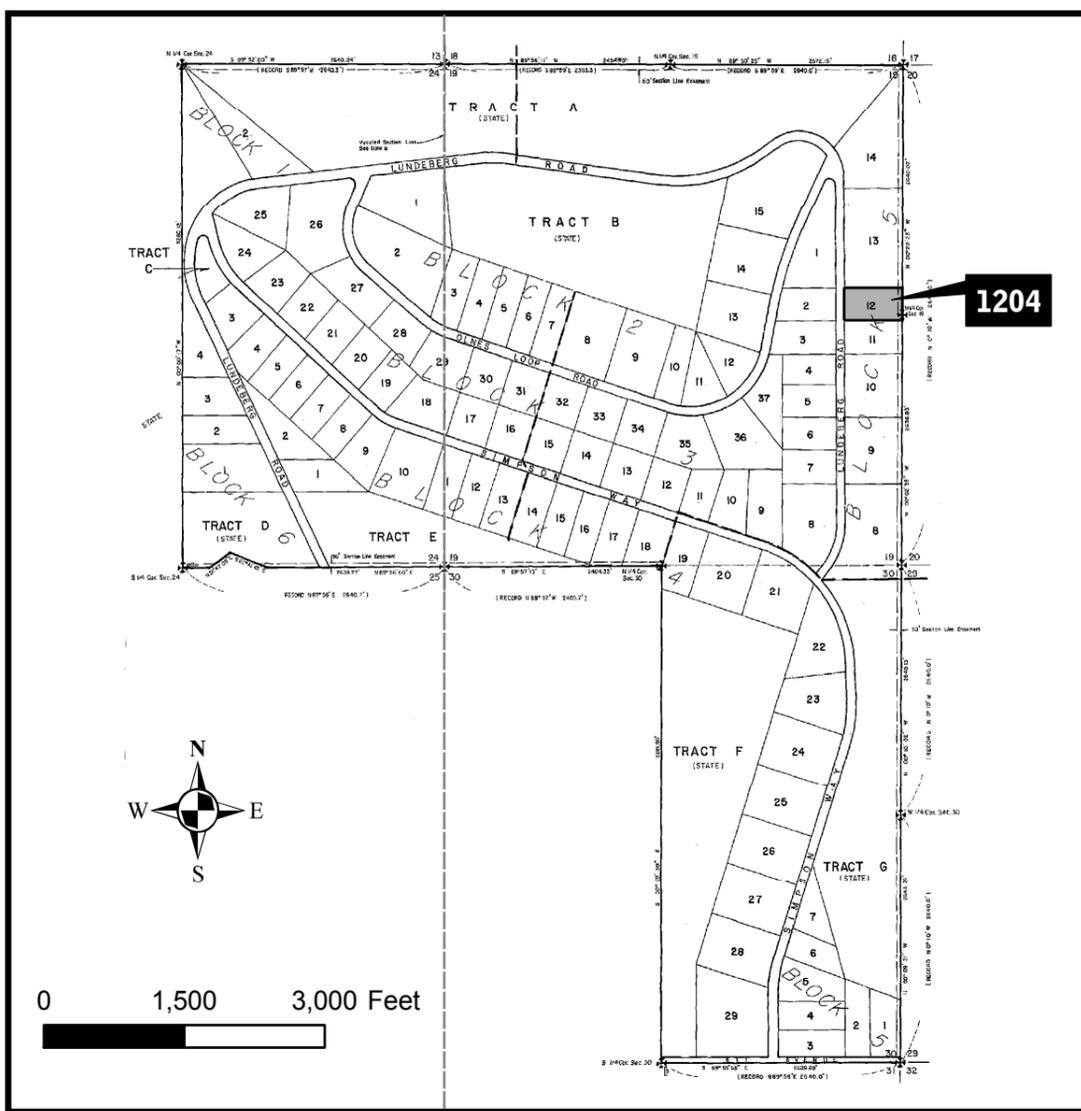
Township 4 South, Range 8 West, Section 36
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



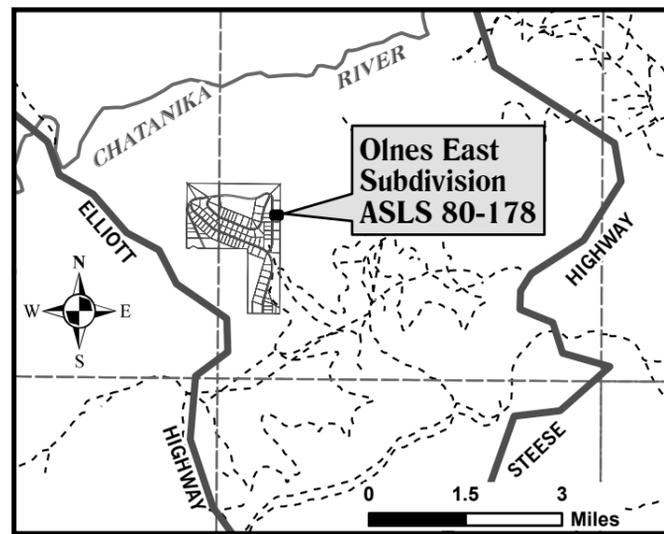
Map 56 - Olnes East Subdivision ASLS 80-178

Northern Region



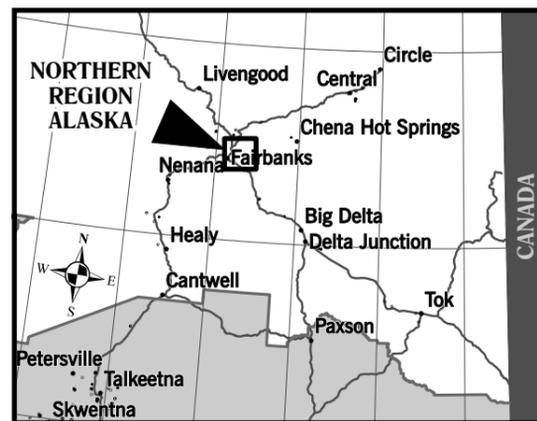
Location	This subdivision is located approximately 18.5 miles north of Fairbanks, off the Old Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to this subdivision is by the Elliott Highway and the Old Elliott Highway. The parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	This area consists of moderately sloped parcels, with an elevation range of 900 to 1,500 feet above sea level.
Soils	There may be localized areas of permafrost within this subdivision.
Vegetation	Primarily aspen and birch, with sparse stands of white spruce in steeper areas and black spruce at lower elevations.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 40 to 72 degrees F. Average annual precipitation is 12 inches.
Water Source	Water source and quality 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 (ADEC).
Utilities	Electricity is available within this subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 80-178. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	There are active mining operations in the vicinity of this subdivision.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1204	407285	F003N001E19	ASLS 80-178	12	5	4.977	\$7,000



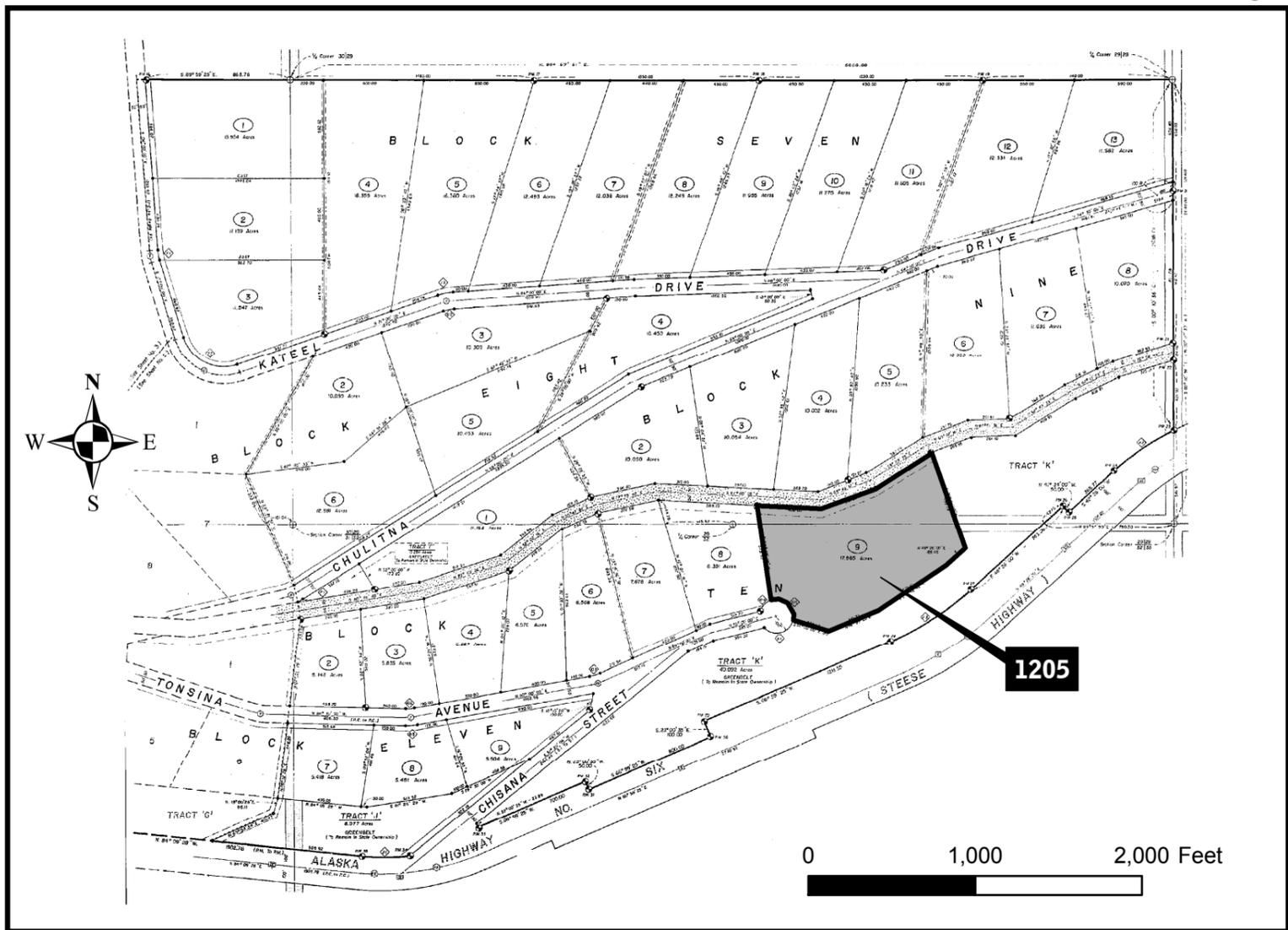
Township 3 North, Range 1 East, Section 19
Fairbanks Meridian, Alaska

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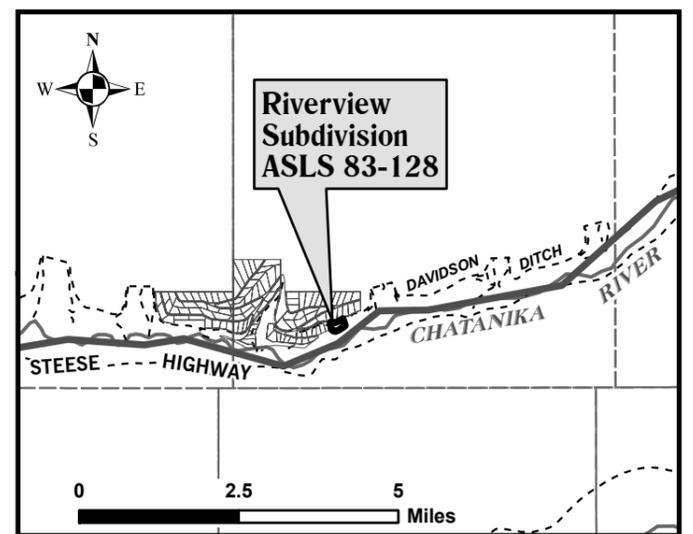
Map 57 - Riverview Subdivision ASLS 83-128

Northern Region



Location	Riverview Subdivision is located approximately 48 miles northeast of Fairbanks, along the Steese Highway.
Topo Map	USGS Quad Circle A-6
Access	Access to the subdivision is by the Steese Highway, then north on Chisana Street, which has been partially constructed. A private driveway has been constructed to the west of Chisana Street.
Terrain	Terrain of the subdivision consists of moderate to steep, south facing slopes, with an elevation range of 1,125 to 2,425 feet above sea level.
Soils	Soils in the area are typical of their Gilmore silt loam classification.
Vegetation	Vegetation primarily consists of birch, white spruce and some aspen.
Water Frontage	None
View	Possible view of the Chatanika River valley.
Climate	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 53 inches of snow.
Water Source	Water source and quality 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 (ADEC). ADEC has approved this subdivision for on-site wastewater disposal systems.
Utilities	Electricity is available along the Steese Highway and within portions of this subdivision. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 83-128. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	None
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	The Davidson Ditch bisects Riverview Subdivision. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, use of an ATV, snow machining) is allowed; any other use or disturbance will require a permit from DNR. 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. See the brochure narrative for more information on RS 2477 laws.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1205	411216	F005N004E29,32	ASLS 83-128	9	10	17.965	\$13,000



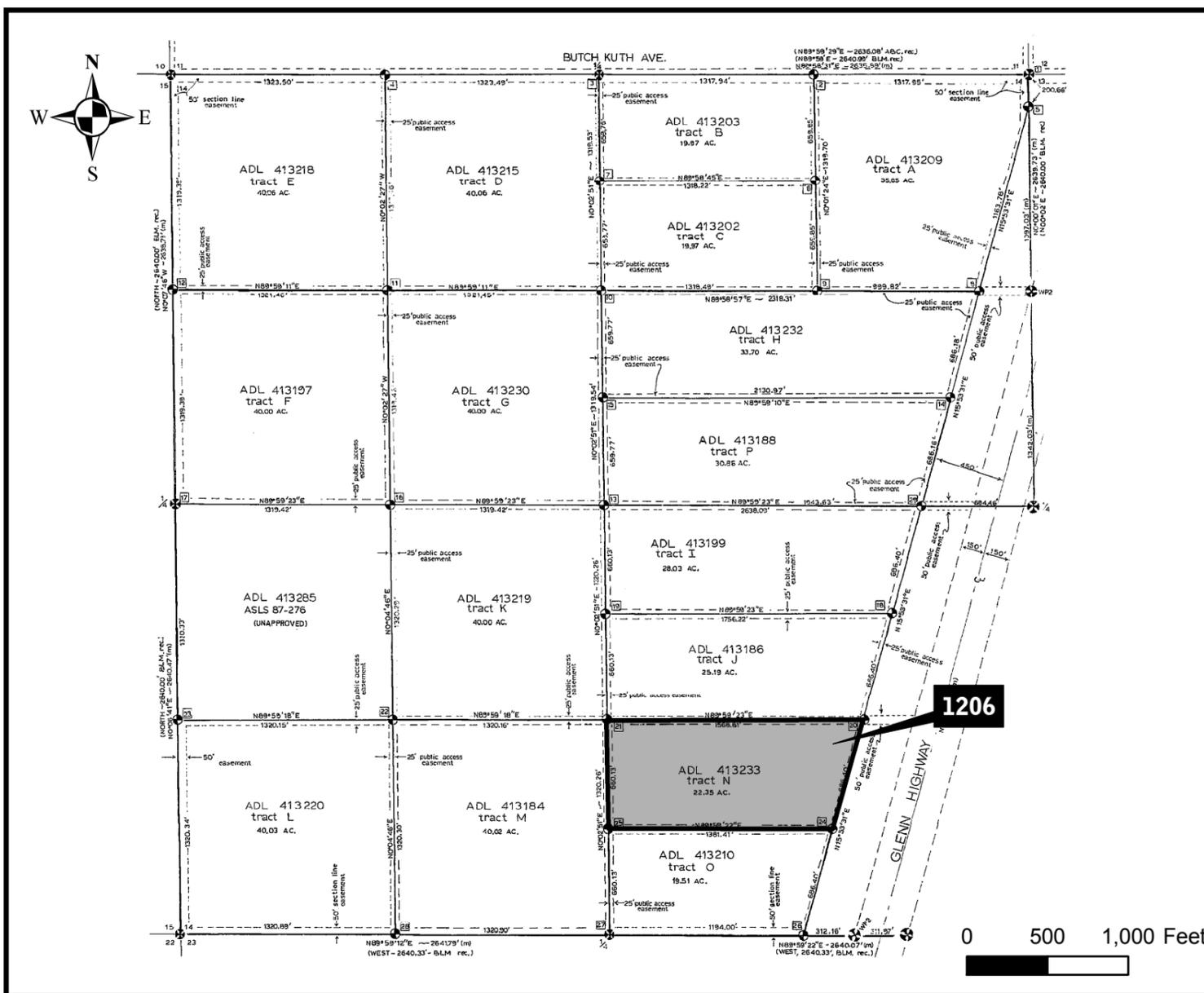
Township 5 North, Range 4 East, Sections 29 & 32
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



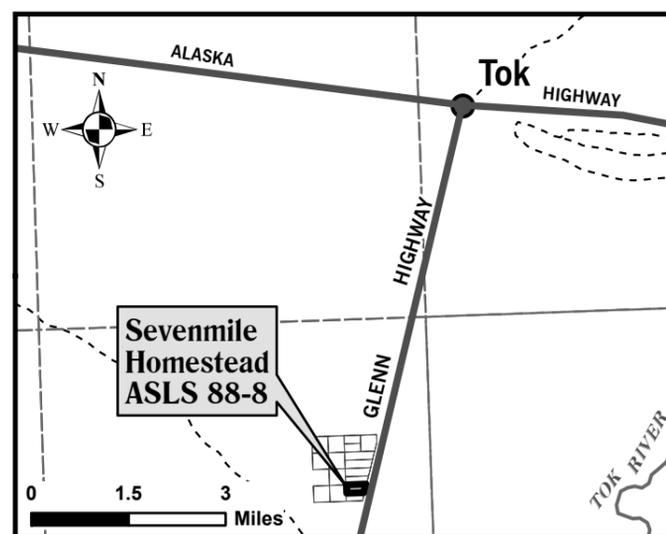
Map 58 - Sevenmile Homestead ASLS 88-8

Northern Region



Location	The Sevenmile Homestead area is located on the Glenn Highway, approximately six miles south of Tok.
Topo Map	USGS Quads Tanacross A-5 and B-5
Access	Access is by the Glenn Highway, then west on a 50 foot public access easement to the parcel.
Terrain	Terrain is generally flat, with an elevation of 1,700 feet above sea level.
Soils	Unknown
Vegetation	The area is predominantly dense aspen with scattered spruce.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.
Water Source	Groundwater is estimated to be at a depth of 125 feet. 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 88-8.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1206	413233	C017N012E14	ASLS 88-8	N	22.35	\$27,000



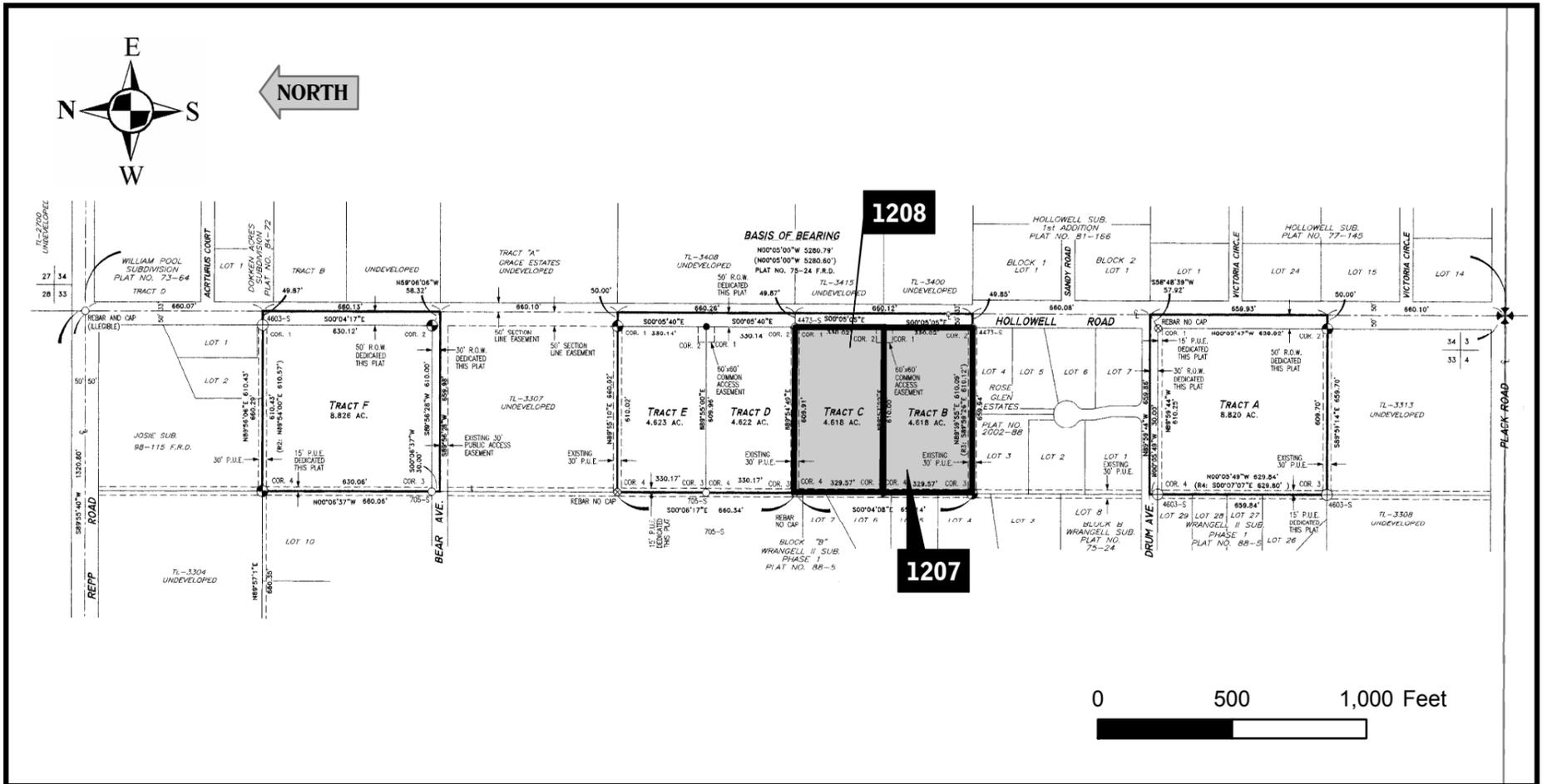
Township 17 North, Range 12 East, Section 14
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



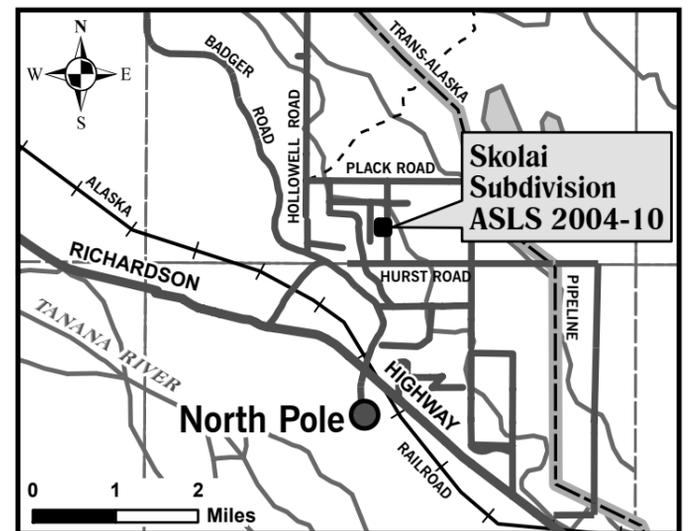
Map 59 - Skolai Subdivision ASLS 2004-10

Northern Region



Location	These parcels are located approximately 2.5 miles north of North Pole, on the west side of Hollowell Road, a half mile north of Drum Avenue and adjacent to Rose Glen Estates Phase I.
Topo Map	USGS Quad Fairbanks D-1
Access	Access to these parcels is via Hollowell Road and then platted easements. Hollowell is a paved road which connects with Repp Road to the north and Plack Road to the south.
Terrain	The subdivision is generally level, with an elevation of 145 feet above sea level, and is located approximately a half mile east of Chena Slough.
Soils	Salchacket series, very fine sandy loam over gravel.
Vegetation	Portions of these parcels nearest Hollowell Road have been cleared and now are now covered by grass. The western portions of parcels are vegetated with a mixed forest of black and white spruce, birch, and aspen.
Water Frontage	None.
View	Surrounding forest and nearby subdivision residences.
Climate	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
Water Source	Groundwater quality and depth for these parcels 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity and telephone service are available along Hollowell Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-10. Preliminary wetlands determinations by the Army Corps of Engineers indicate that these parcels are not likely to contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. These parcels are currently zoned 'General Use'.
Homeowners Association	None
Fire Management	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1207	57685	F001S002E33	ASLS 2004-10	B	4.618	\$34,600
1208	417200	F001S002E33	ASLS 2004-10	C	4.618	\$34,600



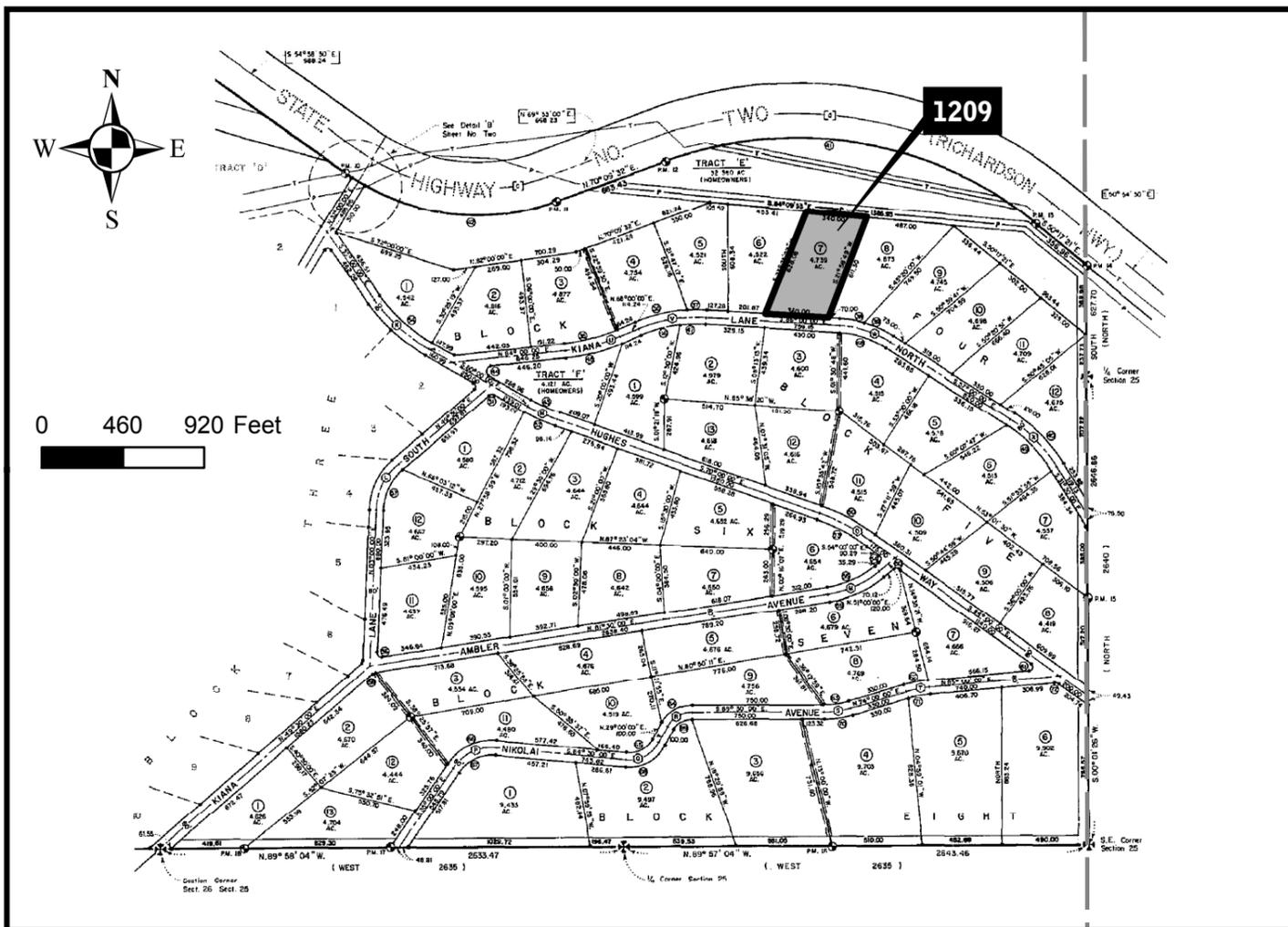
Township 1 North, Range 2 East, Section 33
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



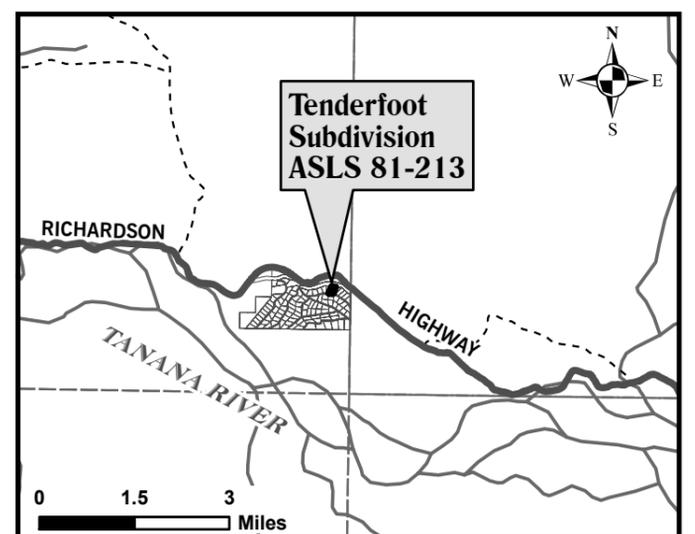
Map 60 - Tenderfoot Subdivision ASLS 81-213

Northern Region



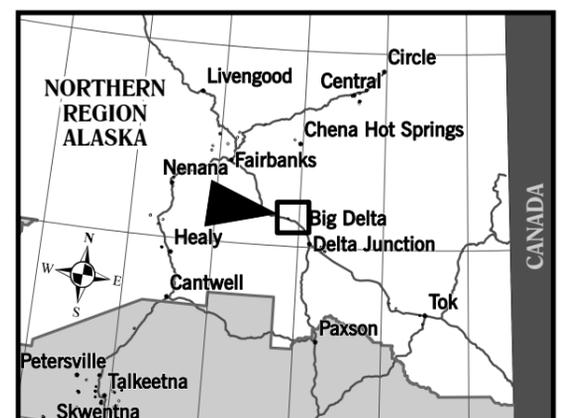
Location	Located south of mile 294 of the Richardson Highway, approximately two miles southeast of the Richardson Roadhouse.
Topo Map	USGS Quad Big Delta B-5
Access	Access to this subdivision is at approximately mile 294 of the Richardson Highway. The Old Richardson Highway enters into the subdivision. Access may require a four-wheel drive vehicle. This parcel is along a platted road right-of-way, which may not have been constructed
Terrain	Topography within the subdivision consists of moderate to steep slopes with a southwesterly aspect, with an elevation range of 950 to 1,555 feet above sea level.
Soils	Soils are mostly well drained, gravelly silt loam with areas of discontinuous permafrost.
Vegetation	This area is primarily vegetated with white spruce, birch, and aspen.
Water Frontage	None
View	Views of surrounding forest.
Climate	Average winter temperatures range from -15 to 28 degrees F; average summer temperatures range from 38 to 73 degrees F. Average annual precipitation is 13 inches, including 54 inches of snow.
Water Source	Water source and quality 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 (ADEC). ADEC has approved this subdivision for on-lot sewage disposal systems.
Utilities	Electricity is available along the Richardson Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 81-213. This parcel is also subject to a 60 foot easement for a public utility electric distribution line (ADL 1794) and a federal utility right-of-way (F026132). This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 275 on Page 73.
Fire Management	These parcels are in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	These parcels are in proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard, visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm .

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1209	409716	F007S007E25	ASLS 81-213	7	4	4.739	\$12,800



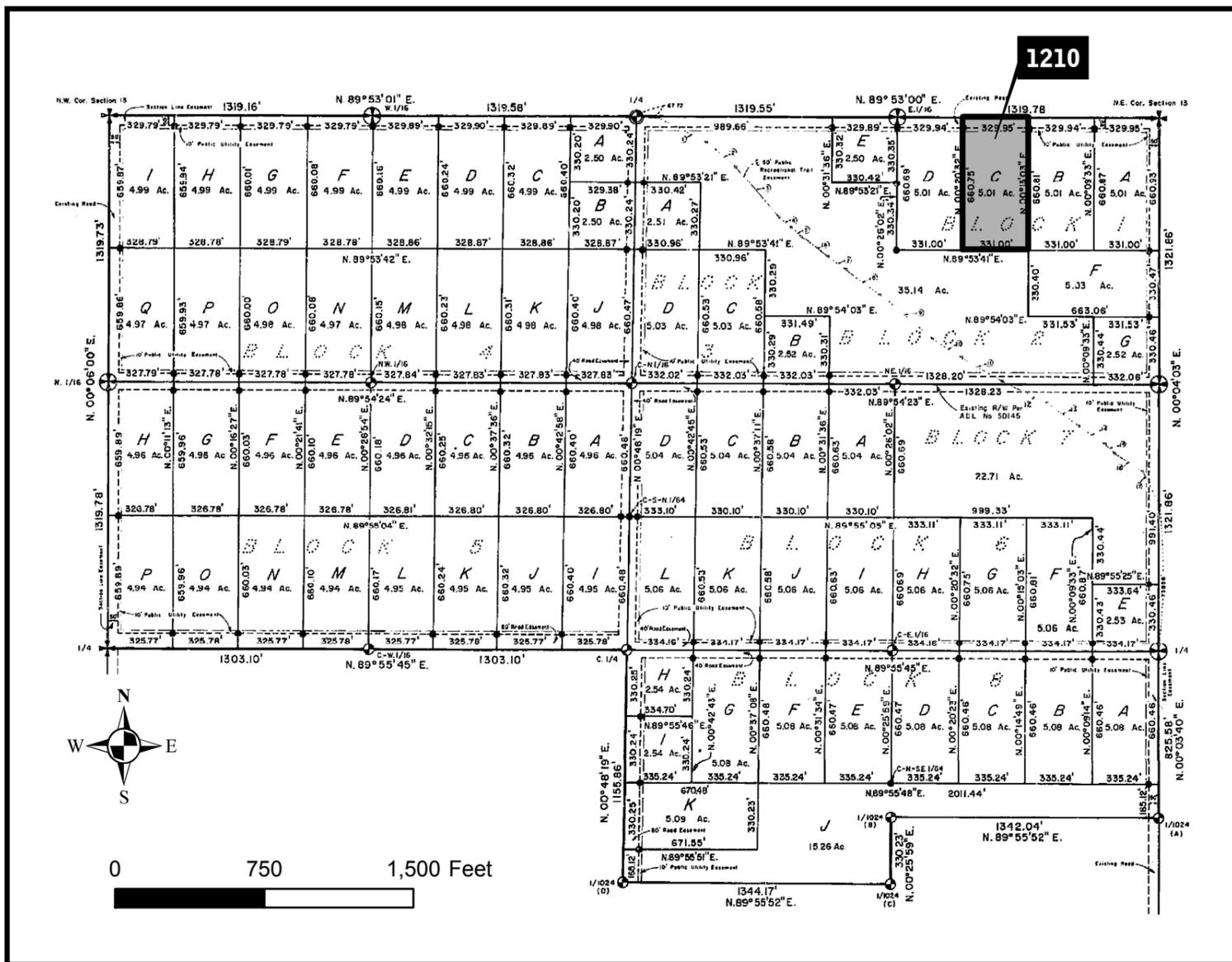
Township 7 South, Range 7 East, Section 25
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



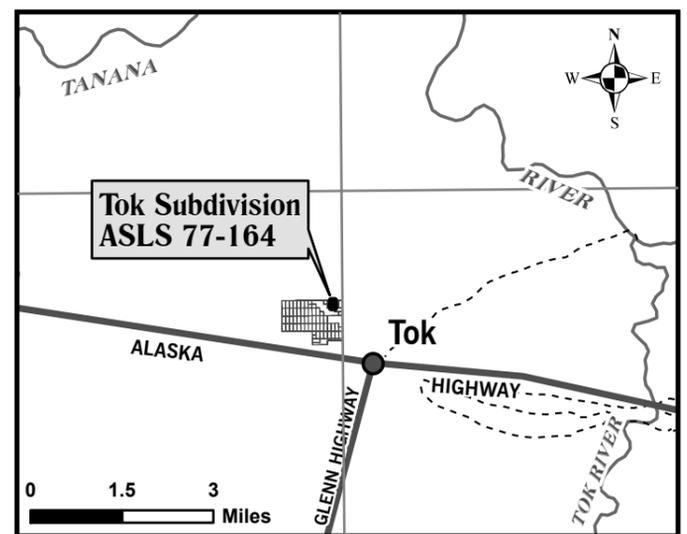
Map 61 - Tok Subdivision ASLS 77-164

Northern Region



Location	This subdivision is located approximately one mile northeast of Tok, north of the Alaska Highway.
Topo Map	USGS Quad Tanacross B-5
Access	Access to this parcel is gained by turning north from the Alaska Highway onto Moose Horn Road, then by turning west on Red Fox Road within the north section line easement of section 13.
Terrain	This area is flat, with an elevation of 1,625 feet above sea level.
Soils	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common in this area, with black spruce in drainages.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. 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	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 (ADEC).
Utilities	Electricity is available along the Alaska Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 77-164.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This parcel is in proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm .

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1210	400333	C018N012E13	ASLS 77-164	C	1	5.010	\$11,000



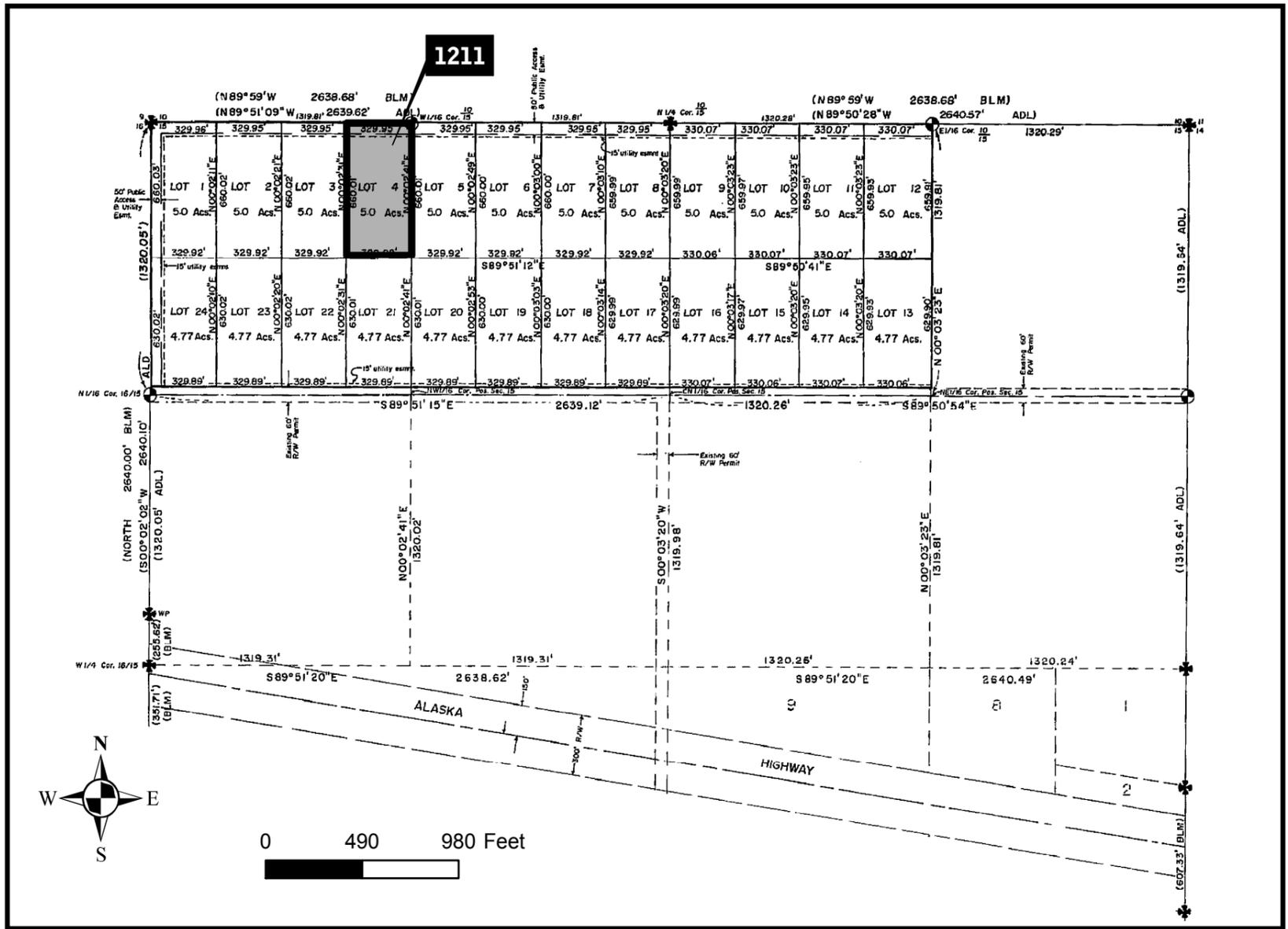
Township 18 North, Range 12 East, Section 13
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



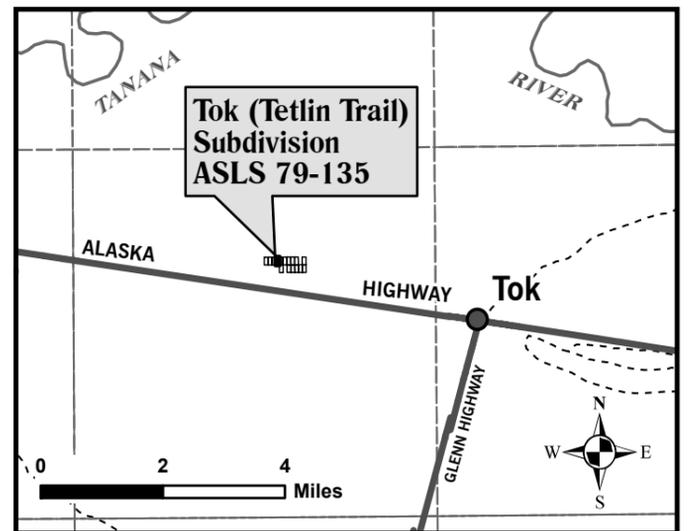
Map 62 - Tok (Tetlin Trail) Subdivision ASLS 79-135

Northern Region



Location	This subdivision is located three miles from Tok, north of the Alaska Highway.
Topo Map	USGS Tanacross B-5
Access	Access to this parcel is gained by turning north from the Alaska Highway onto local roads, platted rights-of-way and section line easements.
Terrain	This area is flat, with an elevation of 1,625 feet above sea level.
Soils	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common in this area, with black spruce in drainages.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. 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	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 (ADEC).
Utilities	Electricity is available along the Alaska Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-135.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This parcel is in proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm .

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1211	405875	C018N012E15	ASLS 79-135	4	5.0	\$10,000



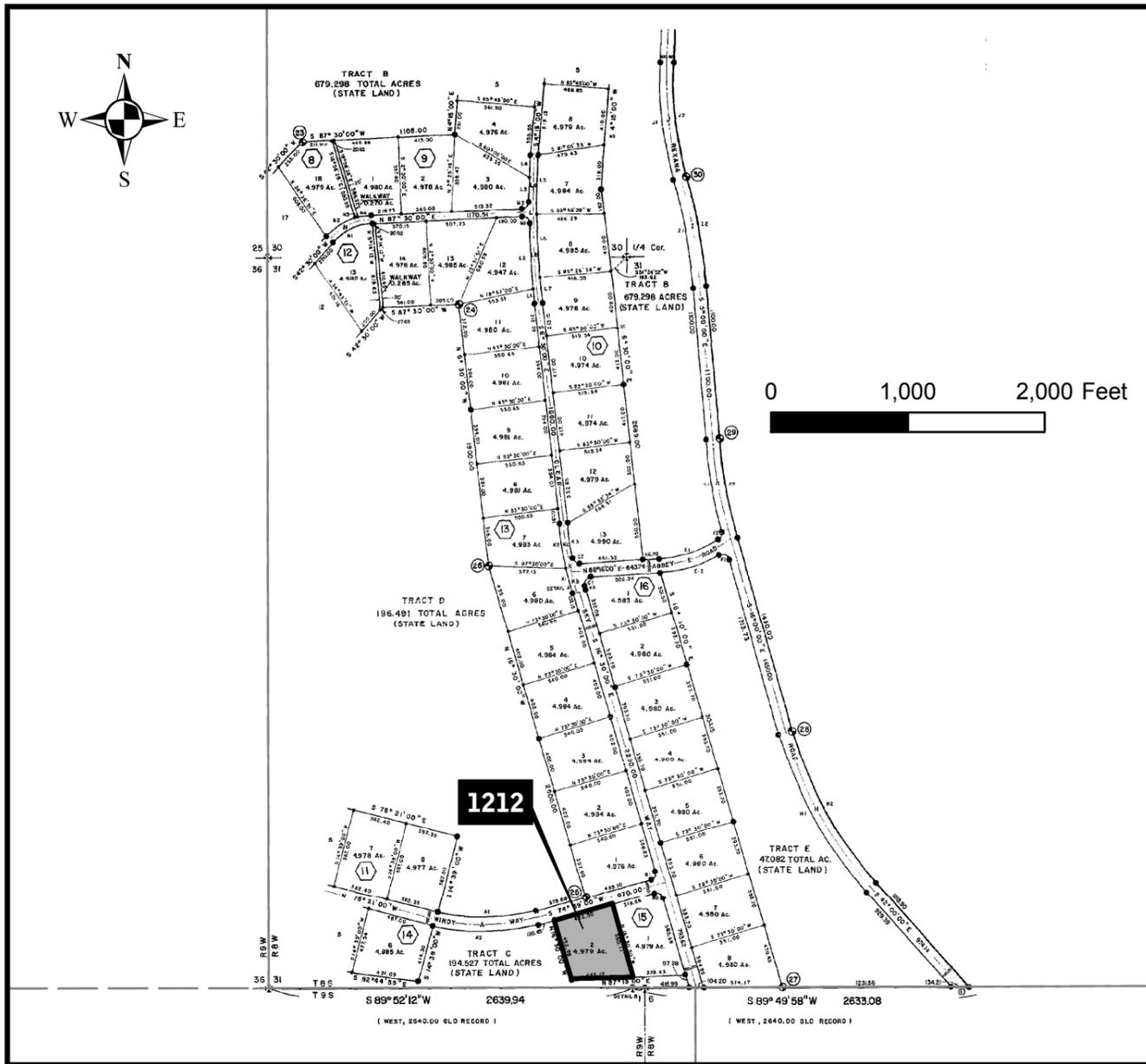
Township 18 North, Range 12 East, Section 15
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



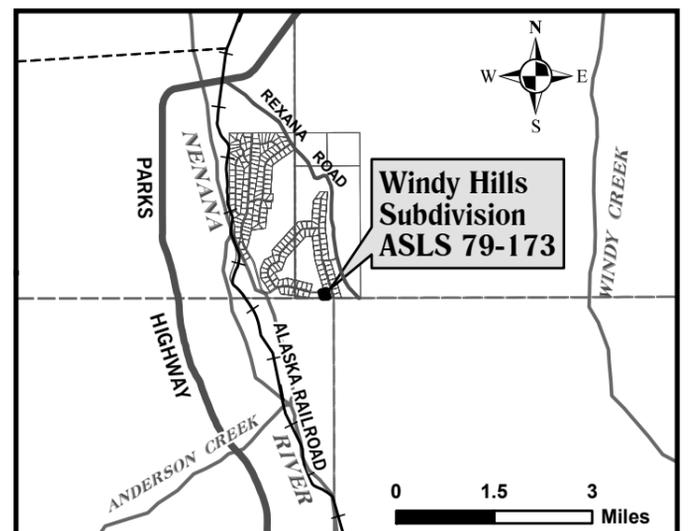
Map 63 - Windy Hills Subdivision ASLS 79-173

Northern Region



Location	This subdivision is located 12 miles south of Anderson, east of the Nenana River.
Topo Map	USGS Quad Fairbanks A-5
Access	At the Parks Highway mile 276.5, just north of the Nenana River Rex Bridge, turn southeast on Rexana Road. The parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	The are is generally flat to gently sloping with an elevation of 1,200 feet above sea level.
Soils	Predominantly gravelly sands, with traces of clay and silts. There are areas of discontinuous permafrost.
Vegetation	Mostly black spruce and alder, with occasional white spruce.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to -2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 13 inches, including 49 inches of snow.
Water Source	Water source and quality 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and restrictions of record, see ASLS 79-173. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	This parcel is located within the boundary of the Denali Borough, a home rule borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Fire Management	This parcel is in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1212	406218	F008S008W31	ASLS 79-173	2	15	4.979	\$4,000



Township 8 South, Range 8 West, Section 31
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



Over-The-Counter Parcels Available

The Department of Natural Resources currently has over 1,600 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at www.dnr.state.ak.us/mlw/landsale/otc.

How to Submit an Over-The-Counter Application On-line

To apply for a parcel on-line, go to www.dnr.state.ak.us/landsale and follow the appropriate link. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information and a link for purchasing the parcel on-line are available on the individual parcel pages. The on-line application process will ask for a MasterCard or Visa credit card authorization.

How to Submit an Over-The-Counter Application by Mail or in Person

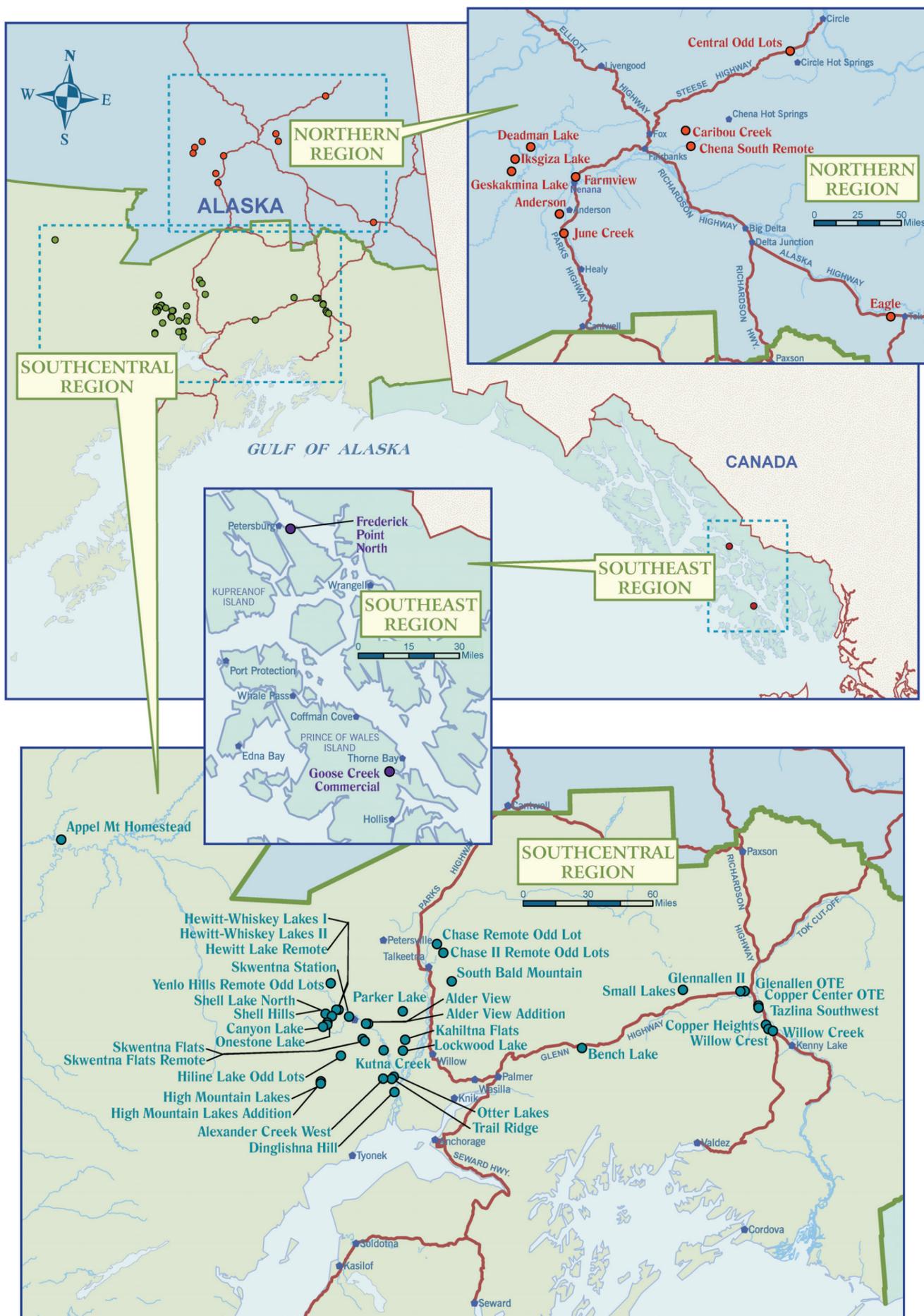
A complete Over-The-Counter application package (for mailing or hand delivery) includes the following items:

- ◆ A completed Over-The-Counter application form.
- ◆ A completed Declaration of Intent form

- ◆ A non-refundable \$100.00 document handling fee.
- ◆ A down payment.
 - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). **DO NOT ROUND DOWN!**
 - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
 - **VETERANS PLEASE NOTE:** If you will be applying for the Veterans Land Discount (AS 38.05.940), **DO NOT** subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price.

If you will be applying for a Veterans Land Discount, also include the following items:

- ◆ A completed Veteran Eligibility Affidavit.
- ◆ 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.
- ◆ A completed Waiver of Veterans Discount form, if there is more than one applicant.
- ◆ Proof of Alaska residency.



STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER
SPRING 2006 ALASKA STATE LAND AUCTION #444 - AUCTION BID FORM

Please read all the information in the Spring 2006 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: _____ Alternate Number: _____

Bidders for state land parcels must be Alaska residents for at least one year immediately preceding the date of the auction (**June 7, 2006**) and must be 18 years of age or older 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, but they are eligible to apply for state parcels in the Over-the-Counter Sale.

I hereby submit a bid to purchase Parcel #

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

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

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

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided 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 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:

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

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

Check one: VISA Mastercard Credit Card Number: - - -

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

Billing Address (optional): _____

Verification Code (optional; last 3 digits in signature block, on back of card): _____

(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: _____ Phone Number: _____



DNR APPRECIATES YOUR FEEDBACK!

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?
Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___
Other _____
2. What land sale programs are you interested in?
Sealed-Bid Auction ___ Over-the-Counter ___ Remote 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, 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/Snowmachine ___ 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 ___
7. If road access was 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 ___
8. In your opinion, do you feel the state is offering reasonably priced land?
Yes ___ No ___
9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
Yes ___ No ___
Comments _____
10. If yes, in your opinion was it user-friendly? _____
Yes ___ No ___
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
Yes ___ No ___
12. Are the brochures easy to read and understand?
Yes ___ No ___
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
Yes ___ No ___
14. What time of the year would you like to see state land sales held?
Nov – Feb ___ Mar – June ___ July – Oct ___

Additional comments:

Remote Recreational Cabin Sites Program

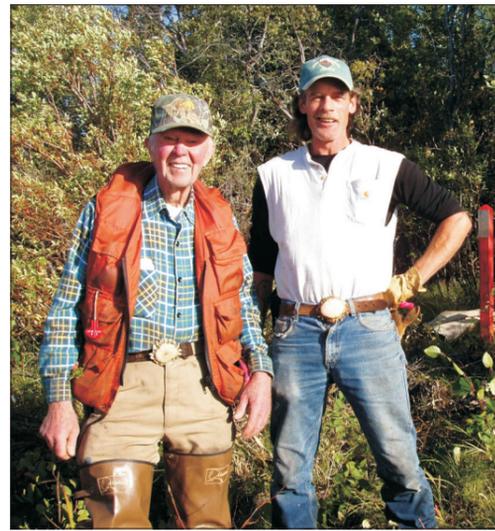
The Remote Recreational Cabin Sites program offers state residents a uniquely Alaskan experience — to pick out their own piece of state land within large remote areas, “stake” the parcel boundaries, and purchase the parcel from the state. No other state offers this kind of opportunity to its residents.

Once a year, DNR publishes a brochure and accepts applications for staking parcels in selected remote areas around the state (excluding Southeast Alaska). Alaskans 18 years of age or older who have been state residents for at least one year can apply. Winners are drawn by lottery and have the next few months to stake their parcel anywhere they choose within the staking area. The parcel may be purchased at fair market value after DNR completes the survey and appraisal. State financing is available.



Stakers demonstrate proper methods of marking corners of parcels.

Photo © DNR



A father and son team enjoyed working together on their staking project at Crosswind Lake in 2004.

Photo © DNR

Staking your own parcel of remote state land can be strenuous, but also rewarding. Participants say the experience gives them a sense of the pioneer spirit!

The 2006 Remote Recreational Cabin Sites Program brochure release is right around the corner. Preview proposed staking areas for 2006 and learn more about this exciting program at any of the DNR Public Information Offices or on our website at

www.dnr.state.ak.us/mlw/landsale/remotecsites.htm.

History of State Land Sale Offerings

The Alaska Constitution, State laws, and the Alaska Legislature all direct the Department of Natural Resources DNR to sell state land for settlement and private ownership. Article VIII of the Alaska Constitution states “It is the policy of the State to encourage the settlement of its land and development

of its resources by making them available for maximum use consistent with the public interest.”

Here is how DNR has carried out this mission over the years.

Past programs

- 1959** Public outcry auctions. From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.
- 1964** State auction sales of borough land. From 1964 to 1975, DNR subdivided and sold parcels for new boroughs.
- 1966** Open-to-entry program. Between 1966 and 1974, the state’s first stake-it-yourself program allowed Alaska residents to stake, survey, and purchase their own parcel of state land in remote areas. Agricultural land sales encouraged development of land suitable for agriculture.
- 1977** Homesite program. The state’s first “prove-up” program allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.
- 1978** Lottery sales. Between 1978 and 1990, DNR subdivided and sold large tracts of state land by lottery. The remote parcel program was similar to the old open-to-entry staking program.
- 1984** Homestead program replaced the old program; it allowed larger parcels to be staked and had a “prove-up” option.

Current Programs:

- 2000** Land Disposal Income Fund was created. Income from land sales provided a source of income for new state land offerings.
- 2000** Sealed-bid auction sales. DNR began reoffering its inventory of unsold and foreclosed parcels.
- 2001** Remote Recreational Cabin Sites revived the staking program without the prove-up option. DNR completes the survey of the parcels.
- 2004** Sealed-bid auctions of new subdivisions. DNR offers newly surveyed subdivisions with developed road access.