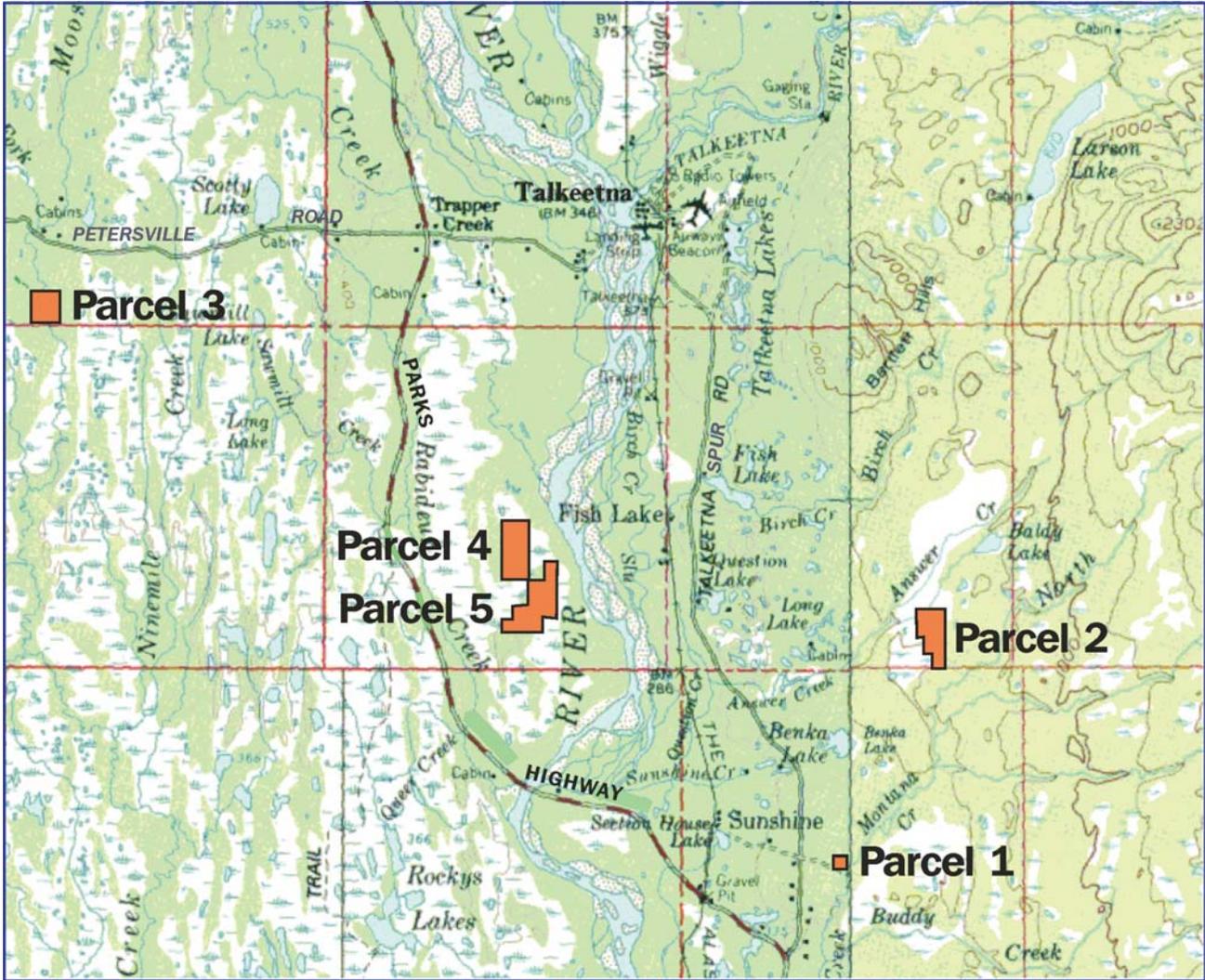




FALL 2006 AUCTION #453 MISCELLANEOUS AGRICULTURAL REOFFER PARCELS



STATE LAND OFFERING ~ SOUTHCENTRAL REGION

State of Alaska
Department of Natural Resources
Public Information Center
550 W. Seventh Ave., Suite 1260
Anchorage, Alaska 99501
(907) 269-8400

State of Alaska
Department of Natural Resources
Division of Agriculture
Southcentral Region
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645-6736
(907) 745-7200
Steve_Trickett@dnr.state.ak.us

State of Alaska
Department of Natural Resources
Northern Regional Office
3700 Airport Way
Fairbanks, Alaska 99709-4699
(907) 451-2780
dan_proulx@dnr.state.ak.us



www.dnr.state.ak.us
Online Public Notice



AUCTION SCHEDULE

September 22, 2006 - Brochures Available

September 22, 2006 - November 3, 2006 Sealed Bid Auction Application Period

Applications must be received by the Department of Natural Resources, Division of Agriculture, 1800 Glenn Highway, Suite 12, Palmer Alaska 99645-6736, no later than **5:00 p.m., Friday, November 3, 2006**. Applications received after the designated date and time will be rejected.

November 7, 2006 Sealed Bid Opening

Bids will be opened at **10:00 a.m., Tuesday, November 7, 2006**, at the Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer Alaska. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at [http://www.dnr.state.ak.us/ag/ag_sales .htm](http://www.dnr.state.ak.us/ag/ag_sales.htm) by November 8, 2006.

November 7, 2006 Bid Deposit Pick-Up

Unsuccessful bidders may pick up their deposits after the bid opening until **5:00 p.m., Tuesday, November 7, 2006**, at the Palmer Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on November 8, 2006.

November 17, 2006 Award Notification

Award notification letters will be mailed to successful bidders by **Friday, November 17, 2006**.

November 17, 2006 Initial Over-The-Counter Lottery Parcel List

A list of Initial Over-The-Counter Lottery parcels will be posted on Friday, November 17, 2006, at www.dnr.state.ak.us/mlw/landsale/ and http://www.dnr.state.ak.us/ag/ag_sales.htm and will also be available at any of the Department of Natural Resources Public Information Offices.

November 17 to December 29, 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, December 29, 2006**. Applications received after the designated date and time will be rejected.

January 4, 2007 Initial Over-The-Counter Lottery

The Initial Over-The-Counter Lottery will be held at 10:00 a.m., Thursday, January 4, 2007, at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue (Atwood Building), Suite 1260, Anchorage, Alaska. A list of Initial Over-The-Counter Lottery winners will be posted at www.dnr.state.ak.us/mlw/landsale/ and http://www.dnr.state.ak.us/ag/ag_sales.htm January 5, 2007. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Initial Over-The-Counter Lottery.

January 4, 2007 Down Payment and Application Fee Pick-Up

Unsuccessful applicants may pick up their deposits after the OTC lottery until **5:00 p.m., Thursday, January 4, 2007**, at the Anchorage Department of Natural Resources Public Information Office, 550 West 7th Avenue (Atwood Building), Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on January 5, 2007.

INTRODUCTION

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) in cooperation with the Division of Agriculture, in the Fall 2006 Alaska State Land Offering - Auction #453 and explains how to bid on a parcel in the Sealed-Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. The Fall 2006 Alaska State Land Offering contains 5 parcels that have been previously offered.

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, 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.

Additional copies of this brochure and application materials may be obtained from the Division of Agriculture office in Palmer or 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 below.

DNR Public Information Offices

Each DNR Public Information Office has access to survey and status maps, 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.

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.

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 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) 786-7050; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, fax (907) 474-2645; 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 via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. 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 & 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. Phone the Anchorage (907-269-8690), Fairbanks (907-459-7289), or Juneau (907-465-4105) DNR Office of Habitat Management and Permitting for further information.

- 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.

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 lot, 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 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. 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

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

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.dced.state.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, the limitations associated with an agricultural sale (AS 38.05.321) and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

Subdividing Agricultural Parcels

Agricultural parcels may not be subdivided until patented. After a patent is received, the owner may, after first paying the required fee to the state for the right to construct housing on each subdivided parcel of less than 640 acres, subdivide under the authority of AS 38.05.321(a)(2)(B). The subdivision may not create more than 4 parcels. No parcel may be less than 40 acres.

There are exceptions:

- For each subdivided parcel of at least 640 acres, there is no payment to the State of Alaska for the right to construct housing;
- If a subdivided parcel is to be conveyed to a member of the owner's immediate family, the payment may be delayed until the parcel is conveyed outside of the immediate family. There will be a lien on the parcel until the payment is made. Your immediate family may include your spouse as well as your parent, child (including your stepchild or adoptive child), or sibling (your brother or sister), if your parent, child, or sibling lives with you, depends on you financially, or shares a substantial financial interest with you.

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 may 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 described 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.

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

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish & 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.

Alaska Exempt Wetland (AEW) acreage as distinguished from standard, non-exempt wetland, may be developed under permit from the Corps of Engineers, Regulatory Branch, without a risk of conflict with USDA support programs.

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.

State Farm Conservation Plan

The successful bidder will be required to submit a State Farm Conservation Plan (SFCP) that is first reviewed by the Local Soil and Water Conservation District and then sent to the Division of Agriculture, 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645. For parcels purchased during the sealed bid auction, the SFCP must be submitted for approval no later than 5:00 p.m., January 19, 2007. For parcels purchased Over-the-Counter they will be due 60 days from the date the down payment is made. The conservation plan follows a standard format as required by the Department of Natural Resources. The form may be picked up at the Division of Agriculture in Fairbanks or Palmer, and will be mailed to the successful bidder after the auction. The contract for sale may not be issued until an approved State Farm Conservation Plan is submitted.

A SFCP must be prepared by the successful bidder/purchaser. Information and assistance in the preparation of the SFCP is available from numerous sources including the Division of Agriculture. If additional, or more specific technical information is needed, other sources include the local Soil and Water Conservation District, the USDA Natural Resource Conservation Service, Department of Fish and Game and the University of Alaska Extension Service. A SFCP must include:

1. A map of the farm showing:
 - the planned location of clearing and breaking of ground;
 - planned location of windbreaks, farm pond, and similar conservation measures and improvements; and
 - planned location of real property improvements (house, barn, fence, etc.)
2. Access roads, legal easements, and existing physical features such as water bodies;
3. Planned soil conservation measures;
4. A plan for burning any clearing debris, including any vegetation that has previously been chained-down.

The successful bidder submits the completed SFCP to the appropriate Soil and Water Conservation District. District members review, comment and forward the plan to the Division of Agriculture for approval. The approved SFCP is included by reference as an attachment to the sale contract.

Consideration by the purchaser and the reviewers should be given to, among other things, the type of crops as they relate to the natural conditions including soils, slope, moisture, temperatures, local wildlife, etc.

If the successful bidder/purchaser fails to provide an acceptable SFCP by the deadline, or within an extension of time granted in writing by the Director of the Division of Agriculture for good cause, the preparation of a sale contract will be terminated and the parcel forfeited. Any modification of the SFCP will require the same review process as the original plan. The new purchaser will, as a condition of the contract, be required to comply with the approved SFCP to the satisfaction of the Director of the Division of Agriculture. Development of a parcel in a manner not approved in the approved SFCP may constitute a Breach of contract. If a purchaser is found to be in Breach, a default notification may be issued. If a default notice is issued and if the default is not cured, it may result in a decision by the state to terminate the sale agreement. (AS 38.05.065)

Farm Development Requirement and Maintenance of Farmland

These parcels are subject to clearing and tillage requirements. In general the requirement is 25% of the cropland soils (as determined by the most recent NRCS soils mapping data available – this is our best available information) improved to a farmable condition within five years of issuance of the sale contract and maintained in that condition throughout the term of the sale contract.

“Improved to a farmable condition” is defined as:

- a) removal of essentially all woody material from the surface and subsurface; areas used for storage of such woody material shall have been surface-cleared prior to deposit of material;
- b) an initial tillage operation (“breaking”) shall be sufficient to render the cleared land tillable by standard tillage implements such as tandem disc-harrow, fertilizer spreader, press drill, etc.

An owner/operator may verify satisfaction of this clearing, root clean-up, and breaking standard, by staging or imagining such practical tests as driving a two-wheel drive vehicle anywhere within the prepared field, or asking a knowledgeable farm neighbor if he/she would be willing to work the field with his or her standard tillage equipment.

Acres that are improved to a farmable condition must be maintained in that condition throughout the term of the sale contract. Patent will not be issued until the development requirement is met. In addition, patent will not be issued if the land has not been maintained in a farmable condition.

Real Property Improvements

Fixed permanent improvements reasonably required for agricultural purposes, as defined by AS 38.05.321(j) are allowed on the parcel. All real property improvements must be depicted and described in the State Farm Conservation Plan.

Agricultural Land Sales

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

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

Agricultural Purposes are defined in statute as:

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

Special information

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

Noxious Weeds

Pursuant to State law AS 03.05.010 - .030, AS 44.37.030 and Regulations 11 AAC 34.020 -.045, Alaskan agricultural land owners are required to control and eradicate certain "pest" plants that may be found growing on, or that may somehow be introduced into Alaskan soils. Certain of these prohibited and restricted noxious weeds may be found within cropland areas of the parcel being sold. For additional information, please contact the Alaska Co-operative Extension office nearest the subject parcel.

State of Alaska Prohibited and Restricted Noxious Weeds

(A) The following are prohibited noxious weeds:

Bindweed, field (*Convolvulus arvensis*);
Fieldcress, Austrian (*Rorippa austriaca*);
Galensoga (*Galensoga parviflora*);
Hempnettle (*Galeopsis tetrahit*);
Horsenettle (*Solanum carolinense*);
Knapweed, Russian (*Centaurea repens*);
Lettuce, blue-flowering (*Lactuca pulchella*);
Quackgrass (*Agropyron repens*);
Sowthistle, perennial (*Sonchus arvensis*);
Spurge, leafy (*Euphorbia esula*);
Thistle, Canada (*Cirsium arvense*); and
Whitetops and its varieties (*Cardaria draba*, *C. pubescens*, *Lapidium latifolium*).

(B) The following are restricted noxious weeds, with their maximum allowable tolerances:

Annual bluegrass (*Poa annua*), 90 seeds per pound;
Blue burr (*Lappula echinata*), 18 seeds per pound;
Mustard (*Brassica juncea*, *Sinapis arvensis*), 36 seeds per pound;
Oats, wild (*Avena fatua*), seven seeds per pound;
Plantain, buckhorn (*Plantago sp.*), 90 seeds per pound;
Radish (*Raphanus raphanistrum*), 27 seeds per pound;
Toadflax, yellow (*Linaria vulgaris*), one seed per pound;
Vetch, tufted (*Vicia cracca*), two seeds per pound; and
Wild Buckwheat (*Polygonum convolvulus*), two seeds per pound.

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. The Changes are found in 11 AAC 67.005 through 11 AAC 67.008. **Please read this section on bidder qualification thoroughly before you submit a bid.**

To be eligible to bid in an agricultural auction, an individual must be at least 18 years of age on or before the date of the auction and be able to substantiate age when registering. In addition, if you are the successful bidder for a parcel and wish to enter into a purchase contract with the state, you must also certify that you:

- 1) Have not had a Department of Natural Resources lease or purchase contract administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
- 2) Are not currently in default for nonpayment on a purchase contract or lease issued by the department;
- 3) Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a DNR lease or purchase contract;
- 4) Are not currently in default of the clearing and preparation for cultivation requirements of a previous Agricultural purchase contract; and
- 5) Are not currently in default of any condition associated with a note, lease or other authorization issued by the Agricultural Revolving Loan Fund.

Purchase contracts will not be issued by 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 will result in the forfeiture of bid deposit and loss of purchase rights to the parcel.

Residency Requirement

There are no residency requirements for eligibility to bid in an auction for agricultural land. (AS 38.05.055).

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 all monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have 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 Palmer Division of Agriculture office, the DNR Public Information Offices or on-line at http://www.dnr.state.ak.us/ag/ag_sales.html.

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. November 7, 2006, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Palmer Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on November 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, 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. In most cases, even if the parcel is paid in full at the auction, contracts for agricultural parcels will still be issued to insure compliance with clearing and tilling requirements. You are responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence 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) unless there are also clearing and tillage requirements associated with the parcel. 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.

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 9.5 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 Unit at (907) 269-8594 for additional information.

Service Charge

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

- 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 towards 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.

SEALED-BID AUCTION PROCEDURES

All bids must be received by the Palmer Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645-6736, no later than 5:00 p.m., Friday, November 3, 2006. Bids received after the designated date and time will not be considered. All bids will be opened beginning at 10:00 a.m., Tuesday, November 7, 2006, in the Palmer Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645-6736.

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., Tuesday, November 7, 2006, in the **Palmer Division of Agriculture office at 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645-6736**. 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.
- 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.
- Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on-line at http://www.dnr.state.ak.us/ag/ag_sales.htm.
- Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:
 - Completed Declaration of Intent form (blank copy included in letter);
 - A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7) (F));
 - Any other documents or items requested in the Award Notification letter.
 - Note: In addition, an approved State Farm Conservation Plan will be required to be submitted by January 19, 2007.
- 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 LOTTERY

Parcels not sold during the Fall 2006 Alaska State Land Auction #453 Sealed-Bid Auction 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 <http://www.dnr.state.ak.us/mlw/landsale> and http://www.dnr.state.ak.us/ag/ag_sales.htm on Friday, November 17, 2006. If additional bids are relinquished or rejected after November 15, 2006, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All OTC 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, December 29, 2006. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 10:00 a.m., Thursday, January 4, 2007, 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 be conducted beginning at 10:00 a.m., Thursday, January 4, 2007, 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 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 and/or phone.
- 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 DNR.
- 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 and http://www.dnr.state.ak.us/ag/ag_sales.htm.
- Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices on a first-come, first-served basis.

INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Initial Over-The-Counter Lottery, on-line or by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office. The only way to apply for the Sealed Bid Auction is by mailing or hand delivering the applications and bids to the Palmer Division of Agriculture office. (e-mailed or faxed bids will not be accepted)

Submitting a Sealed-Bid by Mail or in Person

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

- A completed Alaska State Land Auction Bid Form.
- 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 \$1000 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.
 - 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 Palmer Division of Agriculture office, 1800 Glenn Highway, Suite 12, Palmer, Alaska, by 5pm November 3, 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:

**Fall 2006 Alaska State Land Auction #453
(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 "Fall 2006 Auction #453 - 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 items:

- 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 \$1000 per day regardless of available credit.
 - For successful applicants, the down payment is non-refundable and will be applied to the purchase price.
 - A separate down payment must be included for each application submitted.

Where to submit Auction Sealed Bids and Initial Over-The-Counter Applications

Mail (Auction Sealed Bid - bid envelope must be enclosed in a separate envelope for mailing)

Fall 2006 Auction #453 – SEALED BID
Division of Agriculture
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645-6736

Mail (Initial Over-the-Counter Lottery Application)

Fall 2006 Auction #453 – 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)

Auction Sealed Bid: Division of Agriculture, 1800 Glenn Highway, Suite 12, Palmer, Alaska.
Initial Over-the-Counter Lottery Application: See “DNR Public Information Offices” section for locations.

Submit On-line (Initial Over-the-Counter Lottery Applications only)

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

ON-LINE 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 provide 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, regulations, etc.) www.legis.state.ak.us
Department of Natural Resources www.dnr.state.ak.us
Division of Mining, Land and Water www.dnr.state.ak.us/mlw
Division of Agriculture www.dnr.state.ak.us/ag
Alaska State Land Offerings www.dnr.state.ak.us/mlw/landsale
Division of Mining, Land & Water Fact Sheets www.dnr.state.ak.us/mlw/factsht
RS 2477 www.dnr.state.ak.us/mlw/trails/rs2477
Office of Habitat Management & Permitting www.dnr.state.ak.us/habitat

Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels

Office of History and 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 Community & Economic Development.....	www.dced.state.ak.us
US Government	www.firstgov.gov
Bureau of Land Management Alaska	www.ak.blm.gov
U.S. Fish & Wildlife Service	www.fws.gov
U.S. Army Corps of Engineers.....	www.usace.army.mil
Firewise	www.firewise.org

PARCEL INFORMATION FOR FALL 2006 AUCTION #453

**State of Alaska, Department of Natural Resources
Division of Agriculture/Division of Mining, Land and Water
Southcentral Region
Land Disposal
No Cash Discounts**

Parcel # & ADL #	Title	Minimum Bid	Total Acres	Crop-land Acres	Complex or Soils with class 3 & 4 component Areas	Reservations	Clearing & Tillage Requirement within 5 Years. # of Acres
#1 ADL 50603	State Patent	\$32,000	40	0	37	B,C,D,H, J	0
#2 ADL 203287	State Patent	\$159,600	247	50	190	A,B,C,D,G,H,,J	12.5
#3 ADL 216757	State Patent	\$123,500	160	60	30	A,B,C,D,F,G,H,I,,J	15
#4 ADL 219386	State Patent	\$186,800	321	15	266	A,B,C,D,E,H,,J	4
#5 ADL 219387	State Patent	\$171,600	440	0	390	A,B,C,D,H,,J	0

Condition and Reservation Codes

- A. Subject to a 50-foot section line easement.
- B. A perpetual covenant under AS 38.05.321(a)(1) that restricts or limits the use of the land for agricultural purposes.
- C. A perpetual covenant under AS 38.05.321(a) (2) establishing restrictions on further subdivision of these tracts.
- D. Subject to all platted and other valid existing rights and reservations existing at the time of the sale.
- E. Subject to a 100-foot public right-of-way (ADL 218684) for a public access road and utility facilities.
- F. Subject to a 60-foot public access right-of-way (ADL 200221) on Trail Ridge Road.
- G. Subject to a 50-foot wide public access easement along each side of a public water body (upland from ordinary high water)
- H. Subject to a 50-foot public access and utility easement on all lot lines where a section line easement is not present.
- I. Subject to Oil and Gas Exploration License (ADL 390077)
- J. Other requirements as found in this brochure and the State Amended Final Finding and Decision dated 3/10/05.

Legal Descriptions and Soils Information

Note: The Map Units refer to the designations used by the Natural Resources Conservation Service in their soils mapping efforts in these areas.

Parcel #1 - ADL 50603

TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 21: NW1/4SE1/4.

CONTAINING 40 ACRES, MORE OR LESS. ACCORDING TO THE RECTANGULAR PLAT ACCEPTED OCTOBER 7, 1918, APPROVED BY THE SURVEYOR GENERAL FOR ALASKA ON APRIL 23, 1918.

Soils - 37 acres Kidazqeni-Niklason Complex (Map Unit symbol - 162), 3 acres Kidazqeni (Map Unit symbol 161). Both of these soils are considered to have less than 15% agricultural soils. However, the Complex soil is approximately 40% Niklason which is a class 4 soil (agricultural) that can produce acceptable crop returns.

Parcel #2 - ADL 203287

TRACT 28, OF AMENDED PLAT ASLS 79-109

CONTAINING 247.24 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RE-FILED IN THE TALKEETNA RECORDING DISTRICT ON AUGUST 18, 1987, AS PLAT NO. 87-29.

Soils - This parcel is composed of almost 100% Nancy soils. However, those soils are on slopes from undulating to steep. Map Unit 172 - Nancy sloping moderately steep (150 acres) class 4e - less than 15 % agricultural due to steepness; Map Unit 173 - Nancy steep and sloping (40 acres) Complex soil with 60% class 7 and 30% class 4 - having less than 15% agricultural soils due to steepness. Map Unit 174 - Nancy undulating (50 acres) class 3e with greater than 85% agricultural soils.

Parcel #3 - ADL 216757

TOWNSHIP 26 NORTH, RANGE 6 WEST, SEWARD MERIDIAN, ALASKA

SECTION 31: W1/2SE1/4, E1/2SE1/4.

CONTAINING 160.03 ACRES, MORE OR LESS. ACCORDING TO THE ALASKA STATE CADASTRAL SURVEY, ASCS 980012, FILED IN THE TALKEETNA RECORDING DISTRICT ON MAY 27, 1998, AS PLAT NO. 98-8.

Soils - This parcel has strips of soils starting with a high wet bench, going down a steep slope, then through a wide band of class 3 soils and ending up in a low wet area associated with Moose Creek. Map Unit 201 - Tokisitna-Chunilna Complex Undulating (30 acres) - is 50 to 85% agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils, Map Unit 120 (10 acres) - Cryods 30 to 70% slopes, Map unit 171- (60 acres) Nancy Silt Loam 0 to 3% slopes (class 3e) - greater than 85% agricultural soils, Map Unit 163 (40 acres) - Killy and Moose River (class 5w) less than 15% agricultural soils.

Parcel #4 - ADL 219386

TOWNSHIP 25 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

SECTION 22: SW1/4, SECTION 27: NW1/4.

CONTAINING 321.44 ACRES, MORE OR LESS. ACCORDING TO THE SUPPLEMENTAL CADASTRAL SURVEY, ASCS S025N005W102, FILED IN THE TALKETTNA RECORDING DISTRICT ON APRIL 29, 1981, AS PLAT NO. 81-57.

Soils - This parcel is predominantly composed of a complex soil that has a large component of class 3 soils but will be harder to develop due to the inclusions of wet class 6 soils. Map Unit 141 (40 acres) - Histosols - greater than 85% hydric, Map Unit 171 (15 acres) - Nancy

Silt Loam 0 to 3% slopes (class 3e) – greater than 85% agricultural soils, Map Unit 201 – Tokisitna–Chunilna Complex Undulating (266 acres) – is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils.

Parcel #5 - ADL 219387

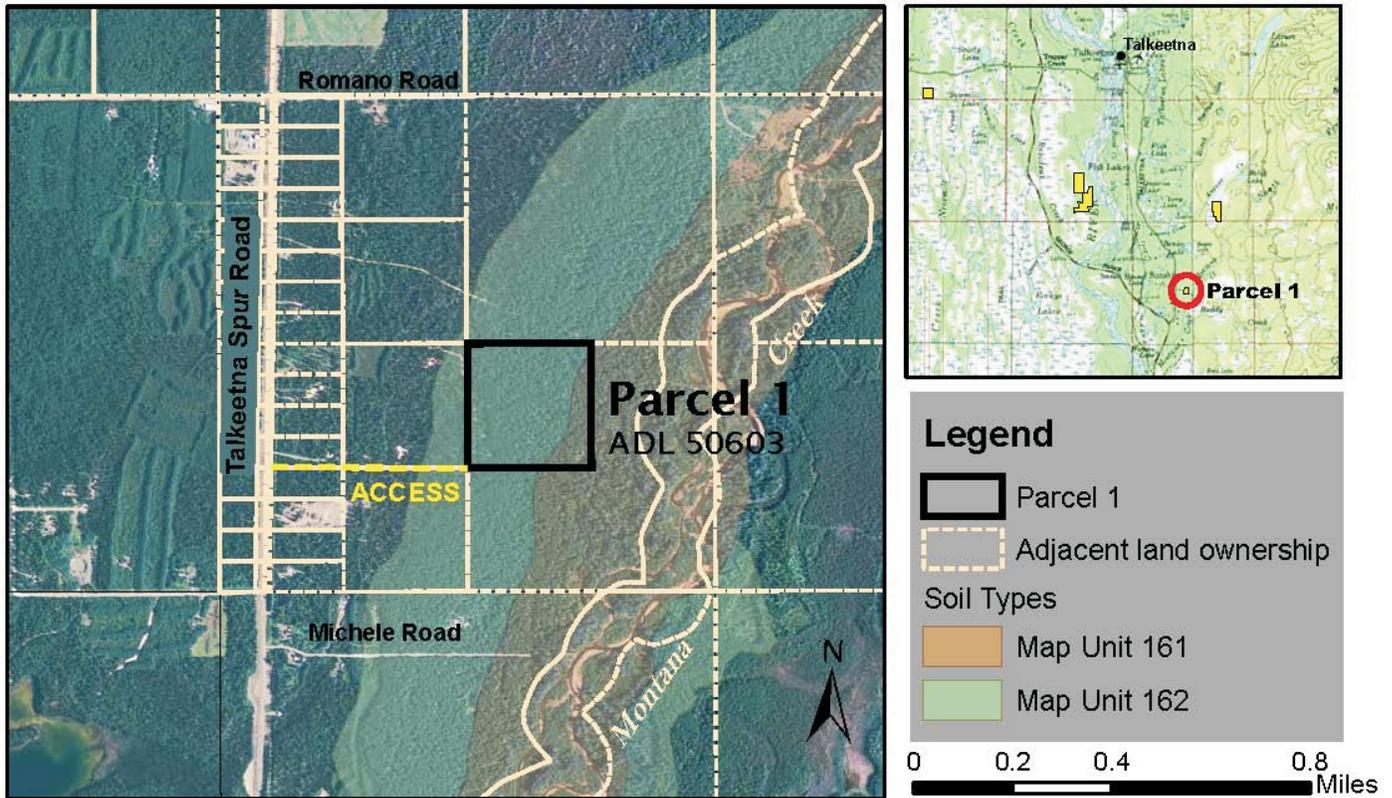
TOWNSHIP 25 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

SECTION 27: SE1/4NE1/4, SE1/4, SECTION 34: NE1/4NE1/4, SW1/4NE1/4, NE1/4NW1/4, SE1/4NW1/4, SW1/4NW1/4.

CONTAINING 440.40 ACRES, MORE OR LESS. ACCORDING TO THE SUPPLEMENTAL CADASTRAL SURVEY, ASCS S025N005W102, FILED IN THE TALKETTNA RECORDING DISTRICT ON APRIL 29, 1981, AS PLAT NO. 81-57.

Soils – This parcel is predominantly composed of a complex soil that has a large component of class 3 soils but will be harder to develop due to the inclusions of wet class 6 soils. Map Unit 141 (30 acres) - Histosols – greater than 85% hydric, Map Unit 116 (20 acres) - Cryaquepts – depressional greater than 85% hydric, Map Unit 201 – Tokisitna–Chunilna Complex Undulating (390 acres) – is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils.

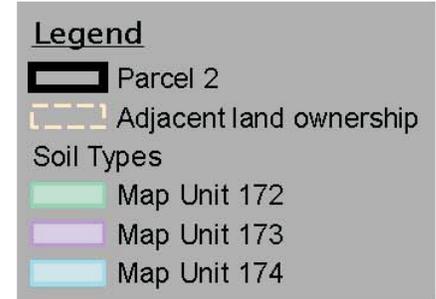
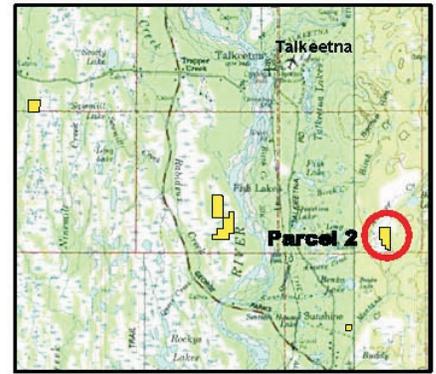
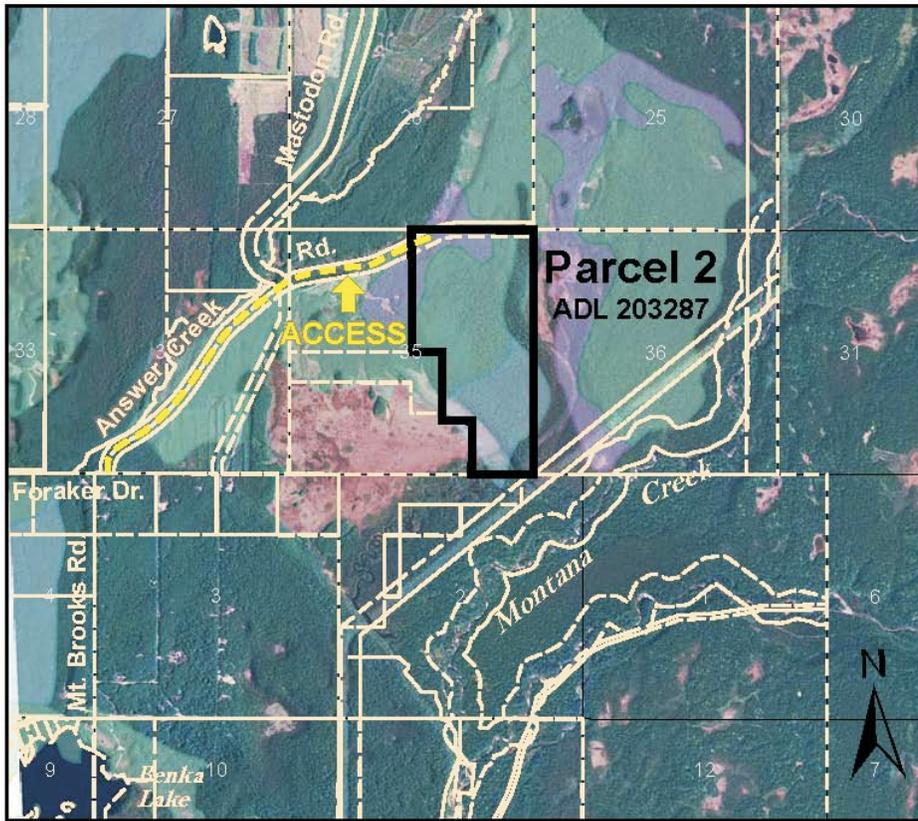
Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Tract 1 – ADL 50603
\$32,000 MINIMUM BID

Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA SECTION 21: NW1/4SE1/4. CONTAINING 40 ACRES, MORE OR LESS. ACCORDING TO THE RECTANGULAR PLAT ACCEPTED OCTOBER 7, 1918, APPROVED BY THE SURVEYOR GENERAL FOR ALASKA ON APRIL 23, 1918.
Soils	37 acres Kidazqeni-Niklason Complex Map Unit 162 , 3 acres Kidazqeni Map Unit 161 . Both of these soils are considered to have less than 15% agricultural soils. However, the Complex soil is approximately 40% Niklason which is a class 4 soil (agricultural) that can produce acceptable crop returns.
Improvements	None
Access	Reserved access easements from Talkeetna Spur Road to southwest corner of this parcel. (Access is not constructed). (See plat map).
Present Use	Public recreation, wildlife habitat
Noted Conditions	There is a 100-foot trail easement on an existing trail that passes near the northern border of this parcel.
Financing Terms	20 years maximum, 5% down, the interest rate will be prime rate plus 3 percent, with a maximum of 9.5%.
Information	Division of Agriculture – Palmer (761-3863 - Steve Trickett)

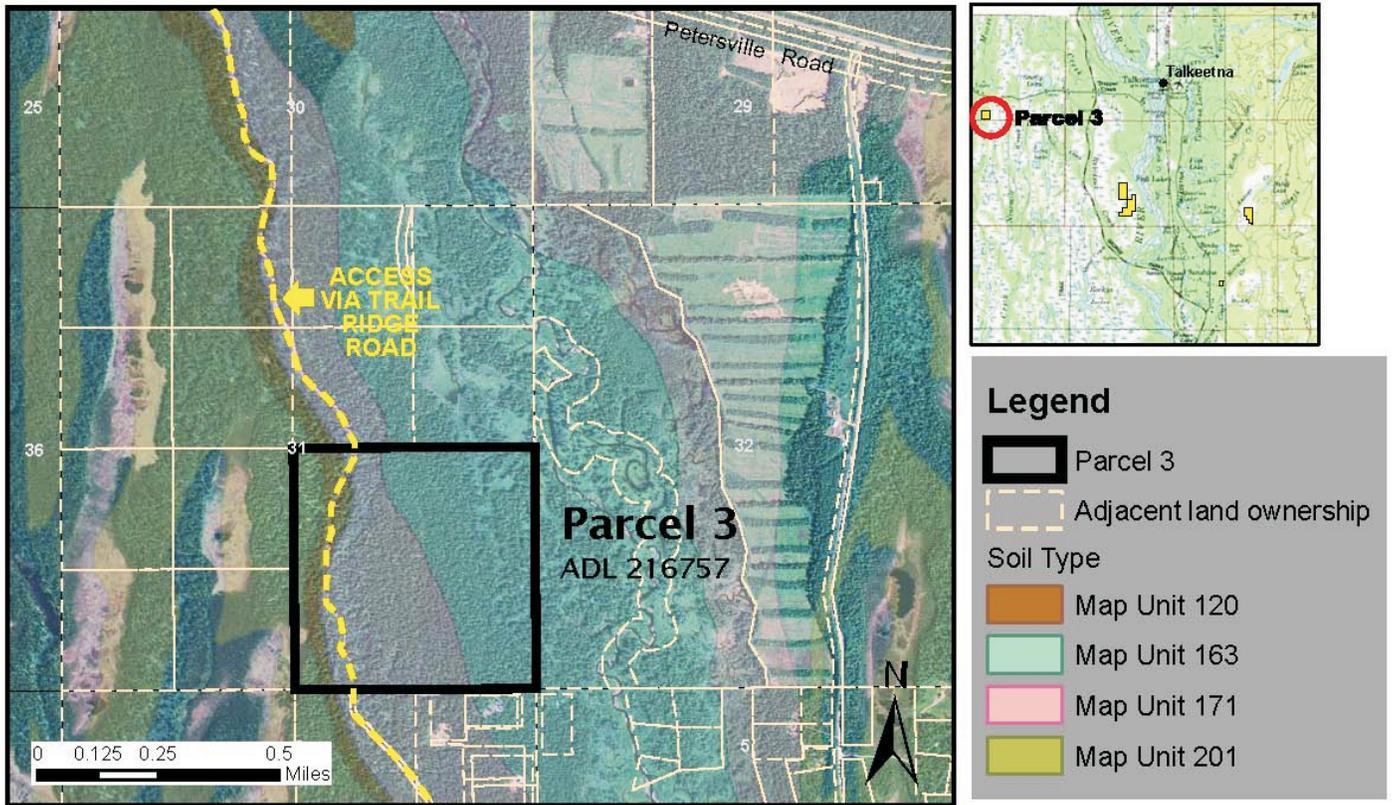
Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Parcel 2 – ADL 203287
\$159,600 MINIMUM BID

Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TRACT 28, OF AMENDED PLAT ASLS 79-109, CONTAINING 247.24 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RE-FILED IN THE TALKEETNA RECORDING DISTRICT ON AUGUST 18, 1987, AS PLAT NO. 87-29.
Soils	This parcel is composed of almost 100% Nancy soils – However, those soils are on slopes ranging from undulating to steep. Map Unit 172 – Nancy sloping moderately steep (150 acres) class 4e – less than 15 % agricultural due to steepness; Map Unit 173 – Nancy steep and sloping (40 acres) Complex soil with 60% class 7 and 30% class 4 – having less than 15% agricultural soils due to steepness. Map Unit 174 – Nancy undulating (50 acres) class 3e with greater than 85% agricultural soils.
Improvements	None
Access	Talkeetna Spur Highway to a right on Noel Wien Ave. (approximately mile 3.4), then follow curve to right onto Moose Hollow, turn left on Mt. Hunter, follow curve to right onto Foraker, turn left onto a dirt road across from Mt. Brooks. This cuts across an overgrown field to a private driveway. From there, legal public access to the parcel is not constructed. There is an access driveway that appears to fall partially within the reserved R/W, however, it is not a public road on the portions within the private property. The owners of the private parcel (the Deloes and Baisdens) have agreed to allow use of the driveway if you call first (907-733-1650). An area where they would like you to park and the route toward the sale parcel will be flagged or marked in some way. If you do not call, you will have to park at the edge of the private property and walk to the bluff and then along the bluff to the parcel. This adds about ¾ mile to your walk through the woods.
Present Use	Public recreation, wildlife habitat
Financing Terms	20 years maximum, 5% down, the interest rate will be prime rate plus 3 percent.
Information	Division of Agriculture – Palmer (761-3863 - Steve Trickett)

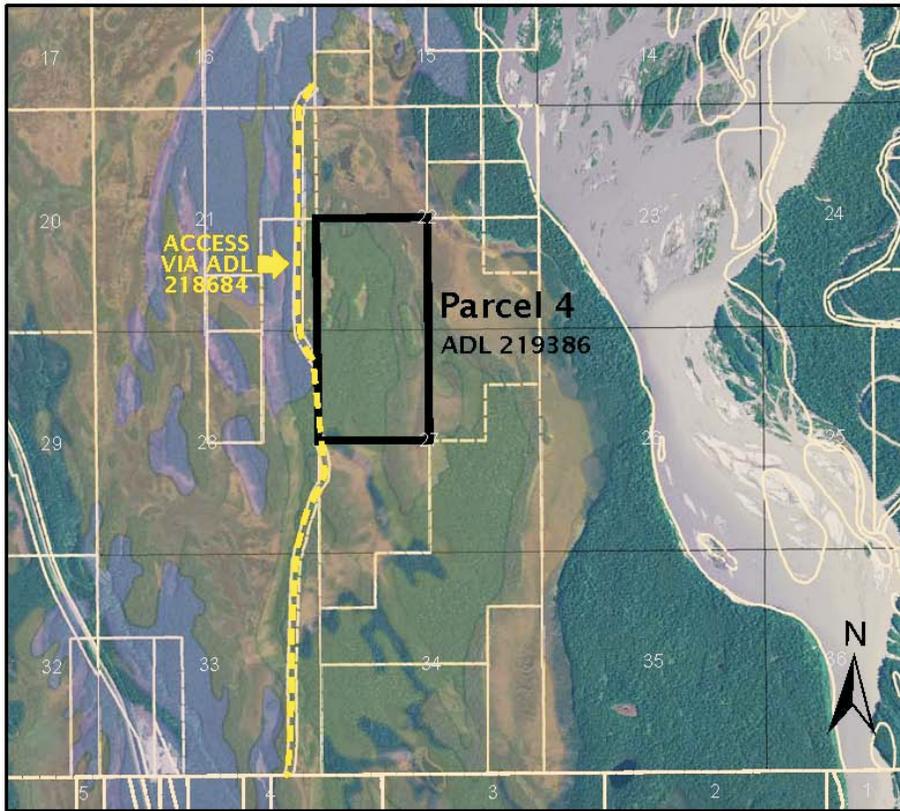
Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Parcel 3 – ADL 216757
\$123,500 MINIMUM BID

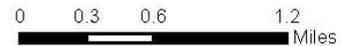
Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TOWNSHIP 26 NORTH, RANGE 6 WEST, SEWARD MERIDIAN, ALASKA SECTION 31: W1/2SE1/4, E1/2SE1/4. CONTAINING 160.03 ACRES, MORE OR LESS. ACCORDING TO THE ALASKA STATE CADASTRAL SURVEY, ASCS 980012, FILED IN THE TALKEETNA RECORDING DISTRICT ON MAY 27, 1998, AS PLAT NO. 98-8.
Soils	On the western edge of this parcel (above the road) there is a high wet bench that transitions into Map Unit 201 - Tokisitna-Chunilna Complex Undulating (30 acres) - is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils, then dropping off the ridge there is Map Unit 120 (10 acres) - Cryods 30 to 70% slopes, next there is wide band of Map Unit 171 - (60 acres) Nancy Silt Loam 0 to 3% slopes (class 3e) - greater than 85% agricultural soils, and down near Moose Creek is Map Unit 163 (40 acres) - Killy and Moose River (class 5w) less than 15% agricultural soils.
Improvements	None
Access	Petersville Road from the Parks Highway, to Trail Ridge Road approximately 8 miles (on ridge past Moose Creek Bridge). South on Trail Ridge Road approximately 1.5 miles to the parcel.
Present Use	Public recreation, wildlife habitat
Financing Terms	20 years maximum, 5% down, the interest rate will be prime rate plus 3 percent.
Information	Division of Agriculture - Palmer (761-3863 - Steve Trickett)

Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Legend

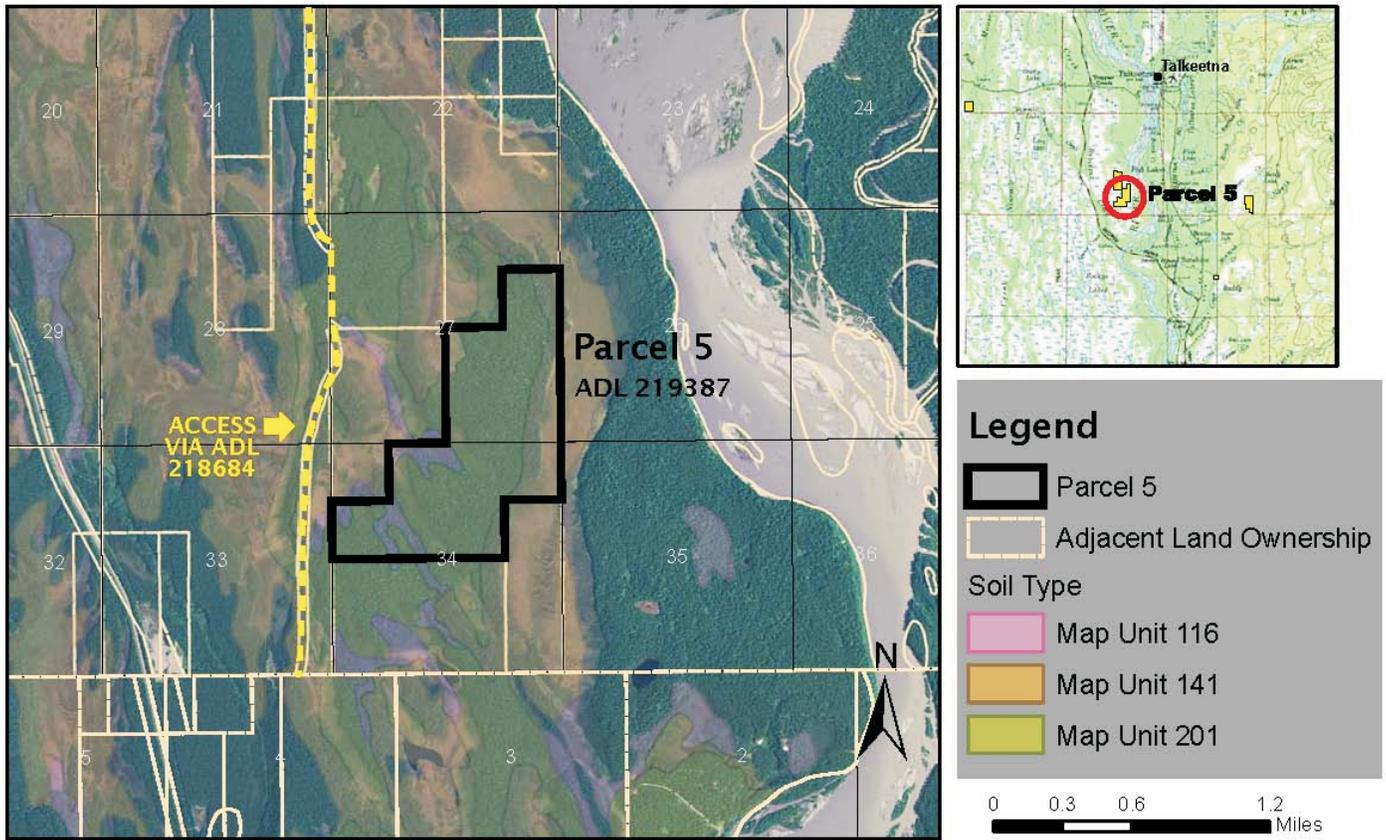
-  Parcel 4
-  Adjacent land ownership
- Soil Type
-  Map Unit 141
-  Map Unit 171
-  Map Unit 201



Parcel 4 – ADL 219386
\$186,800 MINIMUM BID

Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TOWNSHIP 25 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA SECTION 22: SW1/4, SECTION 27: NW1/4. CONTAINING 321.44 ACRES, MORE OR LESS. ACCORDING TO THE SUPPLEMENTAL CADASTRAL SURVEY, ASCS S025N005W102, FILED IN THE TALKEETNA RECORDING DISTRICT ON APRIL 29, 1981, AS PLAT NO. 81-57.
Soils	This parcel is predominantly composed of a complex soil that has a large component of class 3 soils but will be harder to develop due to the inclusions of wet class 6 soils. Map Unit 141 (40 acres) - Histosols – greater than 85% hydric, Map Unit 171 (15 acres) - Nancy Silt Loam 0 to 3% slopes (class 3e) – greater than 85% agricultural soils, Map Unit 201 – Tokisitna-Chunilna Complex Undulating (266 acres) – is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils.
Improvements	None
Access	Parks Highway, directly across from Petersville Road, take Susitna River Road approximately 1.5 miles to Bradley Road, turn right. Bradley is a good gravel road that turns into a pioneer road across a swamp and through a previously sold agricultural parcel. Go to the end of the road (next to a hay field.) At this point there is private property is on both sides of the road. Please respect the private property! Proceed due south on the section line and reserved 100-foot R/W (ADL 218684). The walking can be difficult (wet, hilly, thick underbrush).
Present Use	Public recreation, wildlife habitat
Financing Terms	20 years maximum, 5% down, the interest rate will be prime rate plus 3 percent.
Information	Division of Agriculture – Palmer (761-3863 - Steve Trickett)

Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Parcel 5 – ADL 219387
\$171,600 MINIMUM BID

Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TOWNSHIP 25 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA SECTION 27: SE1/4NE1/4, SE1/4, SECTION 34: NE1/4NE1/4, SW1/4NE1/4, NE1/4NW1/4, SE1/4NW1/4, SW1/4NW1/4. CONTAINING 440.40 ACRES, MORE OR LESS. ACCORDING TO THE SUPPLEMENTAL CADASTRAL SURVEY, ASCS S025N005W102, FILED IN THE TALKEETNA RECORDING DISTRICT ON APRIL 29, 1981, AS PLAT NO. 81-57.
Soils	This parcel is predominantly composed of a complex soil that has a large component of class 3 soils but will be harder to develop due to the inclusions of wet class 6 soils. Map Unit 141 (30 acres) - Histosols – greater than 85% hydric, Map Unit 116 (20 acres) - Cryaquepts – depressional greater than 85% hydric, Map Unit 201 – Tokisitna-Chunilna Complex Undulating (390 acres) – is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils.
Improvements	None
Access	Parks Highway, directly across from Petersville Road, take Susitna River Road approximately 1.5 miles to Bradley Road, turn right. Bradley is a good gravel road that turns into a pioneer road across a swamp and through a previously sold agricultural parcel. Go to the end of the road (next to a hay field). At this point there is private property on both sides of the road. Please respect the private property! Proceed due south on the section line and reserved 100-foot R/W (ADL 218684). The walking can be difficult (wet, hilly, thick underbrush).
Present Use	Public recreation, wildlife habitat
Financing Terms	20 years maximum, 5% down, interest rate = prime plus 3 %
Information	Division of Agriculture – Palmer (761-3863 - Steve Trickett)