

2012

# Alaska State Land Offering

Auction #470 and Initial Over-the-Counter Offering



<http://dnr.alaska.gov/mlw/landsale/>

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**2012  
Alaska State Land Offering  
Auction #470  
and Initial Over-the-Counter Offering**

**▲ = Offered Parcel(s)**



## **OFFERING SCHEDULE**

**10:00 a.m., March 28, 2012 - 5:00 p.m., May 30, 2012 ~ Sealed-Bid Auction Application Period**

All bids must be received online at <http://dnr.alaska.gov/mlw/landsale/> or by one of the designated Department of Natural Resources offices no sooner than 10:00 a.m., Wednesday, March 28, 2012 and no later than 5:00 p.m., Wednesday, May 30, 2012. In accordance with 11 AAC 67.007 Application, the Department of Natural Resources will not accept and will reject bids received outside the designated bidding period.

**10:00 a.m., June 6, 2012 ~ Sealed-Bid Opening**

Bids will be opened beginning at 10:00 a.m., Wednesday, June 6, 2012 at the Anchorage Department of Natural Resources Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Bidders need not be present to win. A list of apparent high bidders will be posted online at <http://dnr.alaska.gov/mlw/landsale/> and at Department of Natural Resources Public Information Centers following the Sealed-Bid Opening. Award notification letters will be mailed to successful bidders on Tuesday, June 12, 2012.

**10:00 a.m., June 13, 2012 – 5:00 p.m., August 1, 2012 ~ Initial Over-the-Counter Offering Application Period**

A complete list of parcels in the Initial Over-the-Counter Offering (parcels not sold in the auction) will be posted at 10:00 a.m., Wednesday, June 13, 2012 online at <http://dnr.alaska.gov/mlw/landsale/> and at Department of Natural Resources Public Information Centers. All applications must be received by one of the designated Department of Natural Resources offices or submitted online no later than 5:00 p.m., Wednesday, August 1, 2012. In accordance with 11 AAC 67.007 Application, the Department of Natural Resources will not accept and will reject applications received outside the designated application period.

**10:00 a.m., August 8, 2012 ~ Initial Over-the-Counter Application Opening**

The drawing for the Initial Over-the-Counter Offering will begin at 10:00 a.m., Wednesday, August 8, 2012 at the Anchorage Department of Natural Resources Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Applicants need not be present to win. A list of Initial Over-the-Counter Offering winners will be posted online at <http://dnr.alaska.gov/mlw/landsale/> following the Application Opening. Unsuccessful applicants may pick up their deposits after the Application Opening until 5:00 p.m. on August 8, 2012.

**10:00 a.m., August 15, 2012 ~ General Over-the-Counter Offering Parcel List Available**

A complete list of parcels in the General Over-the-Counter Offering (parcels not sold in the Initial Over-the-Counter Offering) will be posted at 10:00 a.m., Wednesday, August 15, 2012 online at <http://dnr.alaska.gov/mlw/landsale/> and at Department of Natural Resources Public Information Centers. Parcels available in the General Over-the-Counter Offering are sold on a first-come-first-served basis.

**Dear Fellow Alaskans,**

The 2012 Alaska State Land Offering includes more than 450 parcels of land from across this great state, available through our sealed-bid and over-the-counter programs. For those who have ever dreamed of owning a piece of the Last Frontier – whether building an ocean-side retreat in South-east, finding a place deep in the Interior for a recreational cabin, or maybe looking for a road-accessible lot in the Mat-Su Valley for your first home – this is the place for you.

The drafters of our Constitution recognized the unique opportunity that Alaska's lands represented for those who sought to establish new homes and build greater communities across this vast state. In Article 8, the Alaska Constitution directs our government to encourage the settlement of its land, and for more than 50 years, the land sale programs of the Department of Natural Resources have fulfilled this mandate by working to transfer suitable State-owned lands into private ownership. This publication represents our latest effort to continue this policy.

I encourage you to look over this brochure or visit <http://dnr.alaska.gov/landsale/> and select a piece of Alaska to call your own.

Best regards,

Sean Parnell  
Governor



**Dear Alaskans,**

Providing access to state lands and transferring state land into private ownership are critical to what we do at the Department of Natural Resources. The Alaska State Lands Sales program is an important way that we meet this commitment to Alaskans.

The 2012 Alaska State Land Sale Brochure identifies and describes more than 450 parcels available in this year's sale. If interested, we encourage you to read through the properties listed, thoroughly review the terms of the offerings, and if you find something that suits you, submit a bid or application.

For more information, please visit our website at <http://dnr.alaska.gov/landsale/> or visit or contact one of our three DNR Public Information Centers listed on page 4.

Good Luck!

Daniel S. Sullivan  
Commissioner, State of Alaska, Department of Natural Resources



**Table of Contents**

Introduction.....	4	Sealed-Bid Auction Procedures.....	30
General Information.....	5	IOTC Offering Procedures.....	32
Online Resources.....	15	Veterans' Land Discount.....	34
General Considerations for All Participants.....	16	Purchase Information.....	38
Participating in the Sealed-Bid Auction.....	17	Southeast Region Map and Parcels.....	40 - 49
Participating in the Veteran's Preference Auction.....	21	Southcentral Region Map and Parcels....	50 - 102
Participating in the Over-the-Counter (IOTC & OTC) Offerings.....	24	Northern Region Maps and Parcels.....	103 - 135
Instructions to Bidder/Applicant.....	25	Auction Bid and OTC Forms.....	136 - 148
		Auction Parcel Photo Album.....	149
		Over-the-Counter (OTC) Offering.....	150 - 151

## INTRODUCTION

This brochure describes the parcels of land available from the Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Sales and Contract Administration Section in the 2012 Alaska State Land Offerings - Auction #470. This brochure also contains information on how to participate in the Sealed-Bid Auction and subsequent Initial and General Over-the-Counter Offerings.

This brochure is divided into three main sections. The first section provides general information applicable to all parcels; a list of online resources; information on special programs for veterans; auction and offering procedures; application instructions; and purchasing information. The second portion of this brochure contains maps of the parcels and subdivisions, specific information about each area, and the parcels' legal descriptions and minimum bid prices. The last portion of this brochure contains application forms, information about other land offerings, and customer surveys. At times, modifications to 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. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction.**

Additional copies of this brochure, subsequent Errata, and application materials may be obtained from the DNR Public Information Centers in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at: <http://dnr.alaska.gov/mlw/landsale/>. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please contact the Anchorage Public Information Center.

### DNR Public Information Centers

Each Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR's programs and policies, and can help you find the applications, forms, and fact sheets to answer your DNR-related questions.

**SOUTHCENTRAL REGION** - DNR Public Information Center  
550 West 7th Avenue, Ste. 1260, Anchorage, Alaska 99501  
Tel: (907) 269-8400, Fax: (907) 269-8901, TDD: (907) 269-8411  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.,  
excluding State holidays  
Recorded Information: (907) 269-8400  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

**NORTHERN REGION** - DNR Public Information Center  
3700 Airport Way, Fairbanks, Alaska 99709  
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.,  
excluding State holidays  
[fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)

**SOUTHEAST REGION** - DNR Public Information Center  
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801  
Tel: (907) 465-3400, Fax: (907) 586-2954, TDD: (907) 465-3888  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.,  
excluding State holidays  
[sero@alaska.gov](mailto:sero@alaska.gov)

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## GENERAL INFORMATION

### Site Inspection

**Important:** It is your responsibility to fully review this brochure and personally locate and thoroughly inspect the parcel before submitting a bid or application to purchase.

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the “No Warranty of Suitability or Fitness” section of this brochure for more information.

### Land Records, Survey Plats, and Maps

**Important:** It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel prior to submitting a bid or application.

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is:

<http://dnr.alaska.gov/Landrecords>

This site lists links to many DNR and BLM websites where you can find information such as recorded 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, 4210 University Drive, Room 208, Anchorage, Alaska 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, (907) 474-5823; or from numerous other commercial sources.

Full-size copies of the recorded survey plats are available at DNR Public Information Centers or appropriate DNR District Recorder’s Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder’s Office at:

<http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

For more information on finding and using basic parcel information sources like surveys and casefile information, see the “Online Resources” section of this brochure or visit one of the DNR Public Information Centers.



## Tentatively Approved Lands

The State of Alaska may not yet have received final patent from the Federal government for some of the land in these offerings. Such lands are designated as “tentatively approved”. Title for parcels on tentatively approved lands will be conditioned upon the State of Alaska receiving patent from the Federal government. In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, DNR DMLW may conditionally sell, lease, or grant land that has been tentatively approved by the Federal government for patent to the State, but that is not yet patented. **DNR regulations provide that if for any reason the State of Alaska 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 of Alaska has no further liability to the purchaser, lessee, or any third party for termination of the contract. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel. Additionally, the State is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the State does receive title to the land, as anticipated, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

Title to tentatively approved lands will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved lands, however, there may be practical problems including (1) title insurance companies might not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks might not loan money for construction on, or the purchase of tentatively-approved lands. It is your responsibility to fully investigate these matters before submitting a bid or application to purchase the parcel. **In these offerings, the following parcels and subdivisions are on tentatively-approved lands:**

- Cascaden (Parcel #s 1341 - 1354)
- Chleca Lakes (Parcel #s 1039 - 1043)
- Deadman Lake (Parcel #s 1355 - 1362)
- June Creek (Parcel #s 1418 - 1427)
- Nenana Ridge West (Parcel #s 1437 & 1438)
- Ridgeview (Parcel #s 1258 & 1259)
- Ridgeview Addition I (Parcel #s 1260 - 1266)

## No Warranty of Suitability or Fitness

**Important:** In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land’s fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of the sale.

The State of Alaska makes no warranty, expressed nor 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, or 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’s condition prior to bidding or applying to purchase. It is also your responsibility to determine and consider in your decision to enter into a purchase encumbrances (or the possibility of encumbrances) that may affect the use of the property, including those of record or apparent by inspection of the property.



## Access

Information on the location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Center. 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 and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

**Important:** Please be advised that legal access to a parcel does not necessarily constitute practical, developable, or existing (constructed) access.

The State of Alaska has no legal obligation to build roads or provide services to or within any subdivision or parcel. Right-of-ways shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. As previously mentioned, although every parcel for sale has some legal, platted access, in many cases roads might not yet exist. For instance, access may be via section line easements (unless the section line easement has been vacated), platted right-of-ways, trail easements, navigable water bodies, or across unreserved State-owned land. Contact the DNR Public Information Centers for more information.

Physical access may be on rivers and lakes or across land by roads or trails by means of on- and off-road vehicles, snowmachines, airplanes, boats, all-terrain vehicles, dogsleds, or by foot. You should inquire at one of the DNR Public Information Centers or appropriate borough land office to see if there is an existing road on a reserved right-of-way.

There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses and 11 AAC 96.025 Conditions for Generally Allowed Uses). The fact sheet on Generally Allowed Uses, is available online at:

**[http://dnr.alaska.gov/mlw/factsht/gen\\_allow\\_use.pdf](http://dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf)**

The fact sheet includes a list of areas where generally allowed uses do not apply and other restrictions.

Travel across unreserved State-owned land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or 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 other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at:

**<http://habitat.adfg.alaska.gov>**

- 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-owned 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.

### Access (continued)

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-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

Public access and utility easements, water body easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Establishing new routes or making improvements to existing right-of-ways 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 on routes you may wish to improve. Contact the DNR Public Information Centers for more information.

### Use of Adjacent State-Owned Land

Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, may require a land use authorization from DNR. Certain activities, such as harvesting firewood or clearing viewsheds may require a permit in advance and there is no guarantee of approval.

### RS 2477

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

<http://dnr.alaska.gov/mlw/trails/rs2477/>

### Easements, Reservations, & Restrictions

All parcels listed in this brochure are subject to all platted and valid existing easements and reservations, such as right-of-ways, 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, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully 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. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at:

<http://dnr.alaska.gov/Landrecords/>

All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, **unless the easement has been vacated or officially removed**. Contact the appropriate DNR Public Information Center before constructing access, especially within 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 public access easements or make them unusable by the public.



## Alaska Railroad Right-of-Way

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

<http://alaskarailroad.com>

## Driveways, Approaches, and Roads

Driveways and/or approach roads from established roads maintained by the State of Alaska, Department of Transportation and Public Facilities (DOTPF) may need 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, you must consult the Right-of-Way Section of the appropriate regional office of DOTPF. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.

## Mineral Estate

**In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells.** The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.

Mineral orders that closed an area to mineral entry, where they have been established, closed that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the surface owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels listed for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users. **Mineral status is noted on the data summaries for each area in this brochure.**

## Timber and Other Materials on Site

**Before receiving patent to State-owned land, you may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.** The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

Local governments may also have additional restrictions regarding on-site material use after receiving patent. For more information contact your local government and the DNR Public Information Center.

## Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200 Unlawful Acts). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8721 or visit:

<http://dnr.alaska.gov/parks/oha/>

## Multiple Uses

The land sale described in this brochure is only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, commercial or personal recreation, trapping, or resource harvest can and do occur on Municipal, State, Federal, and private lands near the parcels listed for sale. 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, noise, dust, or other activities may be perceived as a nuisance to neighboring users. Occasionally, 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 to purchase land through these offerings.

## Future Offerings

The State of Alaska reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density or frequency of use in an area. Public notices about potential State disposals are available at:

<http://notes4.state.ak.us/pn/>

## Restrictions on Subdividing

**You may not subdivide or re-plat the land prior to receiving patent.** After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; relevant boroughs and municipalities; relevant Homeowners' Associations; and the like. See "Land Records, Survey Plats, and Maps" section of this brochure for additional information.

## Homeowners' Associations

Some subdivisions were created with the framework for a homeowners' association in place as authorized by 11 AAC 67.025 Homeowners' Association. Homeowners' associations may be established to handle such tasks as constructing or maintaining roads, trails, easements, and related drainage improvements within the subdivision; managing reserved or common areas; establishing common sewer or water systems serving a subdivision; and other necessary services, particularly until a unit of local government is able and willing to assume responsibility for them. If a subdivision has a homeowners' association, it is typical that subsequent purchasers of parcels automatically become members, which may involve fees or recurring dues. To find out if a subdivision has an active, incorporated homeowners' association, contact the appropriate DNR District Recorder's Office(s), which can be identified at:

<http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

Additional information may also be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at:

<https://myalaska.state.ak.us/business/>



## Taxes

Parcels listed in this brochure may be subject to taxes and assessments levied by local taxing authorities. Local taxing authorities are noted on the data summaries for each area described in this brochure. **Failure to make timely payment of all taxes and assessments due on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.**

## 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 State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. Many of the subdivisions included in these land offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. **It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.** Refer to the "Existing Improvements" and "Hazardous Materials and Potential Contaminants" sections of this brochure for additional information and disclaimers.

## Existing Improvements

Some parcels in this brochure may have existing improvements, structures, and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. If any such improvements exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. You are responsible for personally and thoroughly inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the "Hazardous Materials and Potential Contaminants" section of this brochure for additional information and disclaimers.

## Hazardous Materials and Potential Contaminants

You are responsible for personally and thoroughly inspecting the property and familiarizing yourself with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels listed herein. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. **The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.**

## Waters of the United States and Wetlands

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide, and/or presently used, have been used in the past, or may be used in the future, to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including wetlands.

Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before placing any dredged or fill material in wetlands and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging or constructing a dock or pier), purchasers must obtain a permit from the United States Army Corps of Engineers.

**Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur.** For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit:

<http://www.poa.usace.army.mil/hm/default.htm>

## Water Rights and Usage

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact DNR DMLW's Water Resources Section for more information. Information and applications are also available at any of the DNR Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/water/>

## Fire and Burning Activities

**Some State-owned lands are in areas with limited or no fire protection. The State of Alaska assumes no duty to fight fires in these areas.** Wildfires should be considered a serious potential hazard even in areas designated for fire protection. For full descriptions of current Interagency Fire Management Plans and more information, visit DNR Division of Forestry's Fire Information webpage online at:

<http://forestry.alaska.gov/fire/fireplans.htm>

You should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit:

<http://firewise.org>

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 Permits, AS 41.15.090 Building or Leaving Fires). For further information regarding wildfire mitigation and burning permits, contact DNR Division of Forestry. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Centers and online at:

<http://forestry.alaska.gov/divdir.htm>

## Hunting Seasons and Taking Game in Defense of Life or Property

Inspection and recreation periods may overlap with certain hunting seasons. Check with the State of Alaska, Department of Fish and Game (DFG) to find out the hunting season dates for the staking areas. More information is available at:

<http://adfg.alaska.gov>

DFG 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.

### 5 AAC 92.410 Taking Game in Defense of Life or Property

- (a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
  - (1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
  - (2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
  - (3) all other practicable means to protect life and property are exhausted before the game is taken.
- (b) Game taken in defense of life or property is the property of the State. A person taking game under this subsection shall immediately
  - (1) salvage and surrender to DFG the
    - (A) hide and skull of a bear, completely removed from the carcass, and including all attached claws;

- (B) hide and skull of fur animals or furbearers;
- (C) meat and antlers or horns of ungulates;
- (D) meat of all other game not specified in (A) - (C) of this paragraph;
- (2) notify DFG of the taking; and
- (3) submit to DFG a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.
- (c) As used in this section, "property" means
  - (1) a dwelling, permanent or temporary;
  - (2) an aircraft, boat, automobile, or other conveyance;
  - (3) a domesticated animal;
  - (4) other property of substantial value necessary for the livelihood or survival of the owner.

### **Wildlife**

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. DFG's website (listed below) makes the following suggestions:

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
- Avoid crowding bears; respect their "personal space."
- Avoid attracting bears through improper handling of food or garbage.
- Plan ahead, stay calm, identify yourself, don't run.

We remind you to be aware of your surroundings and diligent when in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the DNR Public Information Centers or visit the following websites:

Provided by DFG:

<http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

<http://www.adfg.alaska.gov/index.cfm?adfg=livewith.moose>

Provided by DNR Division of Parks and Outdoor Recreation:

<http://dnr.alaska.gov/parks/safety/bears.htm>

Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.

### **Eagle Nesting Sites and Seasons of Restricted Activity Nearby**

Federal law prohibits any disturbance of bald eagles or their nests and 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. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, 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.

### **Migratory Birds**

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at:

<http://www.fws.gov/pacific/migratorybirds/>



## Fish Habitat Requirements

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from DFG, Division of Habitat, for activities within or across a stream used by fish if DFG determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act (AS 16.05.871) requires that an individual or governmental agency provide prior notification and obtain approval from DFG Division of Habitat “to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed” of an anadromous water body or “to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed” of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from DFG, Division of Habitat. A list of common activities requiring permits is available at:

<http://adfg.alaska.gov/index.cfm?adfg=uselicense.main>

Activities include, but are not limited to stream diversion; streambank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection and erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

**If you conduct any activity below the ordinary high water of an anadromous water body or impede the efficient passage of fish without notifying and receiving the prior written approval from DFG, you may be violating State law and this may lead to the charge of a misdemeanor. Contact DFG, Division of Habitat, for more information on obtaining permits.**

## New Construction, Development, or Improvements

**Important:** The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

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 Proper Location). **No improvements, other than authorized access, may be placed or constructed within any easements or right-of-ways of record.** This includes, but is not limited to, section-line easements, public access easements, road right-of-ways, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements.

## Nomination of Land for Future Offerings

The Department of Natural Resources seeks nominations from the public for sales of State-owned land and considers public interest when offering land for sale. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be included under one of these programs. The request must be in writing on a land sale nomination form, which is used to document public input in the land sale planning process. Land sale nomination forms and information on previously-received nominations are available at DNR Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/landsale/> and [http://dnr.alaska.gov/mlw/factsht/land\\_nominating.pdf](http://dnr.alaska.gov/mlw/factsht/land_nominating.pdf)

You may nominate land for residential use, recreational use, or remote sites for the stake-it-yourself program. There is no fee for nominating land for a State land sale and you may submit nomination forms for more than one area. If you are interested in nominating State-owned land for sale through our disposal programs, fill out a nomination form and return it to a DNR Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and whether or not it is designated or classified for settlement under land use plans or designated for some other use. The nomination form lists additional resources you can use to check if land you nominate qualifies for the State's consideration to sell.

Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public. When the State receives a nomination form, the State is notified that there is specific land you would like offered through one of the State land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the State obligated to sell or otherwise dispose of the land. In addition, disposals must be conducted competitively so that nominating parties are not guaranteed any right to purchase.

After the land nominations are received, DNR researches the nominations and acceptable nominations may be incorporated into future land sale offerings depending on feasibility and other factors. Land sale offerings are subject to a formal decision-making process. DNR considers State laws, regulations, established policies, the character of the land, recommendations made by resource experts, and public input when issuing decisions. DNR also solicits public comment on specific proposals before the land can be offered.



## 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.

Alaska Legislature .....	<a href="http://w3.legis.state.ak.us">http://w3.legis.state.ak.us</a>
Alaska Statutes and Regulations.....	<a href="http://www.legis.state.ak.us/basis/folio.asp">http://www.legis.state.ak.us/basis/folio.asp</a>
State of Alaska Home Page.....	<a href="http://alaska.gov">http://alaska.gov</a>
State of Alaska, Department of Natural Resources (DNR).....	<a href="http://dnr.alaska.gov">http://dnr.alaska.gov</a>
DNR Division of Parks, Office of History and Archaeology.....	<a href="http://dnr.alaska.gov/parks/oha/">http://dnr.alaska.gov/parks/oha/</a>
DNR Division of Forestry .....	<a href="http://forestry.alaska.gov">http://forestry.alaska.gov</a>
Firewise .....	<a href="http://firewise.org">http://firewise.org</a>
DNR Division of Mining, Land, & Water (DMLW).....	<a href="http://dnr.alaska.gov/mlw/">http://dnr.alaska.gov/mlw/</a>
DNR Land Records Information .....	<a href="http://dnr.alaska.gov/Landrecords/">http://dnr.alaska.gov/Landrecords/</a>
DNR DMLW Fact Sheets.....	<a href="http://dnr.alaska.gov/mlw/factsht/">http://dnr.alaska.gov/mlw/factsht/</a>
DNR DMLW Land Sales & Contract Administration Section .....	<a href="http://dnr.alaska.gov/mlw/landsale/">http://dnr.alaska.gov/mlw/landsale/</a>
DNR DMLW Water Resources Section .....	<a href="http://dnr.alaska.gov/mlw/water/">http://dnr.alaska.gov/mlw/water/</a>
State of Alaska, Department of Fish and Game (DFG) .....	<a href="http://dfg.alaska.gov">http://dfg.alaska.gov</a>
DFG Division of Habitat .....	<a href="http://habitat.adfg.alaska.gov">http://habitat.adfg.alaska.gov</a>
State of Alaska, Department of Environmental Conservation.....	<a href="http://dec.alaska.gov">http://dec.alaska.gov</a>
State of Alaska, Department of Transportation & Public Facilities.....	<a href="http://dot.alaska.gov">http://dot.alaska.gov</a>
State of Alaska, Department of Commerce, Community, & Economic Development.....	<a href="http://commerce.alaska.gov">http://commerce.alaska.gov</a>
RS 2477 Right-of-Ways .....	<a href="http://dnr.alaska.gov/mlw/trails/rs2477/">http://dnr.alaska.gov/mlw/trails/rs2477/</a>
Alaska Railroad Corporation.....	<a href="http://alaskarailroad.com">http://alaskarailroad.com</a>
U.S. Government.....	<a href="http://usa.gov">http://usa.gov</a>
U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska.....	<a href="http://www.ak.blm.gov/ak/st/en.html">http://www.ak.blm.gov/ak/st/en.html</a>
Land Records Information from DNR and BLM.....	<a href="http://dnr.alaska.gov/Landrecords">http://dnr.alaska.gov/Landrecords</a>
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch .....	<a href="http://www.poa.usace.army.mil/reg/">http://www.poa.usace.army.mil/reg/</a>
U.S. Fish and Wildlife Service .....	<a href="http://fws.gov">http://fws.gov</a>

# GENERAL CONSIDERATIONS FOR ALL PARTICIPANTS

## Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48 Alaska Personal Information Protection Act. **Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request.** Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.**

## Brochure Amendments - Errata

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. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction or offering.** You may obtain a copy of new or existing Errata from the DNR Public Information Centers or online at:

<http://dnr.alaska.gov/mlw/landsale/>

**For important updates, you may also subscribe to our email notification list at the link above, “like” us on Facebook at <http://facebook.com/alaskaland/> or follow us on Twitter as #AlaskaLand4Sale and #LandForAlaskans.**

**DNR reserves the right to make changes up to the time a contract or patent is issued. DNR also reserves the right to waive technical defects or errors in this publication.**

## Right to Adjourn/Postpone/Cancel

This brochure is intended for informational purposes only and does not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings, including parcels available through sealed-bid and over-the-counter offerings. In the event that DNR cancels an offering, deposits will be returned.

## Bidder/Applicant Responsibility to Keep Address Current with LSCAS

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. **Throughout the bid/application, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS) at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514, informed of their current address.** The application or bid is subject to rejection if LSCAS is unable to contact the applicant or bidder at the current address of record. **Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**

## Appeals

An aggrieved bidder may appeal in writing to the Commissioner within 5 days after the Sealed-Bid Auction or IOTC Offering for a review of the Director's determination (AS 35.05.055 Auction Sale Procedures). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

## Filing Policy for State of Alaska Employees

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska 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 available over the counter (11 AAC 67.005 General Qualifications).

This requirement disqualifies those employees from applying for a parcel in the IOTC Offering. After the Sealed-Bid Auction, parcels available over-the-counter may only be purchased 30 days after they are placed in the General Over-the-Counter (OTC) inventory, following the IOTC Offering. If you have questions about employee eligibility, contact one of the DNR Public Information Centers.

# PARTICIPATING IN THE SEALED-BID AUCTION

## Sealed-Bid Auction Bidder Qualifications

**Important:** As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 Residency, AS 38.05.045 Generally [Sale of Land], and 11 AAC 67.005-.010 Disposal of Land Administrative Provisions. Please read this brochure thoroughly before you submit a bid.

To participate in the Sealed-Bid Auction, you must **certify** and **prove** that:

- You have been "physically present in the state with the intent to remain in the state indefinitely and to make a home in the state" for at least the past one year (12 months) immediately prior to the date of auction, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

For required and acceptable items of proof of residency, see the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.

**Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction, but ARE eligible to apply in the IOTC and OTC Offerings.**

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.



## Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran's Preference Auction Bidders, and Veterans' Land Discount Applicants

In accordance with AS 01.10.055 Residency, AS 38.05.055 Auction Sale Procedures, and 11 AAC 67.010 Proof of Eligibility Based on Residency, DNR must receive proof of Alaska residency from participants in the Veteran's Preference Auction, apparent high bidders in the Sealed-Bid Auction, and applicants for the Veterans Land Discount.

DNR must receive:

- **a copy of your valid and current Alaska Driver's License or ID Card issued by the State of Alaska** (if you do not have a valid, current Alaska Driver's License or ID Card issued by the State of Alaska with an issue date at least one year prior to the date of the auction, please contact the Land Sales and Contract Administration Section before bidding to inquire about acceptable substitutions for this requirement);

**In addition, DNR must receive ONE of the following primary items:**

- voter registration and voting records;
- school records;
- rent receipts, proof of home ownership, or a home purchase contract for your primary residence in Alaska;
- motor vehicle registration for your primary vehicle;
- tax records for your primary residence in Alaska;
- employment, unemployment, or military records;
- court or other government agency records; or
- birth or other vital statistic records.

**OR TWO of the following secondary items:**

- current and valid occupational or other licenses (such as hunting, fishing, or trapping licenses) issued by the State of Alaska; or
- notarized 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).

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on such other proof not specifically listed above, please contact the Land Sales and Contract Administration Section before bidding to inquire.

Your proof must show you were physically present in Alaska the one year prior to the date of the auction (**June 6, 2011 to June 6, 2012**) with an intent to make a home and remain in the state indefinitely. **Failure to prove Alaska residency under these terms will result in the loss of your opportunity to purchase the parcel and may result in the forfeiture of some or all of your deposit.** You will be required to submit as many primary (non-self-certifying) items of proof of residency as needed to document the minimum one full year of Alaska residency. Secondary and self-certifying items above may only be used as corroborative evidence.

**Bidders are encouraged to gather their required documentation well in advance of the auction.** For participants of the General Sealed-Bid Auction, this proof is required upon notification of a winning bid. In order to be eligible to bid, participants in the Veteran's Preference Auction must submit this proof with their bid submission.



## Residency Requirement for Residential Parcels in the Sealed-Bid Auction

AS 01.10.055 Residency defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state." To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident under this definition and have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction (AS 38.05.055 Auction Sale Procedures).

You are not allowed to claim Alaska residency during any period that you claimed residency in another state, 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 a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintained your Alaska residency, 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, or paying local property taxes on property you personally own as a residence for at least one year immediately preceding the date of bid. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you do not qualify as an Alaska resident for this program.

## Bidding on Multiple Parcels in the Sealed-Bid Auction

You may submit bids for as many parcels as you like. However, you may win only one parcel in Sealed-Bid Auction #470.

You will be awarded the first parcel for which you made the qualifying high bid. **Since the order for opening sealed bids is determined by the total number of bids received per parcel, which cannot be determined until after the application period has ended, if you bid on multiple parcels, you may not end up with your first choice.** For example:

*Jane Doe bids on two fictitious Parcels A and B in Sealed-Bid Auction #470. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest bidder for Parcel B, she will win that parcel and will be **ineligible** to win Parcel A in Auction #470, even if she would have been the high bidder for that parcel as well.*

Each bid for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the Sealed-Bid Auction Procedures section in this brochure for more information.

## No Withdrawal of Bids from the Sealed-Bid Auction

**Please give careful consideration to your bids. Once you have submitted a bid for the Sealed-Bid Auction, it cannot be withdrawn.** If your bid for a parcel submitted within the designated bidding period contains an error, you may lose eligibility to win the opportunity to purchase the parcel in the Sealed-Bid Auction. You may submit new bids on any available parcel during the designated bidding period to correct an error on your bid, change the amount of your bid (as long as it is equal to or greater than the parcel's minimum bid), add bidders to your party, or remove bidders from your party (see the "Multiple Bidders Bidding Together in the Sealed-Bid Auction" section of this brochure for more information). If you submit multiple bids for the same parcel, only the MOST RECENTLY RECEIVED, VALID bid will be considered, even if you submitted a higher or duplicate bid at an earlier time or a later bid with an error.

DNR will not refund the deposits (up to a maximum of 5% of the total bid) if a successful bidder chooses not to purchase the land for any reason. For those apparent high bidders who are not qualified to purchase, due to failure to meet residency or age requirements other disqualifying factors, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the "Sealed-Bid Auction Procedures" section of this brochure for more information.

## Multiple Bidders Bidding Together in the Sealed-Bid Auction

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction. **To do so, all bidders must be eligible to participate.** Names may not be added or deleted after the bid has been submitted. Successful bidders' names will carry forward to the purchase contract and patent when the purchase price is paid in full.

**Since you may purchase only one parcel through Sealed-Bid Auction #470, successful joint bidders will be ineligible to individually win an opportunity to purchase an additional parcel in that Sealed-Bid Auction.** For example:

*If John and Jane Doe are the high bidders of fictitious Parcel C in Sealed-Bid Auction #470, both John Doe and Jane Doe are **ineligible** to win any additional parcels, **either as joint applicants or as individuals**, for the remainder of Auction #470.*

**If your previous bid for a parcel had multiple bidders and a subsequent bid for the same parcel is received for just one of the bidders, the subsequent single-party bid will stand and the previous multiple-party bid will NOT be considered.** This can have important implications for the joint bidders. For example:

*If a bid is received jointly from John and Jane Doe for fictitious Parcel D in the Sealed-Bid Auction, and a second bid is received more recently from John Doe individually for that same fictitious Parcel D in that same auction, the previous joint bid for fictitious Parcel D is cancelled. John Doe now has an active bid received for fictitious Parcel D in Sealed-Bid Auction #470, but the party of John and Jane Doe and the individual Jane Doe do not.*

**Likewise, if your previous bid for a parcel listed only you as a single bidder and a subsequent bid for the same parcel is received for multiple bidders including you, the subsequent multi-party bid will stand and the previous individual bid will NOT be considered.**

## Returned Deposits for Unsuccessful Bidders/Applicants

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Public Information Center, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska until 5:00 p.m. on the day of the Sealed-Bid Auction, upon proper presentation of identification (valid and current Alaska driver's license or other similar picture identification that matches the bidder's information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier's check, personal check, or money order will be returned in the SASE. Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

## Price Fixing or Misrepresentation

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 or manipulate 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 opportunity, right, title, and interest in the land.

Anyone who misrepresents him/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, immediately report the incident to a DNR Public Information Center and provide any information you have.



## PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION

A Veteran's Preference Auction is a restricted sale in which eligible veterans have first option to purchase certain qualifying parcels available in the Sealed-Bid Auction (AS 38.05.067 Preference For Veterans For Unoccupied Residential Land and 11 AAC 67.050 Veteran's Preference). For a list of qualifying parcels, see the "Parcels Qualifying for the Veteran's Preference Auction" section of this brochure.

In order to give preference to eligible veterans bidding in the Veteran's Preference Auction, bids for the Veteran's Preference Auction will be opened before the General Sealed-Bid Auction. The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, June 6, 2012, at the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501.

### No Veterans' Land Discount on Veteran's Preference Auction Purchases

This preference is separate from the Veterans' Land Discount (described in the "Veterans' Land Discount" section of this brochure). **A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction.**

### Veteran's Preference Auction Once-In-A-Lifetime Participation

**The Veteran's Preference is a once-in-a-lifetime preference and a winner of a past Veteran's Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran's Preference Auction. In addition, a person may win only one parcel in Auction #470.** Apparent winners of Veteran's Preference Auction #470 are not eligible to win a second parcel in the General Sealed-Bid Auction #470. However, such winners may participate in subsequent land disposal offerings, including future general sealed-bid auctions, IOTC, and OTC offerings, if eligible at the time of bid or application. Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.



## Veteran's Preference Auction Bidder Qualifications

**Important:** In order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. Any bid submitted for the Veteran's Preference Auction without this proof enclosed will not be considered for a Veteran's Preference, but will be considered in the General Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid online, this proof must be received by the Anchorage DNR Public Information Center by the application deadline, regardless of postmark.

**To participate in the Veteran's Preference Auction, you must certify and submit with your bid proof that:**

- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
  - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
  - received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran's Preference Auction, regardless of final conveyance.

**If two or more individuals jointly submit a bid for the Veteran's Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.**

### Proof of Veteran's Preference Eligibility Required

**To participate in the Veteran's Preference Auction, you must submit proof of eligibility with your bid. DNR must receive the following items before the end of the designated bidding period:**

- **proof of qualifying Alaska residency** as detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent**, showing the qualifying length of active duty and character of the discharge.

**If two or more individuals jointly submit a bid for the Veteran's Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.**

**Mark all submissions with the same identifying information as described in the "Instructions to Bidder/Applicant" section of this brochure. If you submit bids for more than one parcel for consideration in the Veteran's Preference Auction, each bid submission must include this information.** If DNR does not receive the required proof of eligibility within the designated bidding period, bidders risk losing the opportunity to participate in the Veteran's Preference Auction. **Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.**



## Parcels Qualifying for the Veteran's Preference Auction

Parcels available for this preference must be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. The following parcels will be available in a Veteran's Preference Auction for the 2012 Alaska State Land Offerings – Auction #470:

- **Frederick Point North Subdivision - Parcels # 1005 - 1010**

**Purchases made through the Veteran's Preference Auction are subject to the following restrictions and requirements:**

- The purchaser may not sell or otherwise transfer ownership of the land for 5 years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the Director of DNR Division of Mining, Land, and Water.
- The purchaser shall submit proof within 2 years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation, or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate authority. The 2-year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

**The Director may not convey title to the parcel until the above requirements have been met.**

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying, properly marked Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction.

## No Requirement to Exercise Preference on Qualifying Parcels

**Important:** If an eligible veteran wishes to bid on a parcel that qualifies for the Veteran's Preference Auction, that veteran is not required to purchase the parcel through the Veteran's Preference Auction.

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attaching (as described in the "Parcels Qualifying for the Veteran's Preference Auction" section of this brochure), the veteran may choose to submit a bid in the General Sealed-Bid Auction and not submit a bid in the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid submitted in the General Sealed-Bid Auction.**

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. **Both veterans and non veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.**

## Clearly Mark Bids for Veteran's Preference

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged.

Sealed bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, **"2012 VETERAN'S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED"**. Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**

## PARTICIPATING IN THE OVER-THE-COUNTER (IOTC & OTC) OFFERINGS

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be available for sale at the minimum bid price as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

**At 10:00 a.m., Wednesday, June 13, 2012, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:**

<http://dnr.alaska.gov/mlw/landsale/>

### IOTC and OTC Applicant Qualifications

You must certify and prove that:

- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

**Corporations, businesses, and non-Alaska residents ARE eligible to apply in the IOTC and OTC Offerings, but ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction.**

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

### Buying Multiple Parcels in the Over-the-Counter Offerings

In the Initial-Over-the-Counter (IOTC) and General Over-the-Counter (OTC) Offerings, you may submit applications for as many parcels as you like and you may win the opportunity to purchase more than one parcel. Each application for each parcel must be sent in a separate interior envelope (or submitted separately online). Refer to the "IOTC Offering Procedures" section in this brochure for more information.

### No Withdrawal of Applications from the Initial Over-the-Counter Offerings

**Please give careful consideration to your applications. Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn.**

If your application for a parcel submitted within the designated application period contains an error, you may lose eligibility to win the opportunity to purchase the parcel. In the IOTC Offering, you may submit new applications on any available parcel during the designated application period to correct an error on your application, add applicants to your party, or remove applicants from your party (see the "Multiple Applicants Applying Together in the Over-the-Counter Offerings" section of this brochure for more information). If you submit multiple IOTC applications for the same parcel, only the MOST RECENTLY RECEIVED, VALID application will be considered, even if you submitted a duplicate application at an earlier time or a later application with an error. See the "IOTC Offering Procedures" section of this brochure for more information.



## No Withdrawal of Applications from the General Over-the-Counter Offering

Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn. If you apply to purchase a parcel in the General Over-the-Counter Offering and your application contains an error, you may lose eligibility to purchase the parcel or another applicant may purchase the parcel before you can correct the error. When an applicant pays a deposit to purchase over the counter and fails to complete the purchase, the deposit (up to 5% of the purchase price plus fees) will be nonrefundable. For those who are not qualified to purchase over the counter, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. For those applicants who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the "Sealed-Bid Auction Procedures" section of this brochure for more information.

## Multiple Applicants Applying Together in the Over-the-Counter Offerings

Two or more individuals may jointly submit a single application in the Over-the-Counter Offerings. To do so, **all applicants must be eligible to apply.** Names may not be added or deleted after the application has been submitted. Successful applicants' names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Each application for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the "IOTC Offering Procedures" section in this brochure for more information.



## INSTRUCTIONS TO BIDDER/APPLICANT

Bidding and application forms are available in this brochure, on the DNR website at <http://dnr.alaska.gov/mlw/landsale/> and at the DNR Public Information Centers. Bidding and application forms may be reproduced. Alternatively, bids may be submitted online using credit card or bank account information. **Fax, e-mail, and telephone applications will not be accepted because bids must be sealed until the scheduled opening and such submissions cannot be sealed.**

### Submitting a Sealed Bid Online

To bid on a parcel online, go to: <http://dnr.alaska.gov/mlw/landsale/> and use your bank or credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, or Discover credit card authorization. Your credit card will only be charged on the day of the Sealed-Bid Auction if you are the successful bidder for that parcel.

**NOTE: When using the credit card payment option, 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.**

If you will be applying online for the Veteran's Preference Auction, proof of eligibility must be RECEIVED at the designated DNR office by the application deadline, as described in the "Veteran's Preference Auction Bidder Qualifications" and "Proof of Veteran's Preference Eligibility Required" sections of this brochure.

## Submitting a Sealed Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following 3 items (plus additional items if you are applying for the Veteran's Preference Auction):

### 1. a completed 2012 Alaska State Land Auction Bid Form;

- You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, "Veteran's Preference Auction Bidder Qualifications" section of this brochure).
- A separate bid form must be included for each bid submitted for each parcel.

### 2. a bid deposit;

- A separate bid deposit must be included for each bid submitted.
- The bid deposit for each bid must be at least 5% of the total, undiscounted bid amount (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, 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 (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

**NOTE:** When using the credit card payment option, 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.

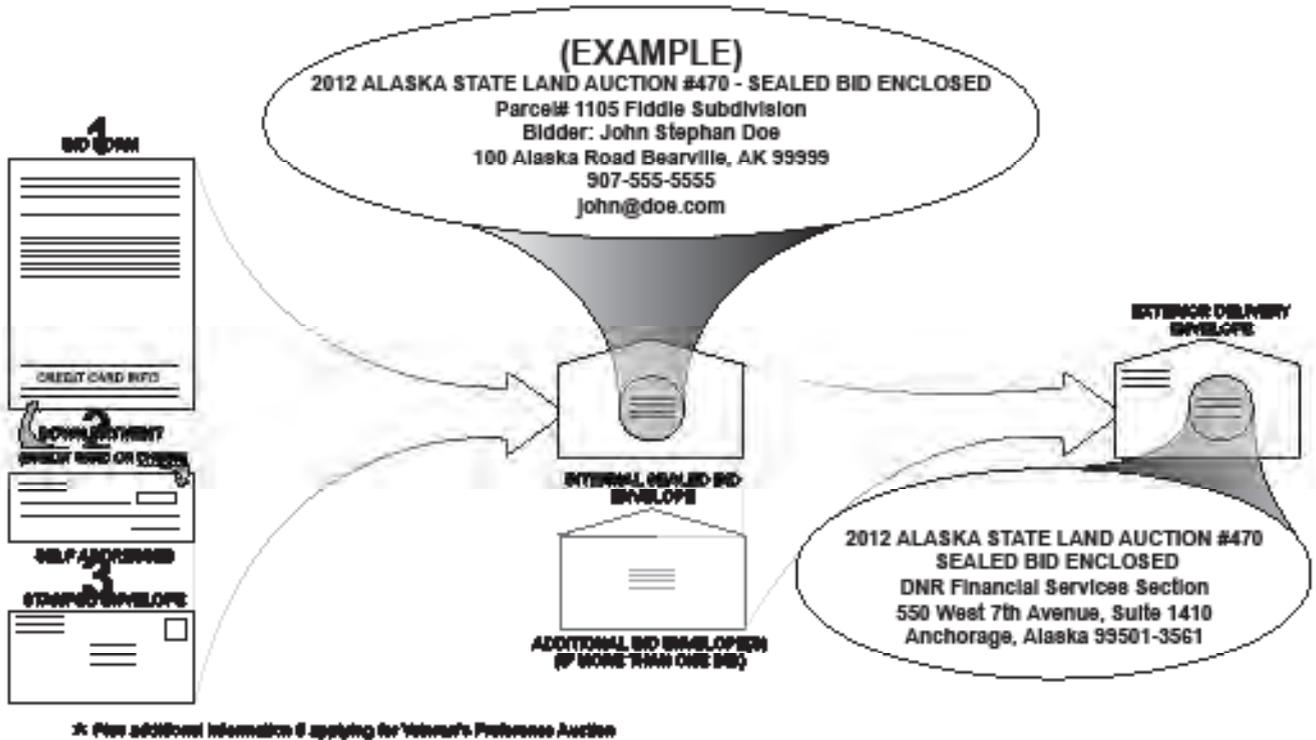
- For successful bidders, the deposit is nonrefundable and will be applied to the purchase price.

### 3. a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information).

Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

**VETERANS:** If you will be applying for the Veteran's Preference Auction, DNR must also receive with your bid submission your proof of eligibility for the program (see "Veteran's Preference Auction Bidder Qualifications" section of this brochure for more information).





**Clearly Mark Bids for Sealed-Bid Auction**

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. **Each bid submission must be received in a separate, sealed envelope. All bid materials are to be placed in a sealed, interior bid envelope marked as follows:**

**2012 ALASKA STATE LAND AUCTION #470 - SEALED BID ENCLOSED**  
 (OR, if applying for the Veteran's Preference Auction,  
**2012 VETERAN'S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED**)

Parcel # \_\_\_\_\_, Subdivision/Area \_\_\_\_\_  
 Names of All Bidders for this Submission: \_\_\_\_\_  
 Primary Bidder's Mailing Address: \_\_\_\_\_  
 Primary Bidder's Phone Number(s): \_\_\_\_\_  
 Primary Bidder's Email Address (Optional): \_\_\_\_\_

There should be no additional markings on the interior envelope.

Place the **sealed, interior** bid envelope inside a **sealed, exterior, delivery** envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the "Submitting a Sealed Bid by Mail or in Person" section of this brochure. The **exterior delivery** envelope **must be** marked with the words "**2012 ALASKA STATE LAND AUCTION #470 - SEALED BID ENCLOSED**" (or if applying for the Veteran's Preference Auction, "**2012 VETERAN'S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED**") and addressed to the appropriate mailing address for DNR as described in the "Where to Submit Sealed Bids" section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

## Where to Submit Sealed Bids

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed-bid envelope(s) must be enclosed in a separate exterior envelope for delivery.

**To submit a sealed bid by mail**, address the **exterior, delivery** envelope to:

**2012 ALASKA STATE LAND AUCTION #470  
SEALED BID ENCLOSED**

**(OR, if applying for the Veteran’s Preference Auction,  
2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED)**

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

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

**To submit a sealed bid in person by hand delivery**, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “**2012 ALASKA STATE LAND AUCTION #470 - SEALED BID ENCLOSED**” (or if applying for the Veteran’s Preference Auction, “**2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED**”) on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

## Submitting an Initial Over-the-Counter (IOTC) Offering Application Online

**To apply for a parcel online, go to: <http://dnr.alaska.gov/mlw/landsale/> and use your bank or credit card information to complete the submission.**

The online application process will ask for a MasterCard, Visa, or Discover credit card authorization. Your credit card will only be charged on the day of the IOTC Offering if your name is drawn for that parcel.

**NOTE: When using the credit card payment option, 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.**

## Submitting an Initial Over-the-Counter (IOTC) Offering Application by Mail or in Person

Applications and forms are available in this brochure, at the DNR Public Information Centers, and online at: <http://dnr.alaska.gov/mlw/landsale/>. Applications and forms may be reproduced. Alternatively, applications may be submitted online using credit card or bank account information.

A complete Initial Over-the-Counter (IOTC) Offering application package (for mailing or hand delivery) includes the following 5 items (plus additional items if you are applying for the Veterans’ Land Discount):

1. **a completed OTC application form;**
  - You must certify and prove that you meet the eligibility requirements for the program (see “IOTC and OTC Applicant Qualifications” section and, if applicable, “Veterans’ Land Discount” section of this brochure).
  - A separate application must be included for each application submitted for each parcel.
2. **a completed Declaration of Intent form;**
  - A separate Declaration of Intent form must be included for each application submitted for each parcel.
3. **a nonrefundable \$100.00 document handling fee** (11 AAC 05.010 (a) (7) (F) Fees);
  - A separate document handling fee must be included for each application submitted for each parcel.

4. a down payment;

- A separate down payment must be included for each application submitted for each parcel.
- The deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, **DO NOT** subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

**NOTE:** When using the credit card payment option, contact your financial institution to preauthorize 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 applicants, the deposit is nonrefundable and will be applied to the purchase price.

5. a self-addressed, stamped envelope (SASE) to return the down payment for an unsuccessful application submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information). Unsuccessful applicants' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

**VETERANS:** If you will be applying for the Veterans' Land Discount, DNR must also receive your proof of eligibility for the program (see "Veterans' Land Discount" section of this brochure for more information).

IOTC Offering 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 IOTC Offering is NOT limited to one parcel per person.



## SEALED-BID AUCTION PROCEDURES

**It is your responsibility to complete and submit your bid as instructed throughout this brochure.** All sealed bids must be properly addressed and marked as detailed in the the “Instructions to Bidder/Applicant” section of this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

### Minimum Bid

The minimum bid for each parcel is the current appraised market value as indicated in this brochure or subsequent Errata. **DNR will not accept bids for less than the minimum bid price listed in this brochure or subsequent Errata.** You may bid at the minimum bid, although there is no assurance a minimum bid will be a successful high bid.

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price 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 offering (see “Veterans’ Land Discount” section of this brochure for more detailed information).

### Sealed-Bid Auction Bidding Period

**All bids for the 2012 Alaska State Land Sealed-Bid Auction #470 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, March 28, 2012 and no later than 5:00 p.m., Wednesday, May 30, 2012. DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject bids received outside the designated bidding period.** If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction.

### Sealed-Bid Opening

The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, June 6, 2012, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

### Veteran’s Preference Auction Sealed-Bid Opening Conducted First

As detailed in the “Veteran’s Preference Auction” section of this brochure, Veteran’s Preference Auction bids will be opened first. Sealed-bid envelopes submitted for consideration in the Veteran’s Preference Auction must be marked with the words, **“2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED”**. Improperly or incompletely addressed or marked submissions for the Veteran’s Preference Auction risk being excluded from the Veteran’s Preference Auction. **If DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran’s Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran’s bid that is improperly or incompletely addressed or marked.**

If a parcel qualifies for the Veteran’s Preference Auction but DNR receives no qualifying, properly marked Veteran’s Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. **Both veterans and non veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.**

### Order of Bid Opening Determined by Number of Bids Received for Each Parcel

For the Veteran’s Preference and General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with 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 # (not ADL #) will be opened first.

## Apparent High Bidder

The eligible bidder from whom the State received a properly completed bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Veteran's Preference and General Sealed-Bid Auctions. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids for other parcels in Auction #470. Multiple parcels may be purchased through over-the-counter offerings (IOTC and OTC) only. For more information, please refer to the appropriate qualification sections throughout this brochure.

**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.**

As the auction progresses, a list of results will be available online at:

<http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the auction, apparent high bidders will be sent a certified Award Notification Letter. DNR must receive the following items from successful bidders within **30 days** of receipt of notification:

1. proof of eligibility;
  - You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, "Veteran's Preference Auction Bidder Qualifications" section of this brochure).
  - For eligible veterans submitting bids for consideration in the Veteran's Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran's Preference, are not required to submit this proof until they are named an apparent high bidder.
  - If there is more than one bidder, all bidders must provide proof of eligibility.
2. a completed Declaration of Intent Form;
3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
4. if applying for a Veterans' Land Discount, a Veteran Eligibility Affidavit and proof (see "Veterans' Land Discount" section of this brochure);
  - For eligible veterans submitting bids for consideration in the Veteran's Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran's Preference, are not required to submit this proof until they are named an apparent high bidder.
  - If there is more than one bidder, all bidders must provide proof of eligibility.
5. Any other documents or items requested in the Award Notification Letter.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered withdrawn (see the "No Withdrawal of Bids from the Sealed-Bid Auction" section in this brochure for more information).

Failure to comply with these requirements does not prevent the apparent high bidder from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this auction may be made available in the following IOTC Offering where they may be available for sale at the minimum bid price listed in this brochure or subsequent Errata.

## IOTC OFFERING PROCEDURES

**It is your responsibility to complete and submit your IOTC application as instructed throughout this brochure.** All IOTC applications must be properly addressed and marked as detailed in the the "Instructions to Bidder/Applicant" section of this brochure. Improperly or incompletely addressed or marked submissions risk being opened as general correspondence and such applications may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the IOTC Offering risk being excluded from consideration.

### List of Parcels Offered on IOTC

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be available for sale at the minimum bid price as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

**At 10:00 a.m., Wednesday, June 13, 2012, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:**

<http://dnr.alaska.gov/mlw/landsale/>

### IOTC Purchase Price

The purchase price for each parcel is the minimum bid as indicated in this brochure or subsequent Errata.

### IOTC Application Period

**All applications for the 2012 Alaska State Land IOTC Offering must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, June 13, 2012 and no later than 5:00 p.m., Wednesday, August 1, 2012. DNR date stamps all applications on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject received outside the designated application period. If your application is rejected for early receipt, you may resubmit your application at any time during the designated application period.** Applications will be kept confidential and stored in a safe until the offering.

### IOTC Application Opening and Drawings to Determine Winner

The IOTC Application Opening will begin at 10:00 a.m., Wednesday, August 8, 2012, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All IOTC applications received will be opened. Attendance at the IOTC Application Opening is not required and will not affect the outcome. **Attendees of the IOTC Application Opening will not be allowed to change or withdraw any applications.**

A drawing will be held to determine the winning applicant for any parcel where multiple qualified applications have been received. The parcel with the largest number of qualified applications will be drawn for first. If there is only one eligible applicant from whom the State received a properly completed application for a parcel, that applicant is automatically the winner of the opportunity to purchase the parcel at the minimum bid as indicated in this brochure or subsequent Errata. The first qualifying applicant drawn for each parcel will be named the winner. First and second alternate winners will also be drawn.

For the IOTC Offering, applicants have the opportunity to purchase multiple parcels. Applicants will win the opportunity to purchase all parcels for which they are the only applicant and for which their name is drawn.

As the IOTC Offering progresses, a list of results will be available online at:

<http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the IOTC Offering, apparent winners will be sent an Award Notification Letter. DNR must receive the following items from successful applicants within **30 days** of receipt of notification:

1. proof of eligibility;
  - You must certify and prove that you meet the eligibility requirements for the program (see “IOTC and OTC Applicant Qualifications” section of this brochure).
  - If there is more than one applicant, all applicants must provide proof of eligibility.
  - A separate application must be included for each parcel.
2. a completed Declaration of Intent Form;
  - A separate Declaration of Intent Form must be included for each parcel.
3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
  - A separate fee must be included for each parcel.
4. if applying for a Veterans’ Land Discount, a Veteran Eligibility Affidavit and proof (see “Veterans’ Land Discount” section of this brochure); and
5. any other documents or items requested in the Award Notification Letter.

**If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline**, their application will be considered withdrawn (see the “No Withdrawal of Applications from the General Over-the-Counter Offering” section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel. Failure to comply with these requirements does not prevent the apparent winner from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this IOTC Offering may be made available in the following General OTC Offering where they will be available for sale at the minimum bid listed in this brochure or subsequent Errata. Upon completion of the IOTC Offering, OTC parcels may become available over the counter at the DNR Public Information Centers and online on a first-come-first-served basis. Additionally, future OTC parcel availability updates will be posted periodically online at:

<http://dnr.alaska.gov/mlw/landsale/>



## VETERANS' LAND DISCOUNT

In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans, eligible veterans may receive a once-in-a-lifetime 25% discount on the purchase of State-owned land, once costs reimbursable to the State of Alaska have been subtracted from the purchase price. 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. The reimbursable cost per acre for subdivision parcels, and the reimbursable cost per parcel for remote parcels is listed in tables later in this section.

### Subdivision Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a 1.82-acre Subdivision Parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:

Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
<b>Total Reimbursable Costs</b>	<b>\$ 1,796.34</b>
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
<b>Amount Eligible for Discount</b>	<b>\$ 38,203.66</b>
Amount Eligible for Discount	\$ 38,203.66
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 2,000.00</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment-	\$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>

\*plus applicable fees

### Remote Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price was \$15,000:

<b>Total Reimbursable Costs</b>	<b>\$ 5,140.00</b>
Bid Price	\$ 15,000.00
Less Reimbursable Cost	- \$ 5,140.00
<b>Amount Eligible for Discount</b>	<b>\$ 9,860.00</b>
Amount Eligible for Discount	\$ 9,860.00
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
<b>Discounted Purchase Price</b>	<b>\$ 12,535.00</b>
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 750.00</b>
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
<b>Balance Due</b>	<b>\$ 11,785.00</b>

\*plus applicable fees



Please note, bidders planning to apply for the Veterans' Land Discount should NOT subtract the discount from their bid or bid deposit and should instead bid the full amount before the discount and submit the 5% down payment based on the full amount of their undiscounted bid. Discounting your bid amount in consideration of the anticipated Veterans' Land Discount may result in the loss of the opportunity to purchase a parcel if another bidder submits a qualifying bid higher than your discounted bid. Additionally, submitting a down payment that is less than 5% of the undiscounted bid amount may result in disqualification and loss of opportunity to purchase the parcel. For example:

*Example:* Jack Doe is a qualifying veteran who wants to bid on fictitious Parcel E in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel E is \$8,000. Jack wishes to spend only \$7,500 for fictitious Parcel E. Forgetting that the minimum bid price is \$8,000 and that he could have added 25% to his bid to account for the Veterans' Land Discount, he submits a bid for \$7,500. Jack's bid is rejected for failure to meet the minimum bid amount of \$8,000.

*Example:* Jane Doe is a qualifying veteran who wants to bid on fictitious Parcel F in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel F is \$8,000. Jane wishes to spend only \$7,500 for fictitious Parcel F, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. If Jane bids \$10,000 ( $\$10,000 \times 25\% = \$7,500$ ) and includes a 5% deposit of \$500 ( $\$10,000 \times 5\%$ ) with her bid submission, if she is the apparent high bidder, and if she receives the Veterans' Land Discount after the offering, her purchase price will be reduced from \$10,000 to \$7,500 ( $\$10,000 - (\$10,000 \times 25\%)$ ), plus applicable fees and interest. Please note, Jane should not bid more than she can afford. If she cannot afford to pay \$10,000 in case she is not awarded the Veterans' Land Discount, she should not bid that much.

*Example:* John Doe is a qualifying veteran who wants to bid on fictitious Parcel G in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel G is \$7,000. John wishes to spend only \$7,500 for fictitious Parcel G, which would be acceptable because it is more than the minimum bid price for the parcel. John bids \$7,500, forgetting that he could have added 25% to his bid to account for the Veterans' Land Discount. Jim Doe bids \$8,000 for the same parcel and is named the apparent high bidder. John could have increased his bid to \$10,000 ( $\$7,500 / (1 - 25\%)$ ) to win the parcel and still only paid \$7,500 after discount. If he had been the apparent high bidder at \$10,000, and if he had qualified for the Veterans' Land Discount, he would have received a 25% discount after the offering to reduce his purchase price from \$10,000 to \$7,500 ( $\$10,000 - (\$10,000 \times 25\%)$ ), plus applicable fees and interest. Please note, John should not bid more than he can afford in case he is not awarded the Veterans' Land Discount. If he cannot afford to pay \$10,000 in case he is not awarded the Veterans' Land Discount, he should not bid that much.

*Example:* Jenny Doe is a qualifying veteran who wants to bid on fictitious Parcel H in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel H is \$10,000. Jenny wishes to spend only \$7,500 for fictitious Parcel H, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. Jenny bids \$10,000 hoping she will receive the 25% discount, but includes a bid deposit of only \$375 ( $\$7,500 \times 5\%$ ), forgetting that she should NOT have discounted her 5% down payment. Jenny's bid is rejected for failure to include the required down payment of 5% of her bid price ( $\$10,000 \times 5\% = \$500$ ).

If you are a successful bidder/applicant, 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 offering.

### **Veterans' Land Discount Once-In-A-Lifetime Benefit**

The Veterans' Land Discount is a once-in-a-lifetime benefit and a purchaser that received this benefit on a past land purchase from the State of Alaska is not eligible to receive the discount a second time, regardless of final conveyance on the original parcel. Similarly, a person that purchased a property jointly with another person that exercised their Veterans' Land Discount is not eligible to receive the discount a second time on another parcel, regardless of whether or not the other party is involved in the second purchase.

## Qualifications for Veterans' Land Discount

A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction, but may be used to purchase a parcel in the General Sealed-Bid Auction or in the OTC offerings.

In addition to the Sealed-Bid Auction Bidder and IOTC and OTC Applicant Qualifications stated in this brochure, if you are applying for the Veterans' Land Discount, you must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to DNR, that:

- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid or application (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
  - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
  - received an honorable discharge or general discharge under honorable conditions.
- You ARE NOT applying for the discount on a parcel won in a Veteran's Preference Auction.

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veterans' Land Discount, both must be eligible bidders/applicants but only one need be an eligible veteran and apply for the discount. **However, upon approval, a single 25% discount will be given and all bidders/applicants will have exhausted their "once in a lifetime" Veterans' Land Discount.** The bidder/applicant who is a veteran must complete and return a Veteran Eligibility Application/Affidavit form. If there is more than one bidder/applicant on a joint submission, the non-veteran bidder/applicant must fill out the Waiver of Veterans' Land 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 Public Information Center, as well as under "Land Forms" online at:

<http://dnr.alaska.gov/mlw/forms/>

If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your Award Notification Letter. If you are applying for the OTC offerings, include the completed forms and required proof with your application materials.

## Proof of Veterans' Land Discount Eligibility Required

**To qualify for the Veterans' Land Discount, you must submit proof of eligibility with your application. DNR must receive the following items with your IOTC Application or within 30 days after the Sealed-Bid Award Notification Letter is received:**

- **proof of qualifying Alaska residency** as detailed in the "Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran's Preference Auction Bidders, and Veterans' Land Discount Applicants" section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent**, showing the qualifying length of active duty and character of the discharge.

**If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline**, their application will be considered withdrawn (see the "No Withdrawal of Applications from the General Over-the-Counter Offering" section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel.

**Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.**

**Reimbursable Costs for Determining Veterans' Land Discount for Subdivision Parcels**

Subdivision Name	Survey	Reimbursable Costs / Acre
Southeastern Region:		
Clark Bay North	ASLS 2006-73	\$678
Frederick Point North	ASLS 83-31	\$698
Harris River West	ASLS 2004-29	\$2,305
Naukati Bay W., Add. 1	ASLS 2004-3	\$570
Whale Passage Add. 1	ASLS 2002-22	\$636
Whale Passage Add. 5	ASLS 2002-23	\$1,509
Southcentral Region:		
Alexander Creek West	ASLS 79-209	\$225
Birklund	ASLS 2009-17	\$6,069
Checkpoint	ASLS 2009-9	\$452
Chignaki Pond Ph. I	ASLS 2004-17	\$15,087
Chignaki Pond Ph. II	ASLS 2006-12	\$6,422
Copper Bluff	ASLS 2006-55	\$2,478
Copper Center OTE	ASLS 79-42	\$140
Glennallen I	ASLS 79-144	\$122
Glennallen II	ASLS 79-251	\$122
Happy Creek	ASLS 2009-11	\$896
High Mountain Lakes	ASLS 80-154	\$273
Kahiltna Flats	ASLS 80-175	\$204
Kutna Creek	ASLS 80-157	\$264
Otter Lakes	ASLS 79-147	\$225
Ridgeview	ASLS 2004-42	\$312
Ridgeview Addition I	ASLS 2005-16	\$137

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region Continued:		
Robe Lake	ASLS 79-146	\$363
Shell Lake North	ASLS 80-174	\$437
Skwentna Station	ASLS 79-205	\$265
Small Lakes	SEE PAGE 94	\$85
Sven	ASLS 2004-43	\$736
Trapper Creek Glen	ASLS 79-242	\$265
Vita	ASLS 2008-23	\$7,904
Willow Creek	ASLS 79-122	\$156
Northern Region:		
Anderson	SEE PAGE 102	\$54
Cascaden	ASLS 86-98	\$367
Deadman Lake	ASLS 81-40	\$268
Dune Lake	ASLS 81-56	\$292
Geskakmina Lake	ASLS 81-55	\$277
Glenn	ASLS 81-205	\$410
Iksgiza Lake	ASLS 81-54	\$328
June Creek	ASLS 79-166	\$88
Kentucky Creek II	ASLS 2004-15	\$116
KIndamina Lake	ASLS 81-218	\$390
Nenana Ridge West	ASLS 2006-31	\$263
Riverview	ASLS 83-128	\$262
Southwind	ASLS 91-182	\$18
Tatalina	ASLS 2003-14	\$198

**Reimbursable Costs for Determining Veterans' Land Discount for Remote Parcels**

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southcentral Region:			
Big River South	2007-24	1020	\$2,664
		1021	\$2,636
Chleca Lakes	2009-3	1039	\$3,286
		1040	\$3,471
		1041	\$3,318
		1042	\$3,469
		1043	\$4,212
		1044	\$3,471
Lake Louise East	2007-23	1251	\$3,747
		1252	\$2,898
		1253	\$2,521
		1254	\$2,502
Quartz Creek	2003-42	1257	\$5,267

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Northern Region			
Bearpaw	2007-21	1336	\$5,056
		1337	\$4,324
		1338	\$4,868
		1339	\$4,231
		1340	\$4,506
Ridgerock	2003-16	1439	\$4,066
Teklanika II	2005-28	1458	\$3,645
		1459	\$3,645
		1460	\$3,645
Windy Creek	2002-4	1461	\$4,527

## 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.

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. It is your responsibility to maintain a current mailing address and contact information with DNR DMLW, Land Sales and Contract Administration Section (**LSCAS**) during the life of the sale contract.

**Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.** See the "Bidder/Applicant Responsibility to Keep Address Current with LSCAS" section of this brochure for more information.

### Land Sale Contracts

If you are the successful bidder or applicant for a parcel with a qualifying balance due, you may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska.

### Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, you must also certify that you:

1. have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Land Sales and Contract Administration Section at (907) 269-8594 if you have questions about eligibility);
2. are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. 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 3 qualifications listed above are met. **If you are the successful bidder for a parcel and do not meet requirements listed in the "Land Sale Contract Applicant Qualifications" section of this brochure to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.**

### Lump Sum Payment

If the purchase price minus the minimum 5% down payment, per parcel, is \$2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 Installment Payments). The balance after down payment plus a nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees) will be due **upon application for an IOTC parcel** or within **30 days** after the Award Notification Letter is received by an apparent high bidder in the Sealed-Bid Auction. **If an apparent winner fails to comply with these requirements, it is the applicant's decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.**



## Land Sale Contract Terms

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees); and
- 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 DNR 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 Installment Payments):

- \$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; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus 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; not to exceed 13.5%. 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. You may make payments in person, by mail, or online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Contracts are issued as soon as possible, however, delays may occur.

**Important:** The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

## Service Charge

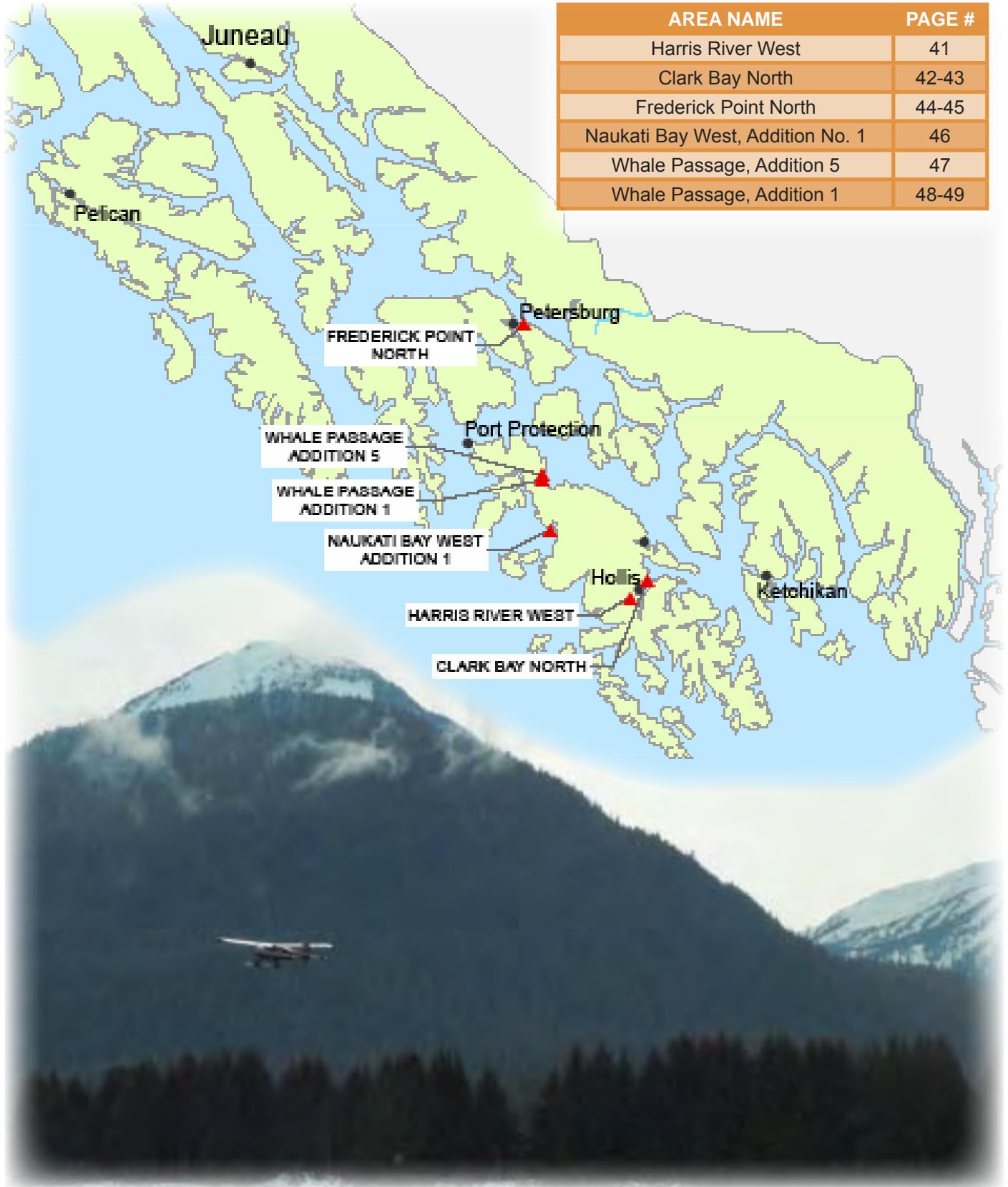
Once the contract for sale has been executed, you will owe a service fee for any late or returned payment as follows:

- **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 38.05.065 (d) Terms of Contract of Sale) 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 Payment Penalty:** A returned payment fee of \$25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment that the bank refuses. 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, as previously described in this section, shall continue to accumulate.

## Land Sale Contract as a Legal, Binding Contract

Once you have signed a State of Alaska 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.

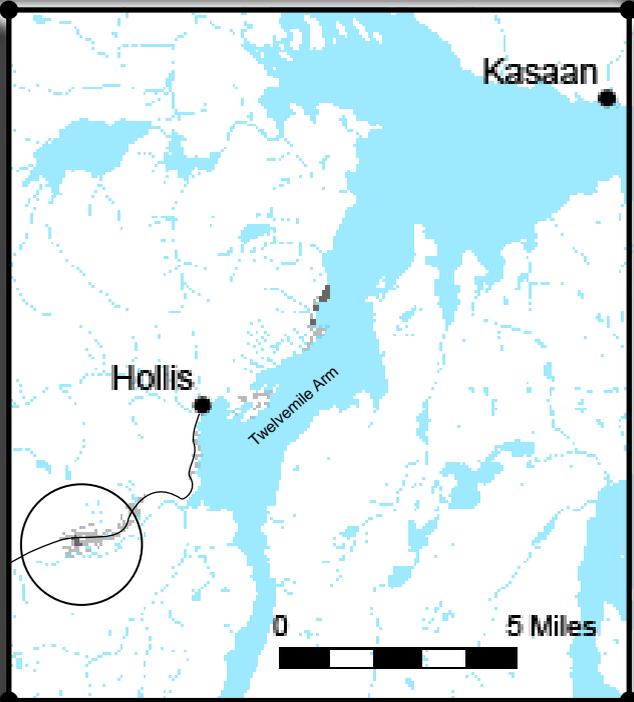
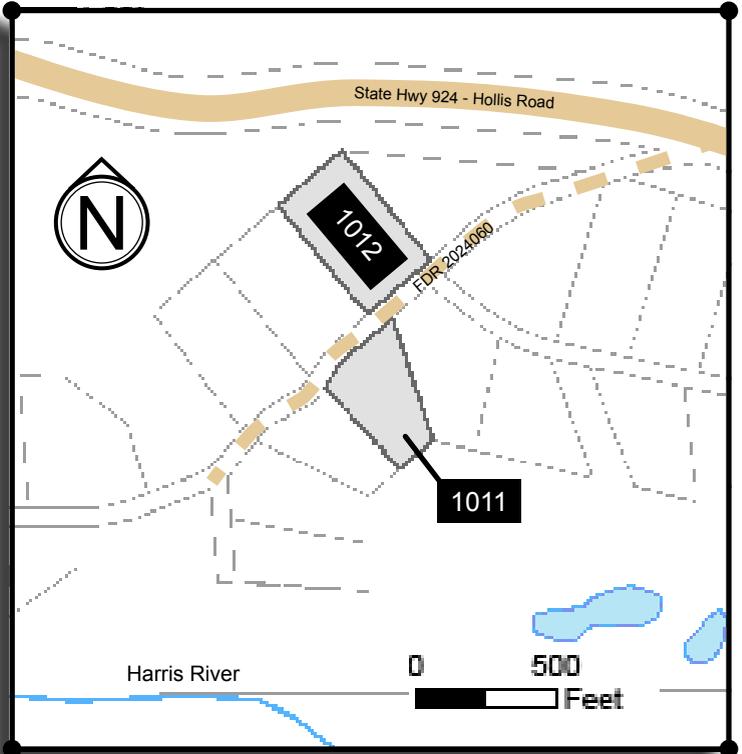
# Southeast Region Map



AREA NAME	PAGE #
Harris River West	41
Clark Bay North	42-43
Frederick Point North	44-45
Naukati Bay West, Addition No. 1	46
Whale Passage, Addition 5	47
Whale Passage, Addition 1	48-49

Harris River West - ASLS 2004-29

PARCEL #	1011	1012
AK DIVISION OF LANDS (ADL) #	107485	107495
MERIDIAN TOWNSHIP RANGE SECTION	C074S083E14	C074S083E11, 14
SURVEY	ASLS 2004-29	ASLS 2004-29
ACRES	2.27	3.23
LOT	7	5
BLOCK	2	4
MINIMUM BID	\$30,600	\$45,200



**LOCATION**

These parcels are located approximately four miles southwest of the Hollis ferry terminal. Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock and 35 miles west of Ketchikan by water.

**ACCESS**

The subdivision is accessible from the paved Craig/Klawock/Hollis Highway and gravel road FDR 2024060. The highway 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 via Ketchikan.

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in the community of Hollis.

**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 to the individual parcels.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2004-29. 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**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

Hollis's K-12 school, with about 19 students, is part of the Southeast Island School District and is located approximately four miles from the subdivision.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

## Clark Bay North - ASLS 2006 - 73



Looking west from parcel 1002

**LOCATION**

Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock by road and about 35 miles west of Ketchikan by water. The Clark Bay North Subdivision is approximately 1 mile northeast of the Hollis ferry terminal adjacent to the older Clark Bay Terminal Subdivision (ASLS 79-181) and extends approximately 1.5 miles along the coast and 500 feet inland.

**ACCESS**

Both Hollis and the Hollis ferry terminal are accessible from the paved Craig / Klawock / Hollis Highway. The highway 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 via Ketchikan.

Direct access to the subdivision would be by boat, floatplane or overland on foot along the beach and from the brushed, but undrivable, right of way behind the parcels (Nanny Bay Road).

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in Hollis.

**UTILITIES**

Electricity and telephone service are not available.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. See ASLS 2006-73. 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.

Lots within this subdivision may not be subdivided further without approval by a local platting authority.

Contact the Hollis Community Council by mail at, PO Box 706, Craig, AK 99921 or by Phone at (907) 530-7033 for more information.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

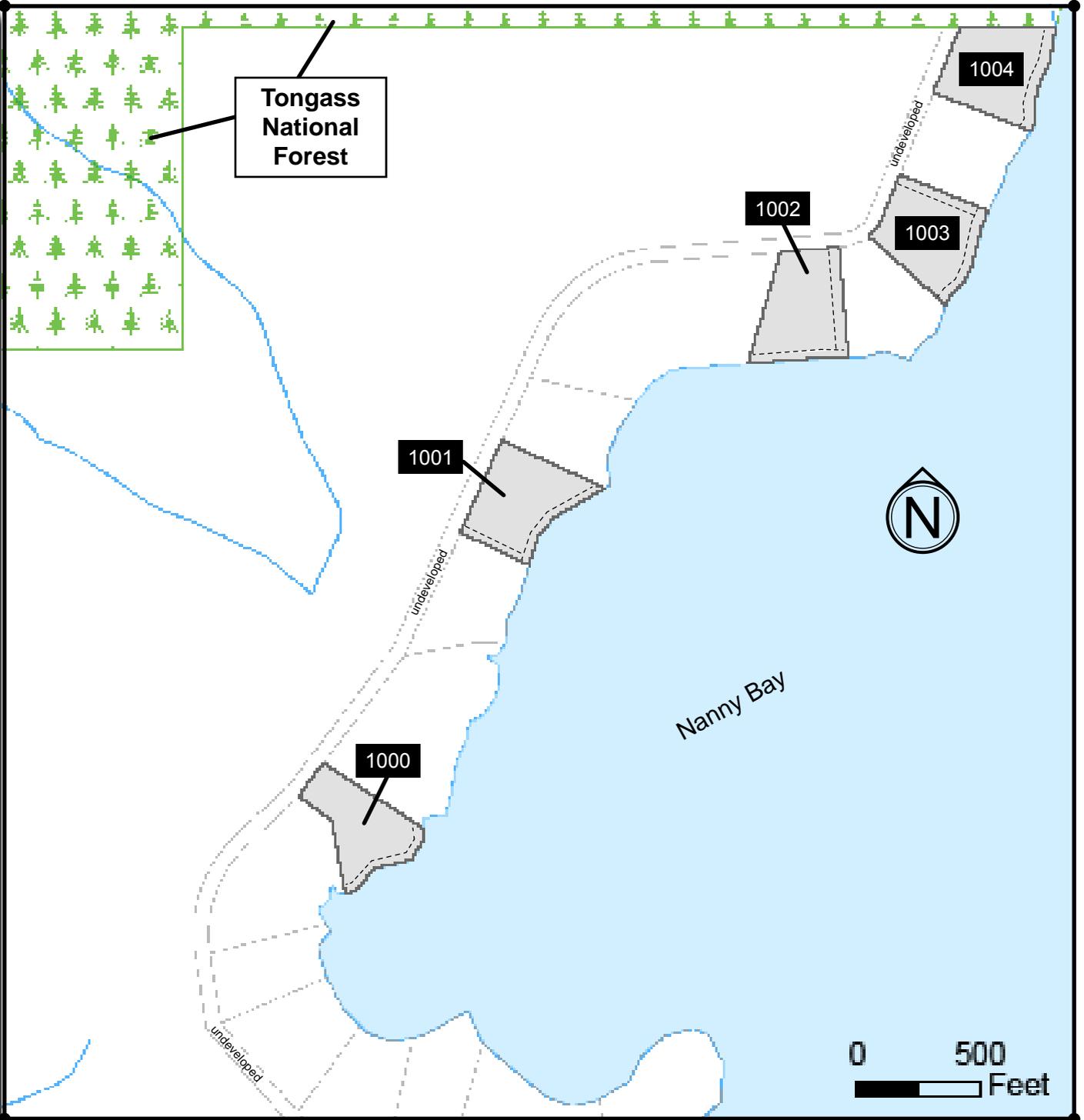
**NOTES**

Hollis's K-12 school, with about 10 students and one teacher, is part of the Southeast Island School District.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Clark Bay North - ASLS 2006 - 73



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1000	107776	C073S084E35	ASLS 2006-73	2.8	16	1	\$57,000
1001	107778	C073S084E35	ASLS 2006-73	3.3	18	1	\$66,000
1002	107780	C073S084E35	ASLS 2006-73	3.32	20	1	\$67,500
1003	107782	C073S084E35	ASLS 2006-73	3.3	22	1	\$56,000
1004	107784	C073S084E35	ASLS 2006-73	3.23	24	1	\$52,000

# Frederick Point North - ASLS 83 - 31



Looking east along Frederick Drive, parcel 1006 is at right

### LOCATION

This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.

### ACCESS

Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are along a platted road right-of-way, Frederick Drive, which has been constructed as a one lane gravel road 30 feet wide.

### UTILITIES

Electricity and water are available along the developed section of Frederick Drive. Landowners will be responsible for extending existing lines to their property.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 83-31.

This subdivision is zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. 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 City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments.

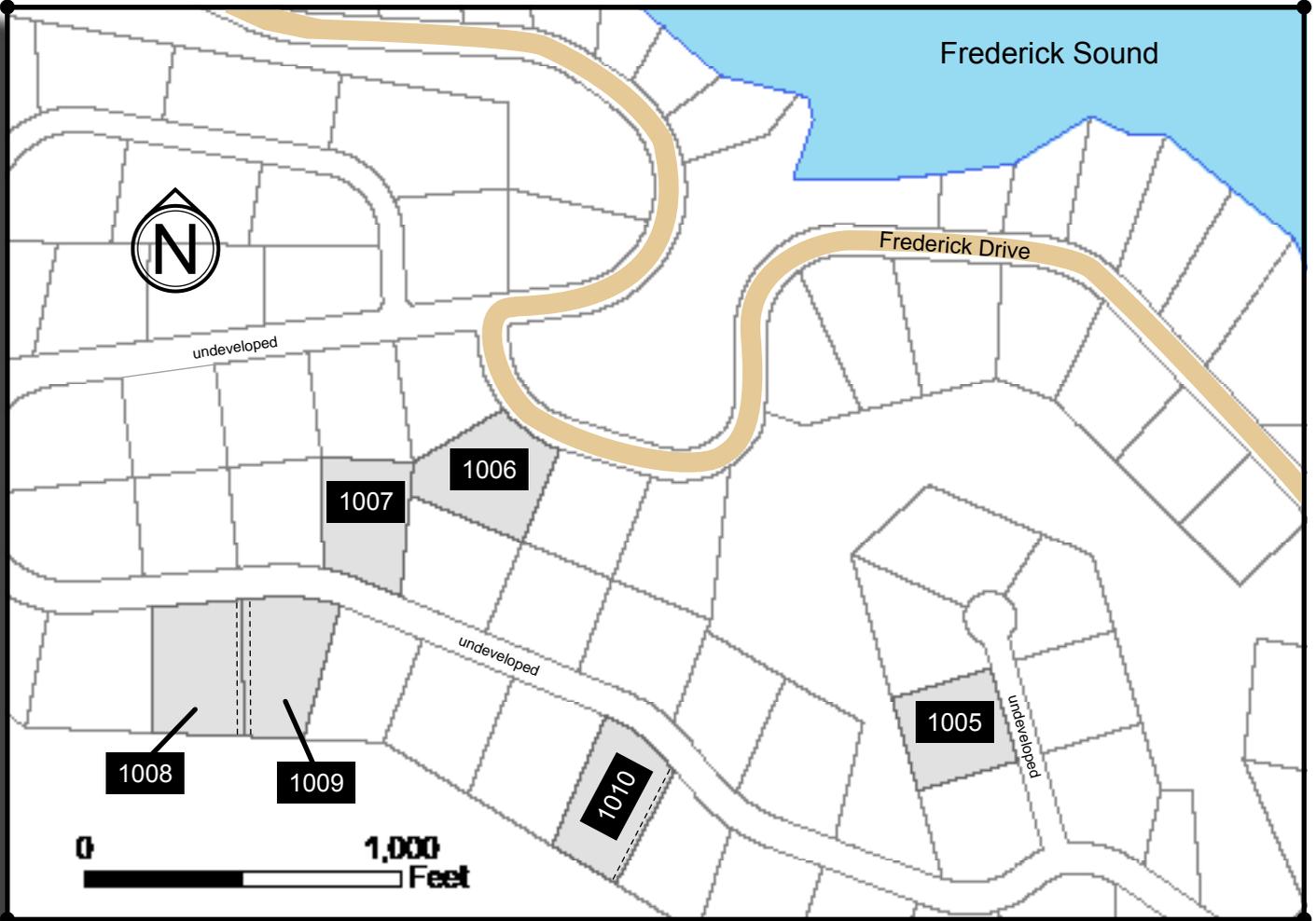
### NOTES

These parcels are located within the boundary of the City of Petersburg. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Frederick Point North - ASLS 83 - 31

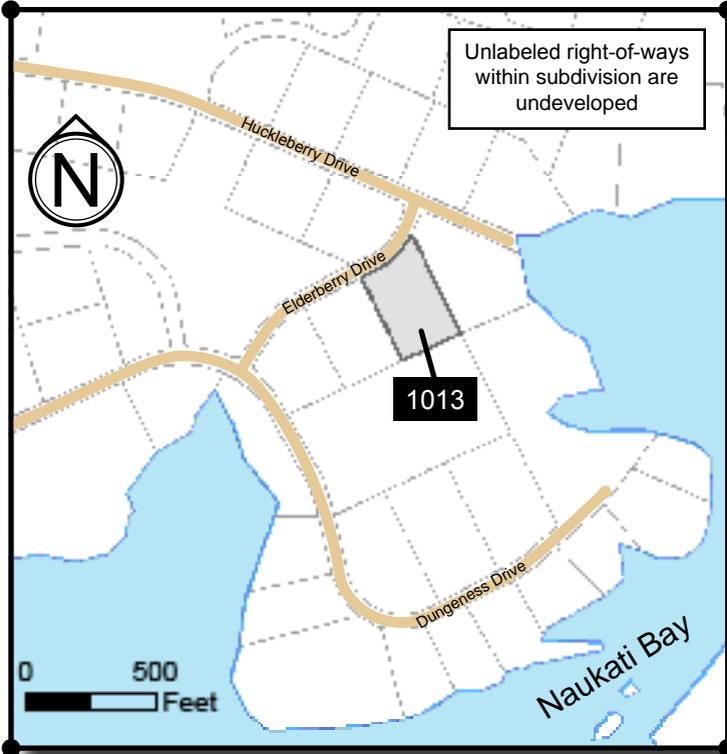


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1005	104218	C059S080E6	ASLS 83-31	2.272	16	4	\$9,100
1006	104225	C059S080E6	ASLS 83-31	2.572	6	5	\$36,000
1007	104233	C059S080E6	ASLS 83-31	2.292	14	5	\$8,900
1008	104241	C059S080E6	ASLS 83-31	2.638	5	6	\$10,300
1009	104242	C059S080E6	ASLS 83-31	2.529	6	6	\$9,900
1010	104246	C059S080E6	ASLS 83-31	2.54	10	6	\$9,900



View of parcel 1005

Naukati Bay West, Addition No. 1 - ASLS 2004 - 3



PARCEL #	1013
AK DIVISION OF LANDS (ADL) #	107251
MERIDIAN TOWNSHIP RANGE SECTION	C069S080E19,30
SURVEY	ASLS 2004 - 3
ACRES	2.36
LOT	9
BLOCK	6
MINIMUM BID	\$35,400



**LOCATION**

Naukati Bay is located on the northwest side of Prince of Wales Island, about 60 miles northwest of Ketchikan and 30 miles north of Craig.

**ACCESS**

The road entering the Naukati area from the Prince of Wales Island road system is Forest Development Road (FDR) 2060.

Huckleberrry Drive, a developed gravel road, is the main access into the subdivision from FDR 2060. Elderberry Drive, a developed gravel road off of Huckleberrry Drive, provides vehicular access to the parcel.

**UTILITIES**

Telephone and electricity are available from the Alaska Power and Telephone Company to the Parcel.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2004-3.

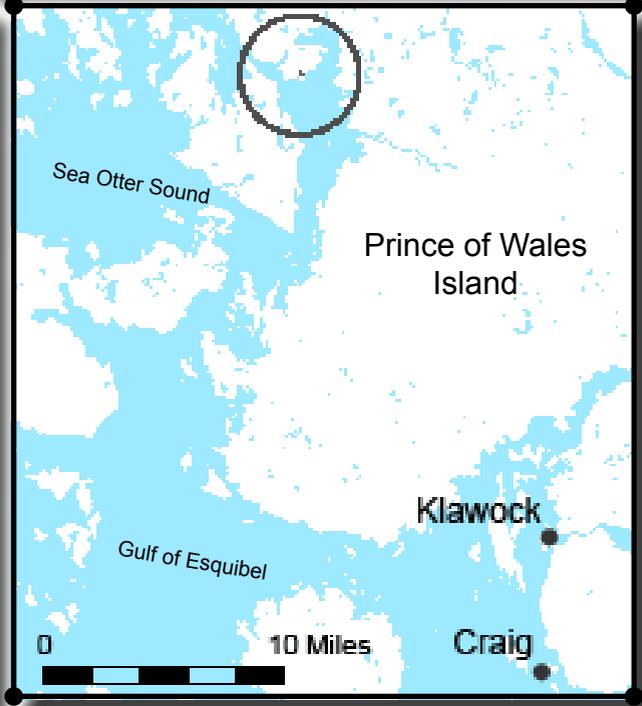
Lots within this subdivision may not be subdivided further without approval by a local platting authority.

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**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

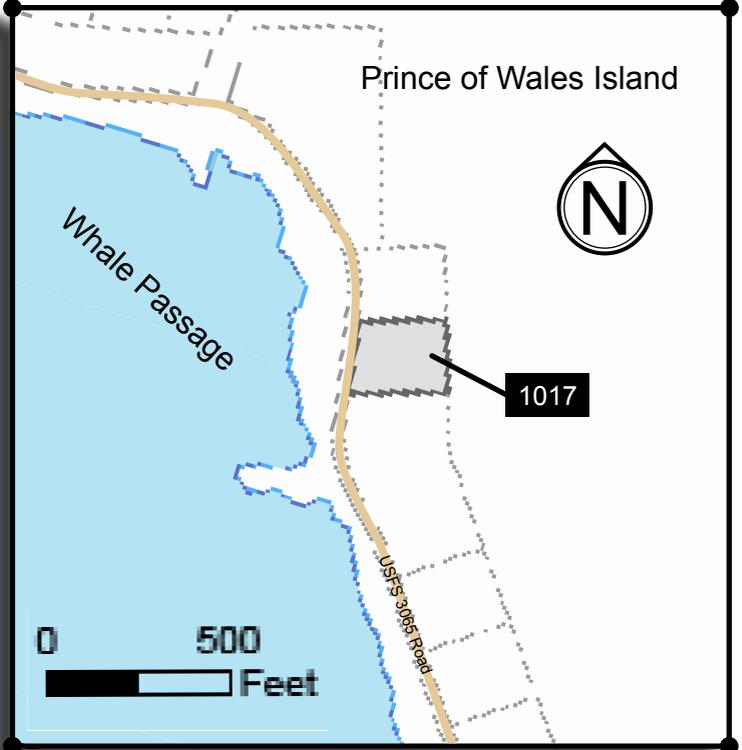
**NOTES**



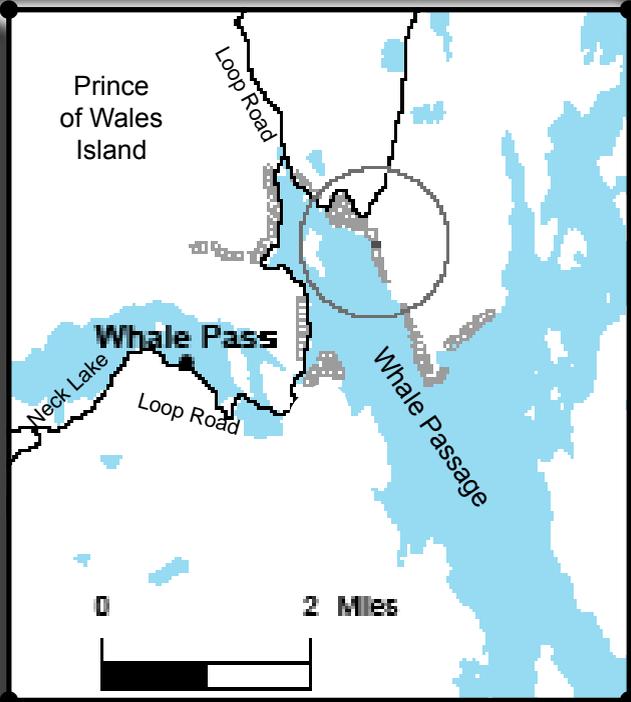
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Whale Passage, Addition 5 - ASLS 2000 - 23

PARCEL #	1017
AK DIVISION OF LANDS (ADL) #	107458
MERIDIAN TOWNSHIP RANGE SECTION	C066S079E25
SURVEY	ASLS 2000 - 23
ACRES	1.18
LOT	2
BLOCK	14
MINIMUM BID	\$26,000.00



View of forest growth on parcel 1017



**LOCATION**

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

**ACCESS**

This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a State-owned float plane float, dock, mooring slips, and boat launch ramp in the community.

**UTILITIES**

Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2000-23.

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 area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

The Whale Pass Community Association can be contacted by mail at PO Box WWP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Whale Passage Addition 1 - ASLS 2000 - 22



Looking into parcel 1016 from Log Dump Road

### LOCATION

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

### ACCESS

This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a State-owned float plane float, dock, mooring slips, and boat launch ramp in the community.

### UTILITIES

Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2000-22.

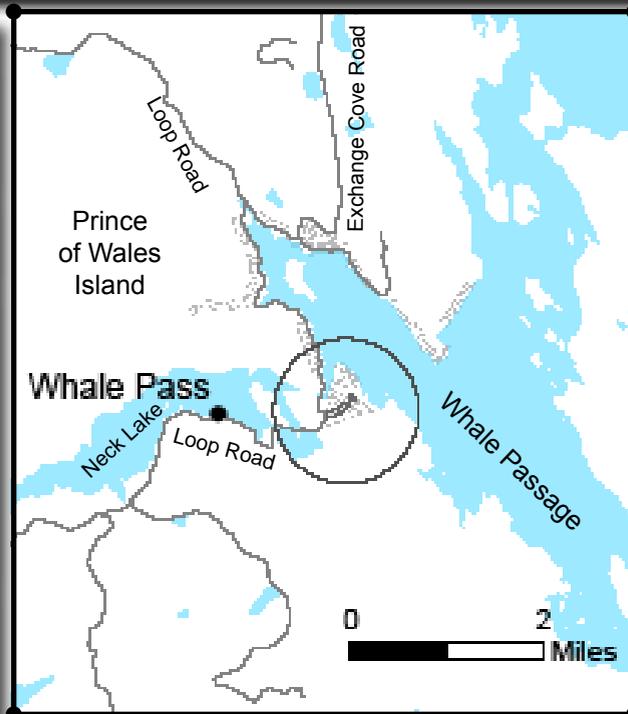
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

### MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

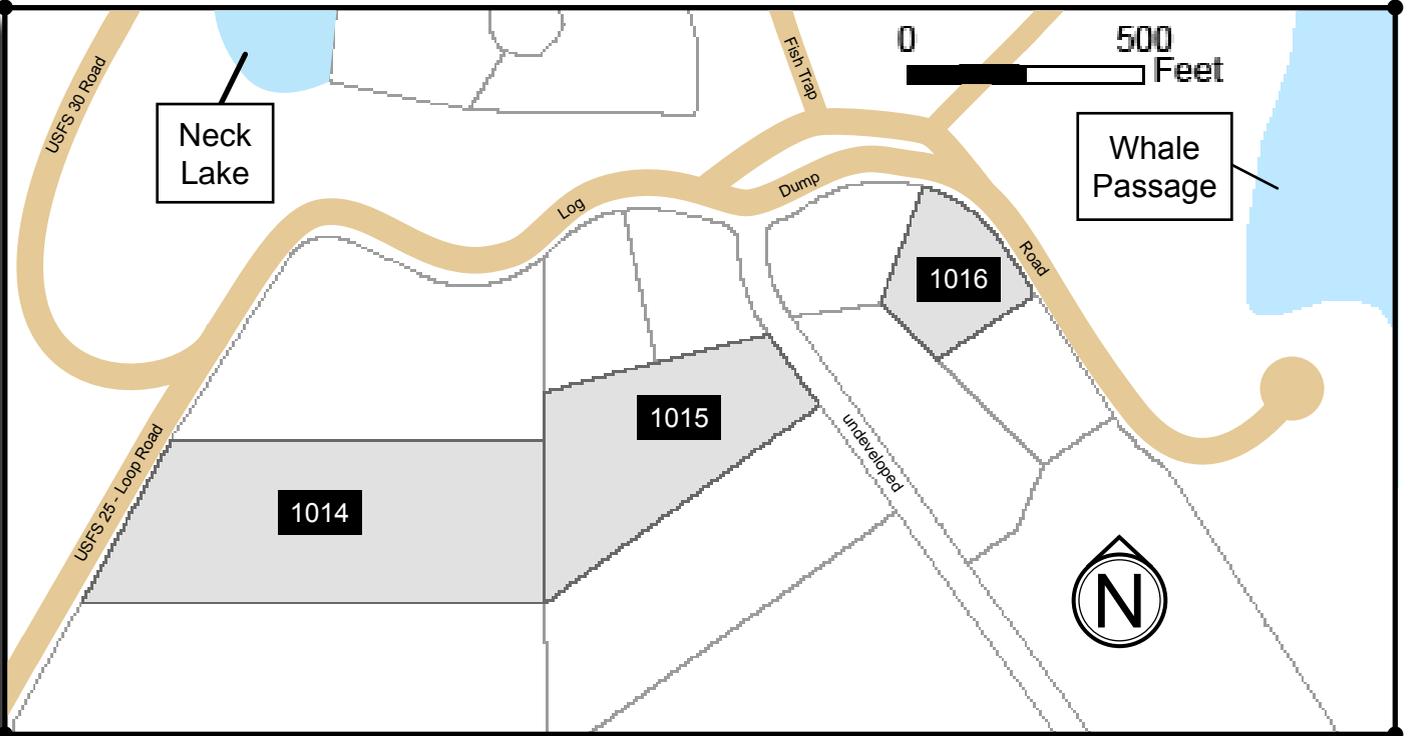
### NOTES

The Whale Pass Community Association can be contacted by mail at PO Box WWPP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Whale Passage, Addition 1 - ASLS 2000 - 22

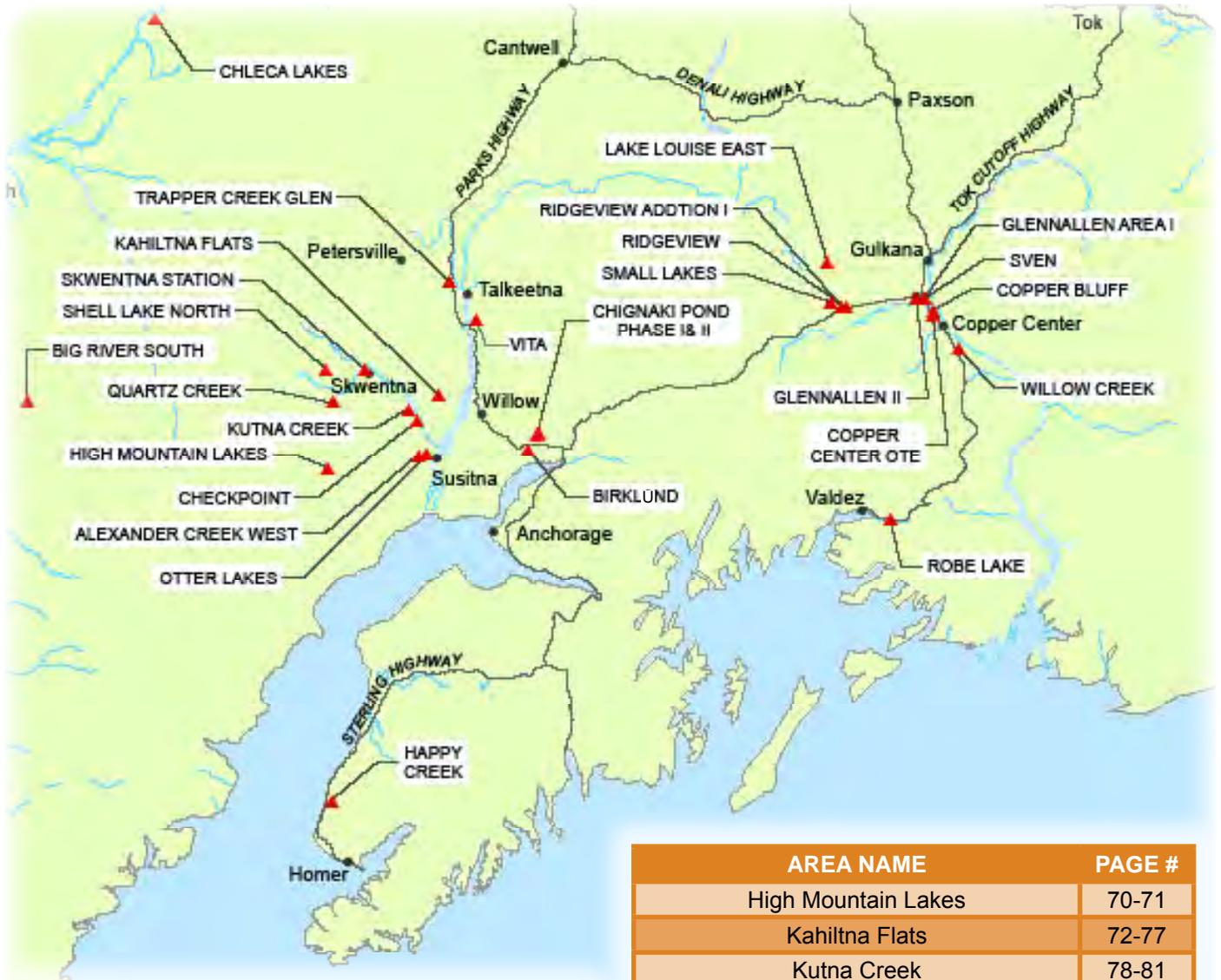


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1014	106763	C067S079E2	ASLS 2000-22	6.87	2	11	\$68,700
1015	106766	C067S079E1,2	ASLS 2000-22	3.91	5	11	\$23,500
1016	106770	C067S079E1	ASLS 2000-22	1.51	2	12	\$33,200



Looking east into parcel 1014 from USFS 25 Road

## Southcentral Region Map

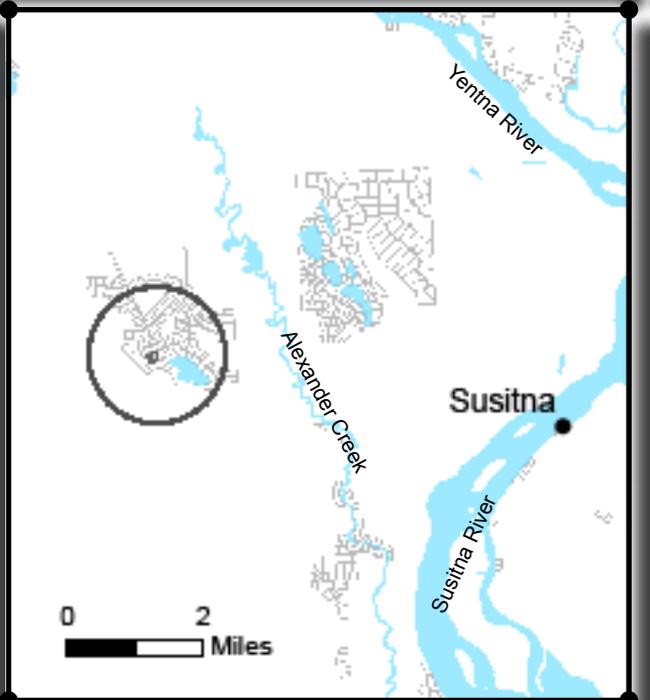
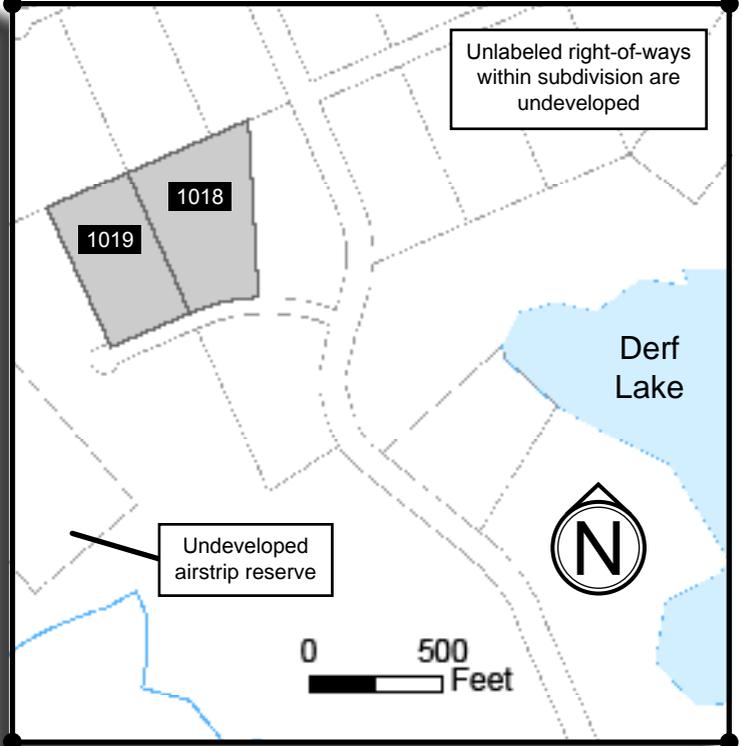


AREA NAME	PAGE #
Alexander Creek West	51
Big River South	52
Glennallen Area I	53
Birklund	54-55
Checkpoint	56-57
Chignaki Pond, Phase I	58
Copper Center OTE	59
Chignaki Pond, Phase II	60-61
Chleca Lakes	62-63
Copper Bluff	64-65
Glennallen II	66-67
Happy Creek	68-69

AREA NAME	PAGE #
High Mountain Lakes	70-71
Kahiltna Flats	72-77
Kutna Creek	78-81
Lake Louise East	82-83
Otter Lakes	84
Robe Lake	85
Quartz Creek West	86
Ridgeview	87
Ridgeview, Addition I	88-89
Shell Lake North	90-93
Skwentna Station	94
Sven	95
Small Lakes	96-97
Vita	98-99
Willowcreek	100-101
Trapper Creek Glen	102

Alexander Creek West - ASLS 79 - 209

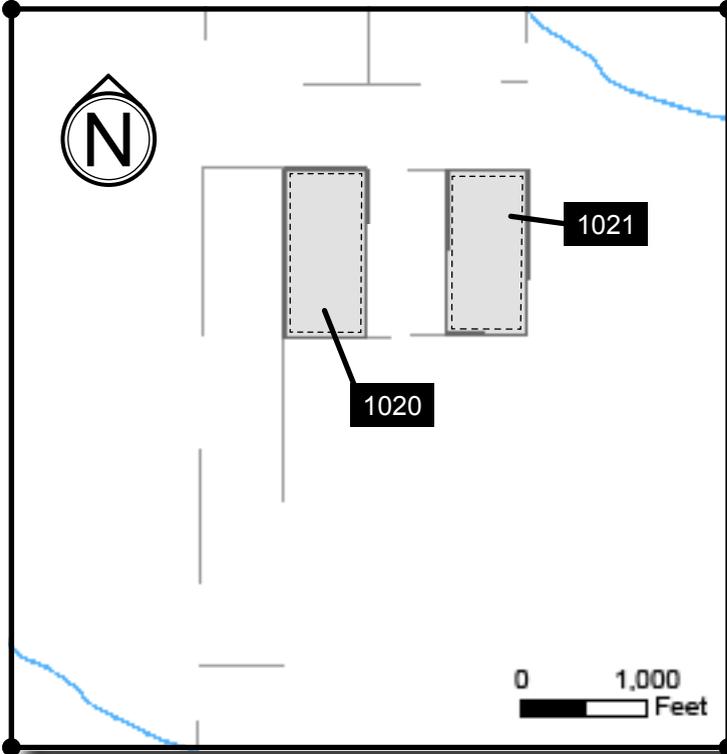
PARCEL #	1018	1019
AK DIVISION OF LANDS (ADL) #	204874	204875
MERIDIAN TOWNSHIP RANGE SECTION	S017N008W15	S017N008W15
SURVEY	ASLS 79-209	ASLS 79-209
ACRES	4.91	4.39
LOT	48	49
BLOCK	1	1
MINIMUM BID	\$4,700	\$4,200



LOCATION
Alexander Creek area is located approximately 35 miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.
ACCESS
ATV, snow machine, or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes or platted airstrips, conditions of which are unknown.
UTILITIES
None.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). The Alaska Department of Environmental Conservation has approved all lots in this subdivision for non-water carried sewage only (outhouses and privies).
See pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 79-209.
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.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowners Association created to govern said subdivision.
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.
NOTES
Some lots may be within the 100 year flood plain of Alexander Creek or its tributaries.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Big River South - ASLS 2007 - 24



PARCEL #	1020	1021
AK DIVISION OF LANDS (ADL) #	230414	230415
MERIDIAN TOWNSHIP RANGE SECTION	S020N029W6	S020N029W6
SURVEY	ASLS 2007 - 24	ASLS 2007 - 24
ACRES	20	19.10
TRACT	6	8
MINIMUM BID	\$9,600	\$9,500



**LOCATION**

Located 85 miles south southeast of McGrath, 160 miles west northwest of Anchorage, and 4 miles south of the Big River. Situated between the Lyman Hills and Revelation Mountains on the western slopes of the Alaska range.

**ACCESS**

Primary access to the area is by floatplane or plane with tundra tires during the summer or ski-plane during the winter. Overland access may be possible by snowmachine from McGrath or Lime Village. There is an application for a 60-foot public access easement from Big River south to the staking area for a future trail.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails.

Subject to all platted easements and reservations of record, see ASLS 2007-24.

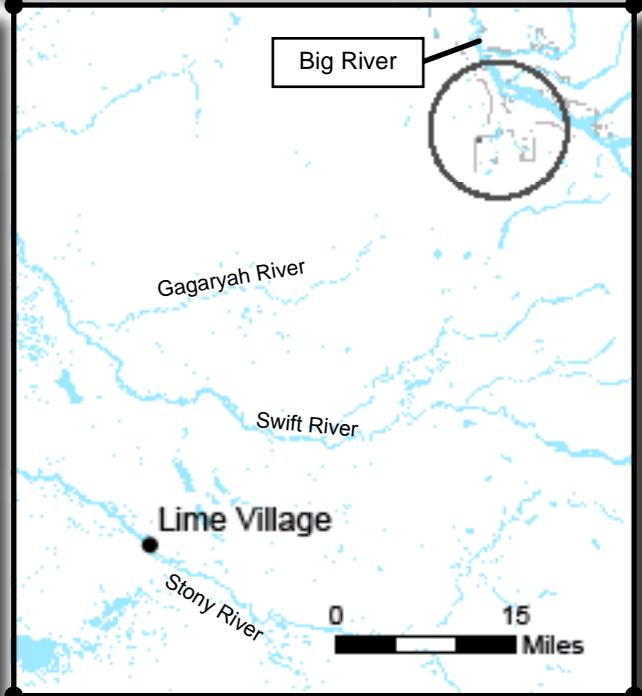
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

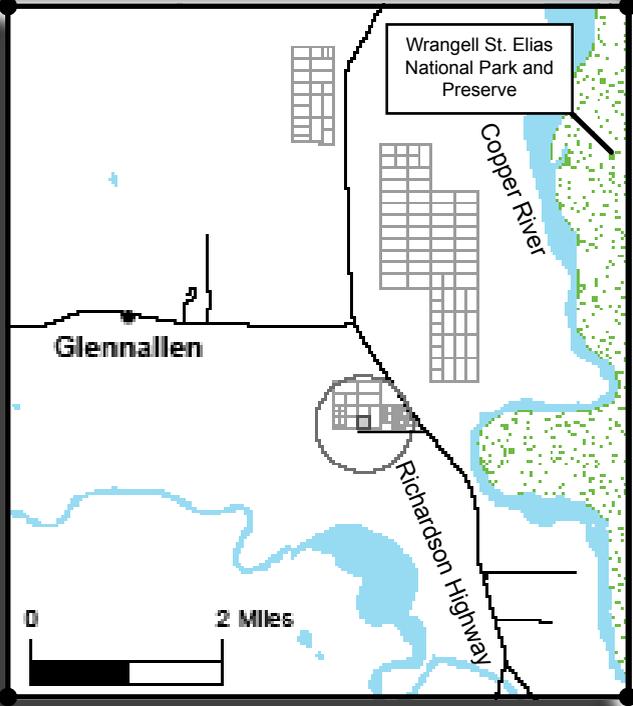
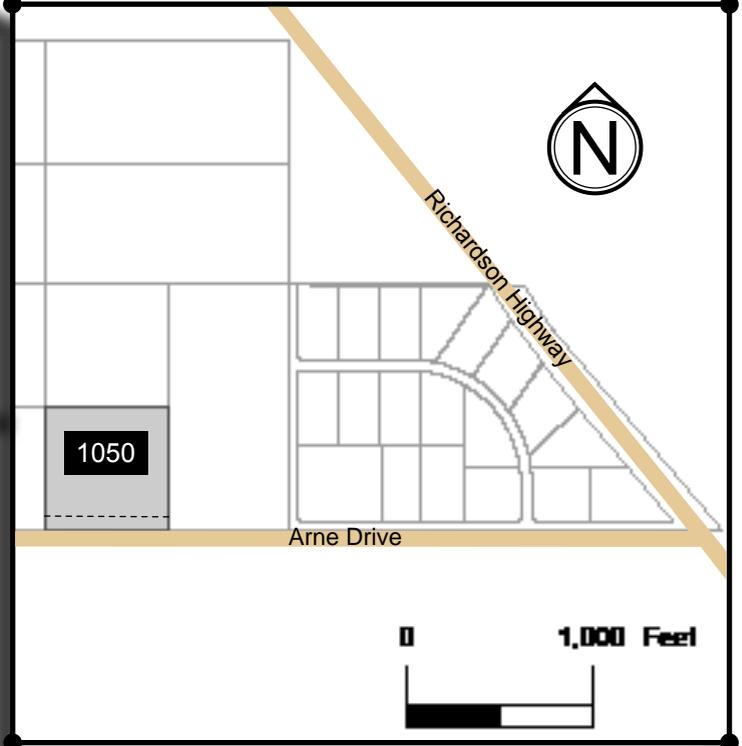
Forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principal uses of state land within the area.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Glennallen Area I - ASLS 79 - 144

PARCEL #	1050
AK DIVISION OF LANDS (ADL) #	203247
MERIDIAN TOWNSHIP RANGE SECTION	C004N001W30
SURVEY	ASLS 79-144
ACRES	9.99
LOT	101
MINIMUM BID	\$32,500



<b>LOCATION</b>	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcel is situated about three miles east of Glennallen, one mile south of the intersection of the Glenn Highway and the Richardson Highway, and about one and a half miles west of the Copper River.
<b>ACCESS</b>	Access is from the Richardson Highway and on to Arne Drive which is a platted, improved right-of-way.
<b>UTILITIES</b>	Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.  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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.  See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
<b>RESTRICTIONS</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.  The parcel is subject to a 66-foot public access and utility easement along the southern parcel boundary. Landowners may not obstruct or block access within these easements.  Subject to all platted easements and reservations of record, see ASLS 79-144.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
<b>NOTES</b>	Road access.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Birklund - ASLS 2009 - 17



Looking north from parcel 1025 down S. Fian Drive towards W. Jess Avenue

**LOCATION**

The Birklund Subdivision is located approximately 5 miles west of Wasilla.

**ACCESS**

From the Parks highway, turn south onto the Vine Road. Continue for about one and a half miles to the juncture with West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All right-of-ways within the subdivision have been constructed.

**UTILITIES**

Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

A water well has been drilled on parcel 1025. Water quality tested as adequate.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

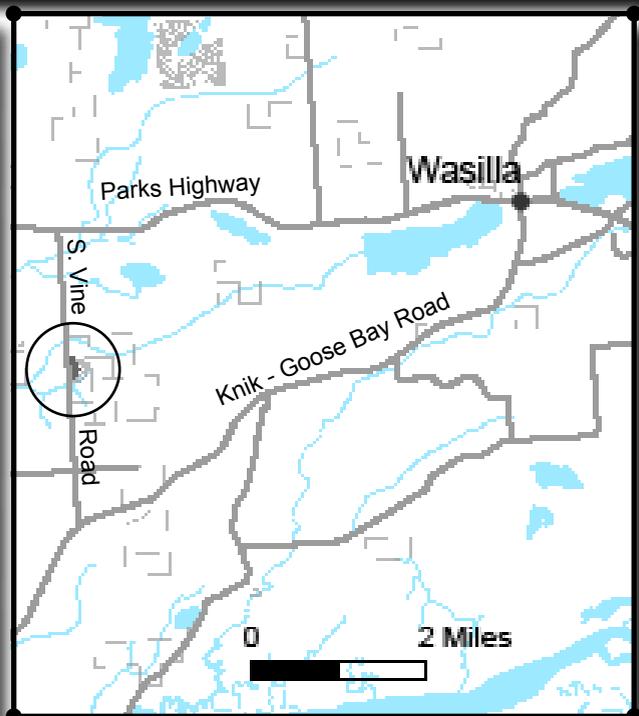
Subject to all platted easements and reservations of record, see ASLS 2009-17.

**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.

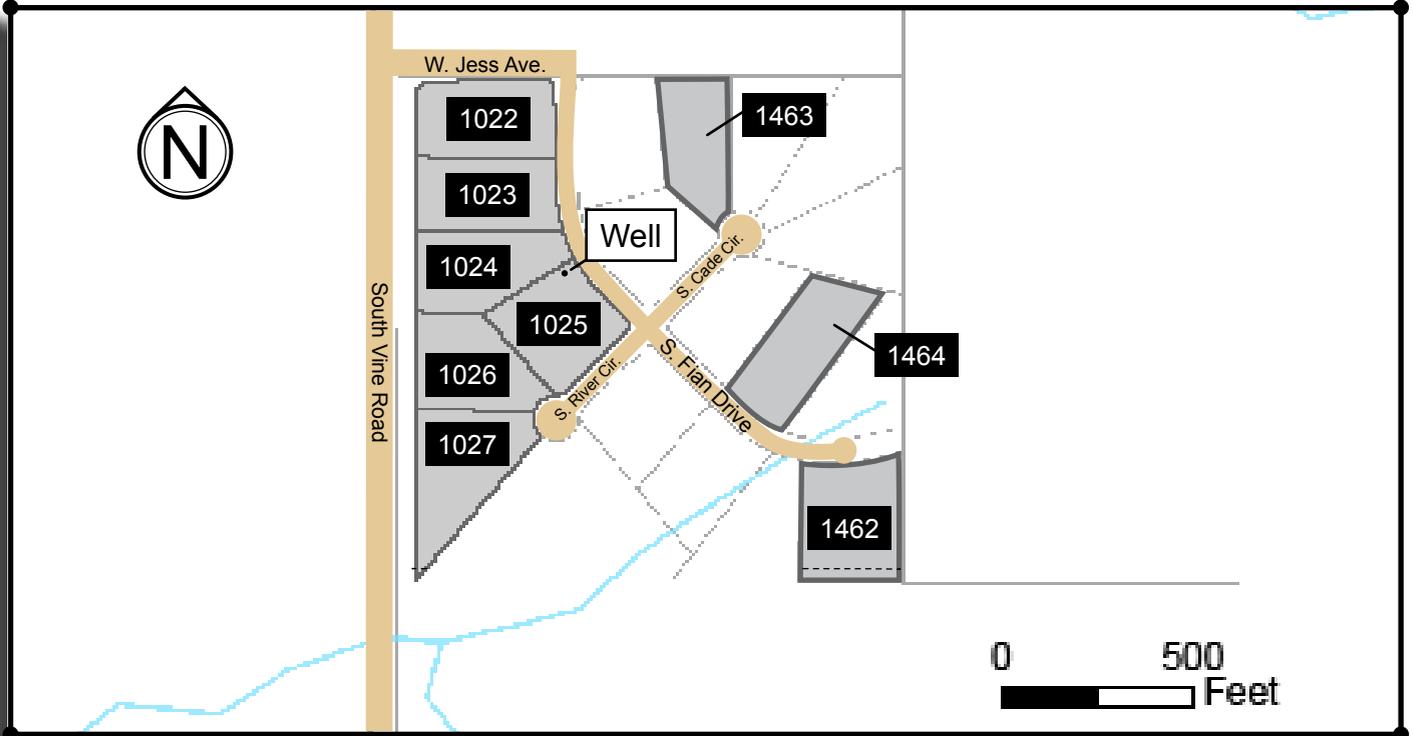
**NOTES**

COE Wetlands Jurisdictional Determination POA-2011-64.

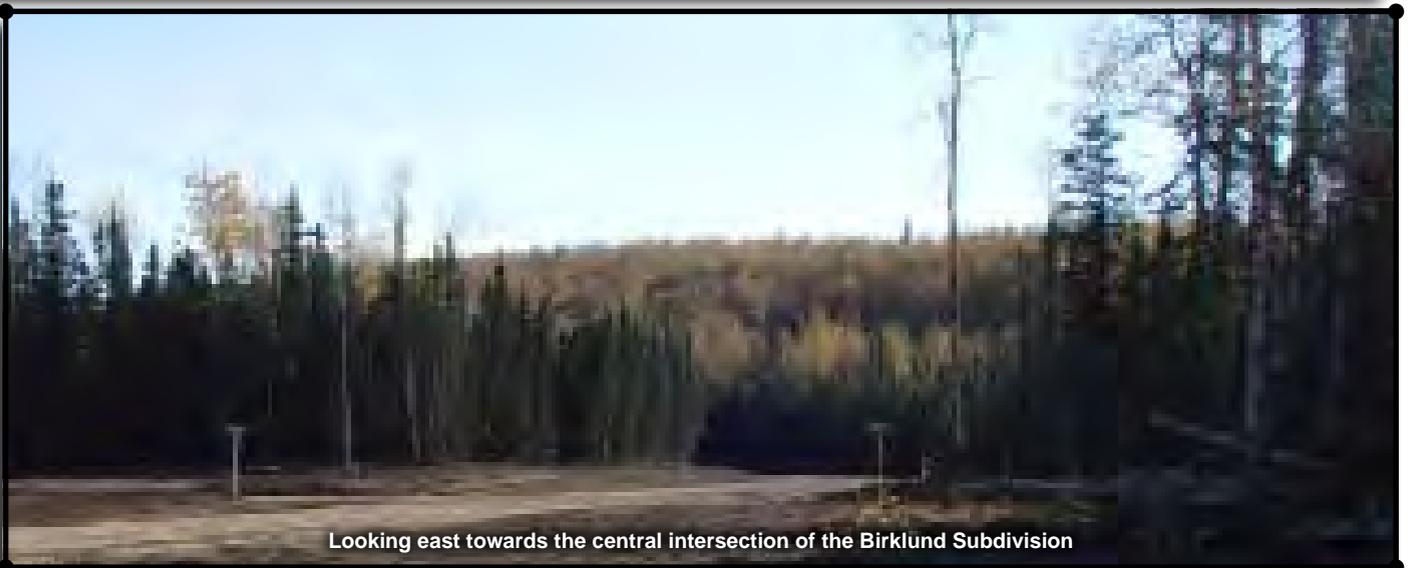


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Birklund - ASLS 2009 - 17



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1022	231335	S017N002W14	ASLS 2009 - 17	1.66	1	2	\$27,000
1023	231336	S017N002W14	ASLS 2009 - 17	1.65	2	2	\$27,000
1024	231337	S017N002W14	ASLS 2009 - 17	1.62	3	2	\$27,000
1025	231338	S017N002W14	ASLS 2009 - 17	1.65	4	2	\$30,500
1026	231339	S017N002W14	ASLS 2009 - 17	1.63	5	2	\$27,000
1027	231340	S017N002W14	ASLS 2009 - 17	1.91	6	2	\$28,200
1462	231346	S017N002W14	ASLS 2009 - 17	1.96	12	2	\$23,700
1463	231328	S017N002W14	ASLS 2009 - 17	1.52	3	1	\$22,700
1464	231333	S017N002W14	ASLS 2009 - 17	1.85	8	1	\$24,400



Looking east towards the central intersection of the Birklund Subdivision

Checkpoint - ASLS 2009 - 9



View of the Yentna River from the Checkpoint Subdivision

**LOCATION**

Checkpoint subdivision is located approximately 44 air miles northwest of Anchorage or approximately 21 air miles west of Willow, on a southwest shore of the Yentna River.

**ACCESS**

Access to the parcels is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels are subject to a 50-foot public access and 100-foot building setback along the ordinary high water line of all water bodies. Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

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.

Alternative access has been provided along the western and southern boundaries of the Checkpoint subdivision. Additionally, "Sled Dog Street", a platted right-of-way north of Lot 4, ASLS 2009-9, can provide access from a landing area along the Yentna River back to the platted alternate access.

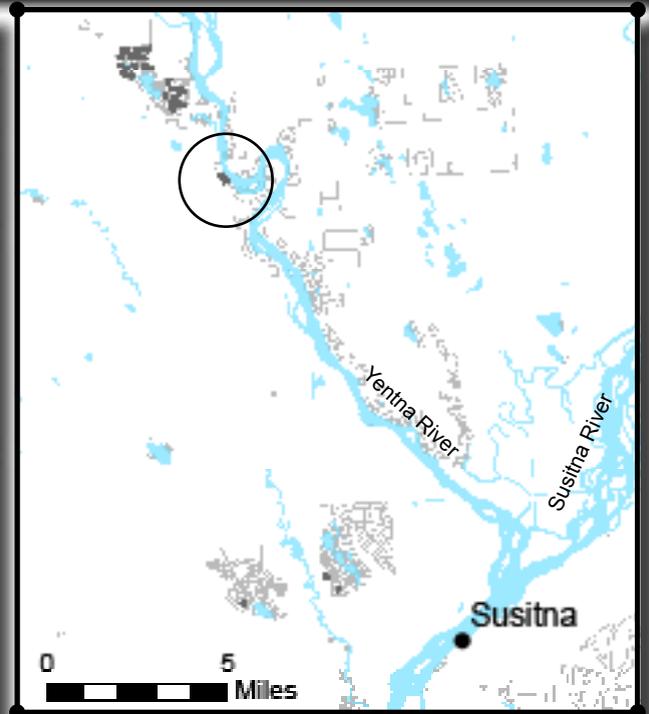
Subject to all platted easements and reservations of record, see ASLS 2009-9.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

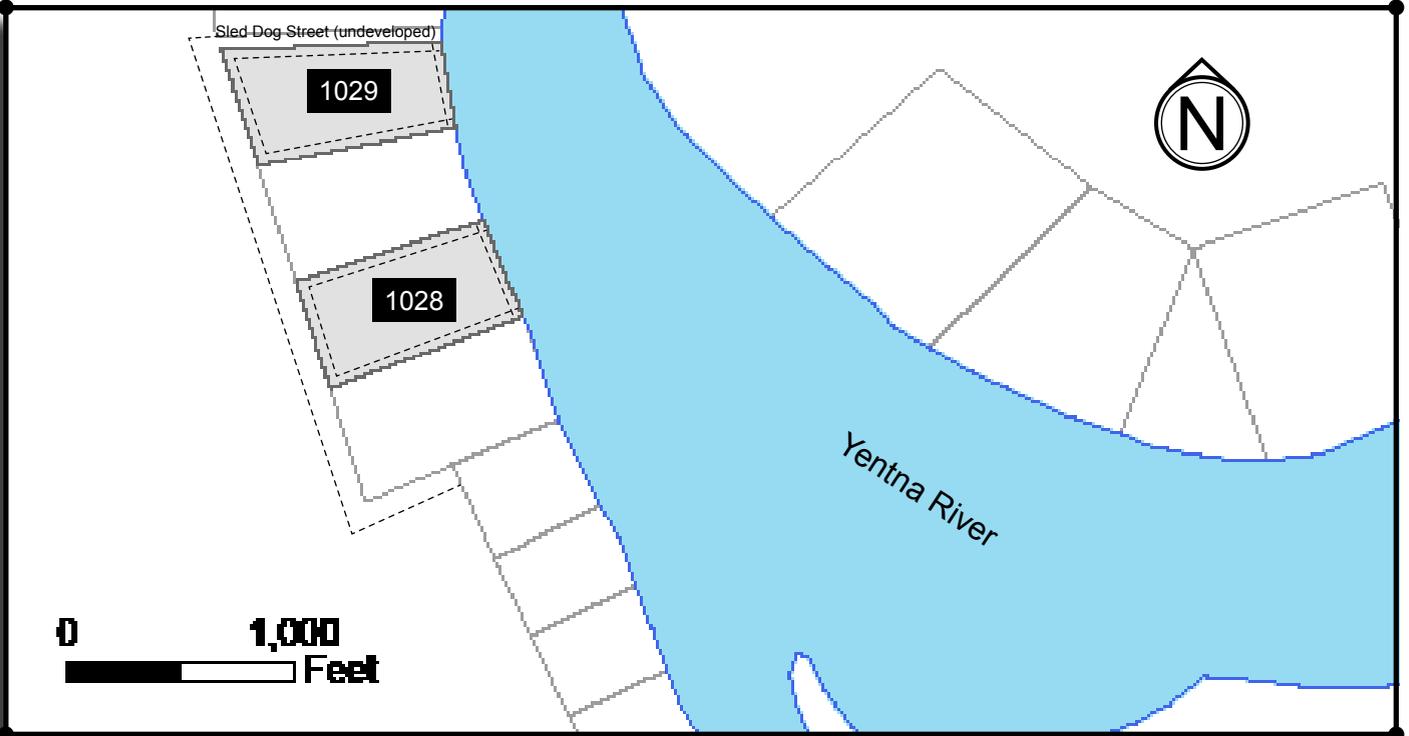
**NOTES**

Parcels have water frontage on the Yentna River.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Checkpoint - ASLS 2009 - 9

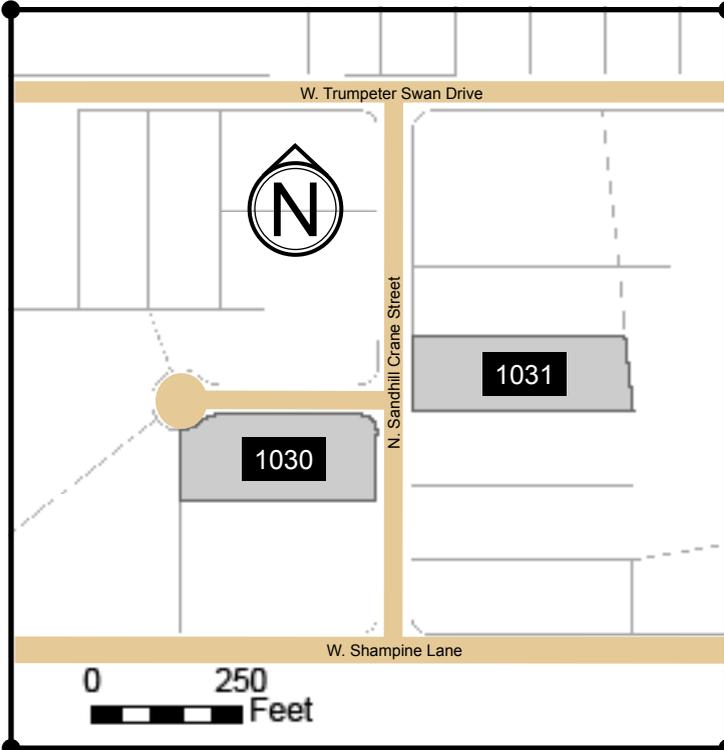


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1028	231117	S019N008W15	ASLS 2009-9	9.3	2	\$30,000
1029	231119	S019N008W15	ASLS 2009-9	9.32	4	\$30,000



Looking southwest across the Yentna River towards the Checkpoint Subdivision

# Chignaki Pond, Phase I - ASLS 2004 - 17



PARCEL #	1030	1031
AK DIVISION OF LANDS (ADL) #	229894	229899
MERIDIAN TOWNSHIP RANGE SECTION	S018N001W20	S018N001W20
SURVEY	ASLS 2004 - 17	ASLS 2004 - 17
ACRES	1.08	1.00
LOT	10	4
BLOCK	1	2
MINIMUM BID	\$22,300	\$21,000



View along N. Sandhill Street from W. Shampine Lane

**LOCATION**

The Chignaki Pond Phase I subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

**ACCESS**

Access is from the Parks Highway on borough roads:

- North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
- North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

**UTILITIES**

Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2004-17 and current status plat for up to date restrictions.

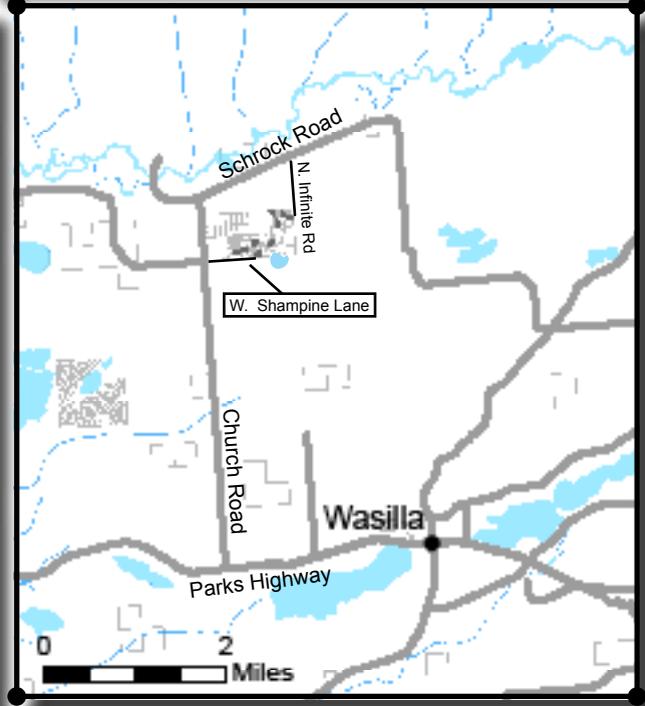
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

**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.

**NOTES**

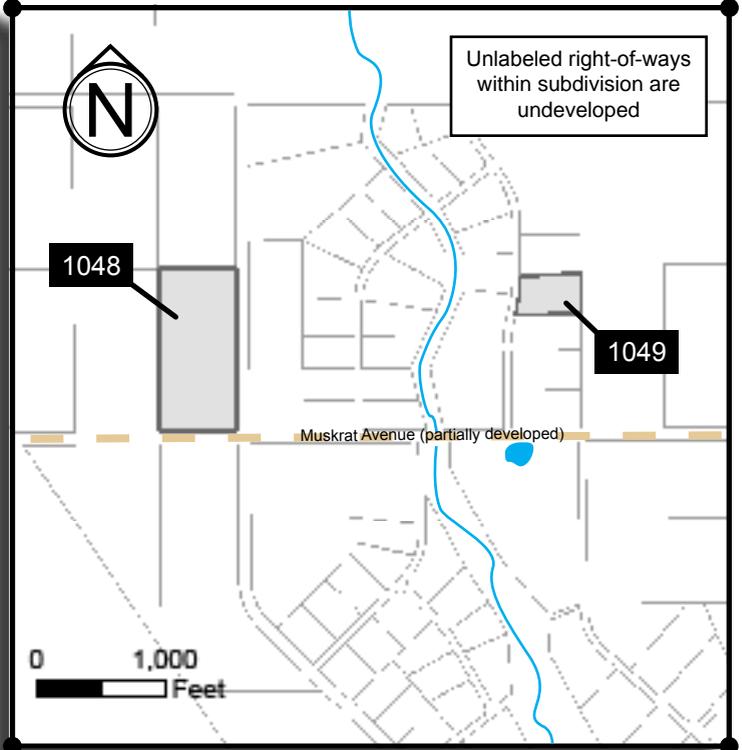
This parcel is part of Chignaki Pond Phase I (ASLS 2004-17) which was previously listed in Auction #446 in 2007, Auction #458 in 2008 and in Auction #467 in 2010. An adjacent group of parcels from Chignaki Pond Phase II, was previously listed in Auction #460 in 2009, Auction #467 in 2010 and in this auction (see pages 52-53).



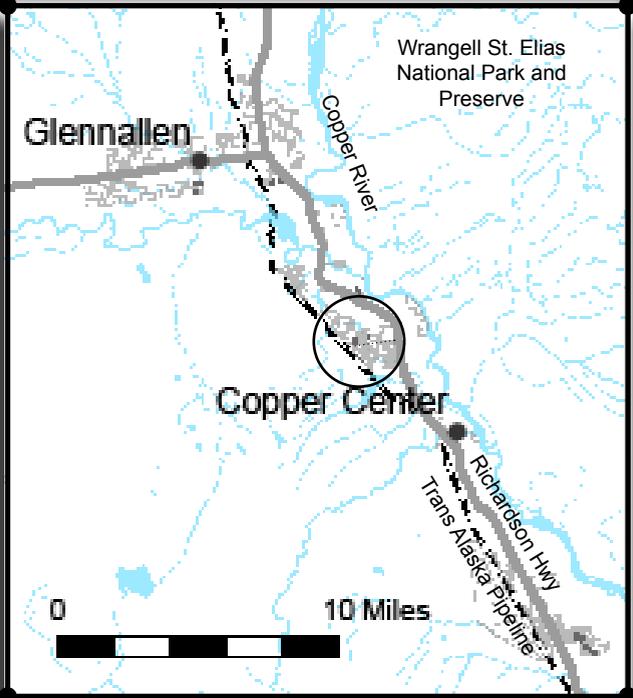
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Copper Center OTE - ASLS 79 - 42

PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	202173	204625
MERIDIAN TOWNSHIP RANGE SECTION	C003N001W28	C003N001W27
SURVEY	ASLS 79 - 42	ASLS 79 - 42
ACRES	17.85	3.39
LOT	6	3
BLOCK	6	12
MINIMUM BID	\$15,500	\$5,100



View along Muskrat Avenue



**LOCATION**

Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.

**ACCESS**

Access is along platted easements or rights-of-way from the Richardson Highway, some of which may not be developed.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79 - 42.

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 area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

Topography consists of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.

Soils are alluvial in nature, sandy or gravelly silt material, and include extensive formations of permafrost.

Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Chignaki Pond, Phase II - ASLS 2006 - 12



Looking north on West Trumpeter Swan Drive

### LOCATION

The Chignaki Pond Phase II subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

### ACCESS

Access is from the Parks Highway on borough roads:

- North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
- North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

### UTILITIES

Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2006-12 and current status plat for up to date restrictions.

Parcels 1033 and 1035 are subject to a 50' section line easement.

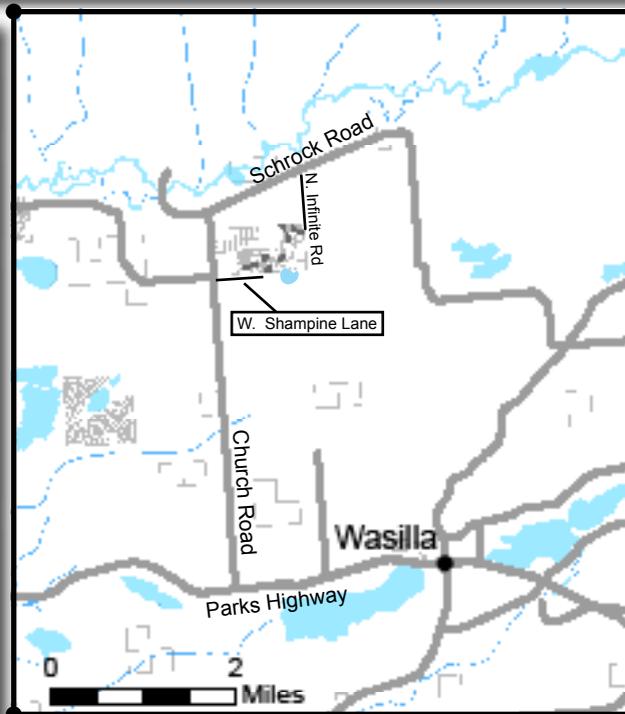
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

### 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.

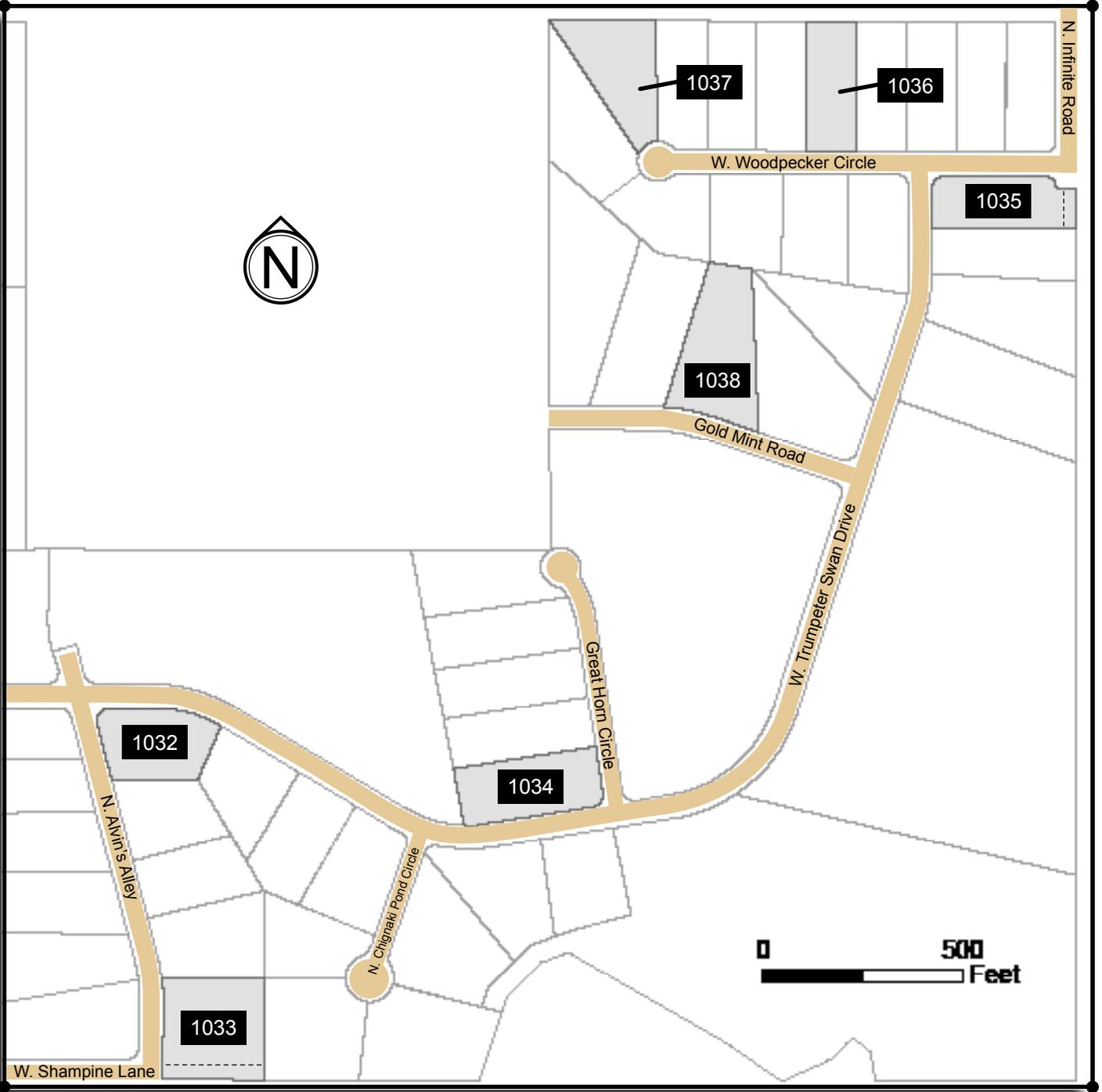
### NOTES

All roads within subdivision constructed.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Chignaki Pond, Phase II - ASLS 2006 - 12



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1032	230229	S018N001W20	ASLS 2006-12	1.06	10	4	\$21,000
1033	230333	S018N001W20	ASLS 2006-12	1.47	14	4	\$27,000
1034	230334	S018N001W20	ASLS 2006-12	1.21	1	5	\$21,000
1035	230339	S018N001W20	ASLS 2006-12	1.03	1	6	\$20,400
1036	230347	S018N001W20	ASLS 2006-12	0.92	5	7	\$19,700
1037	230351	S018N001W20	ASLS 2006-12	1.17	9	7	\$18,900
1038	230359	S018N001W20	ASLS 2006-12	1.52	17	7	\$24,900

Chleca Lakes - ASLS 2009 - 3



Looking northeast over Chleca Lake

**LOCATION**

Located along the North Fork Kuskokwim River, approximately 20 miles north of Telida, 90 miles northeast of McGrath, and 30 miles southwest of Lake Minchumina.

**ACCESS**

Primary access is by float plane during the summer or by ski plane during the winter. Also by boat on the North Fork of the Kuskokwim.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2009-3.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Parcels are subject to a 100-foot staking setback along the North Fork Kuskokwim River and a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.

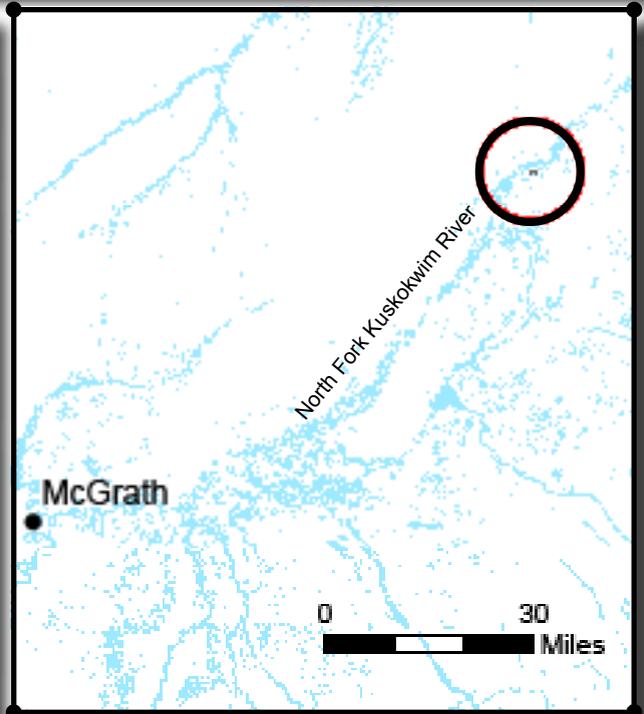
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

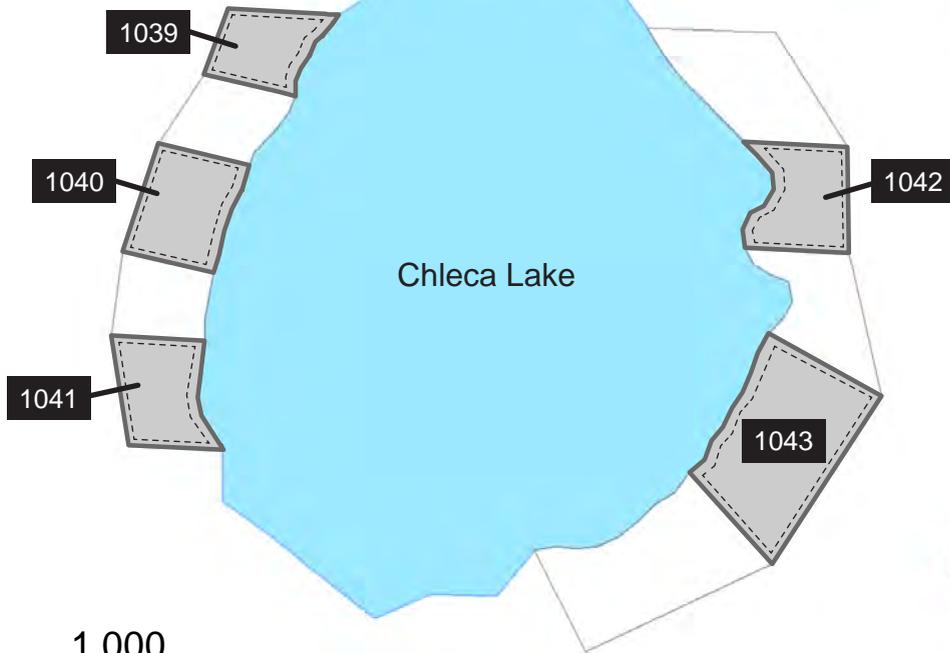
**NOTES**

Waterfront parcels.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Chleca Lakes - ASLS 2009 - 3



0 1,000 Feet

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1039	230657	K021S029E8	ASLS 2009-3	5.15	D	\$8,800
1040	230659	K021S029E8	ASLS 2009-3	7.44	F	\$11,000
1041	230660	K021S029E8	ASLS 2009-3	5.88	H	\$10,000
1042	230654	K021S029E9	ASLS 2009-3	7.41	J	\$11,000
1043	230655	K021S029E9	ASLS 2009-3	16.61	L	\$17,800



Western shore of Chleca Lake looking northwest

Copper Bluff - ASLS 2006 - 61



View of Copper River from Copper Bluff Subdivision

**LOCATION**

The Copper Bluff Subdivision is located between Glennallen and Copper Center, on the east side of the Richardson Highway, 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

**ACCESS**

Access into the subdivision is from the Richardson Highway onto a brushed/undeveloped platted right-of-way called Ravine Road.

**UTILITIES**

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

There is a 50 foot building setback off the bluff for any lots along the bluff for parcels 1045, 1046 and 1047 and a 25 foot rear yard building setback on parcel 1044. Subject to all platted easements and reservations of record. Please see ASLS 2006-61 and current status plat for up to date restrictions.

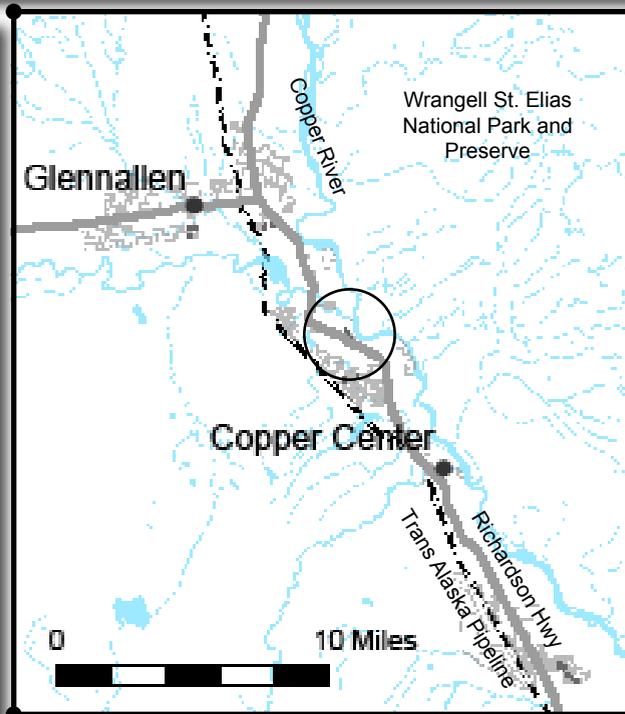
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

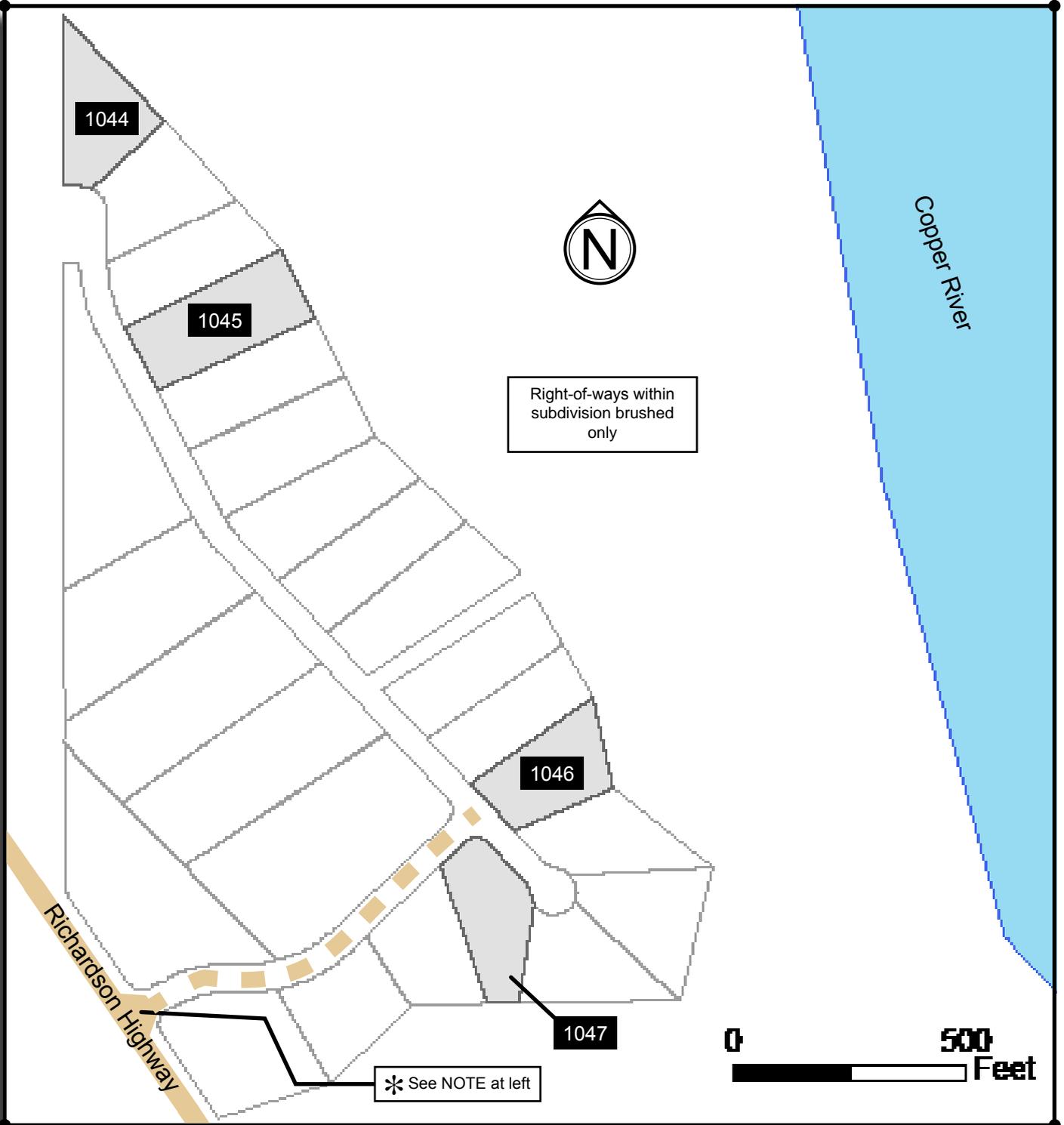
\*The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of that portion of Ravine Road falling within the Richardson Highway right-of-way requires a permit from DOT, call (907) 822-3222 for more information. Additionally, a second culvert will be required within the highway right-of-way.

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Copper Bluff - ASLS 2006 - 61



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1044	230582	C003N001W22	ASLS 2006-61	1.05	1	2	\$16,300
1045	230585	C003N001W22	ASLS 2006-61	1.34	4	2	\$19,600
1046	230593	C003N001W22	ASLS 2006-61	1.01	12	2	\$16,100
1047	230597	C003N001W22	ASLS 2006-61	1.02	16	2	\$5,700

## Glennallen II - ASLS 79 - 251



Looking south along Marion Street right-of-way, Parcel 1055 is on the right

**LOCATION**

Glennallen II is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway.

**ACCESS**

These parcels may be accessed across unreserved state land and section line easements from the Glenn Highway. Currently access exists to the subdivision via Pilcho Drive to Marion Drive, which connects to the Glenn Highway. 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.

**UTILITIES**

Electricity and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines.

Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcel 1055 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

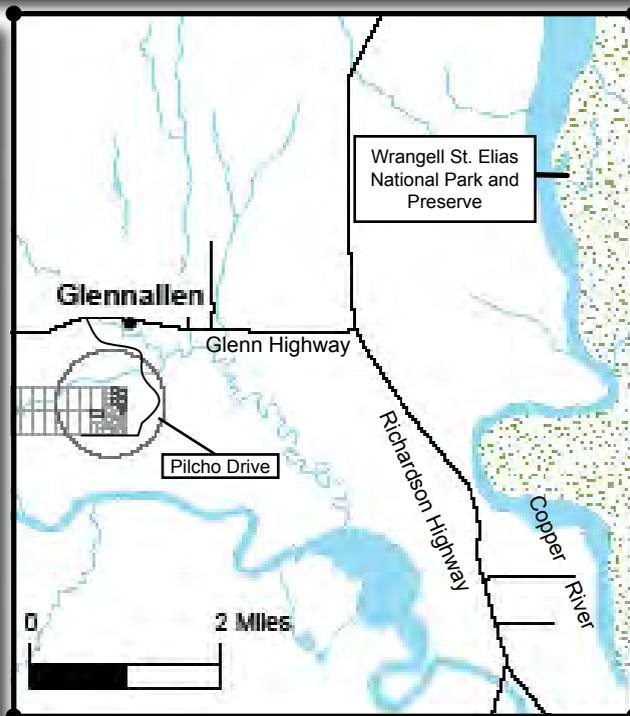
Subject to all platted easements and reservations of record, see ASLS 79-251.

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.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

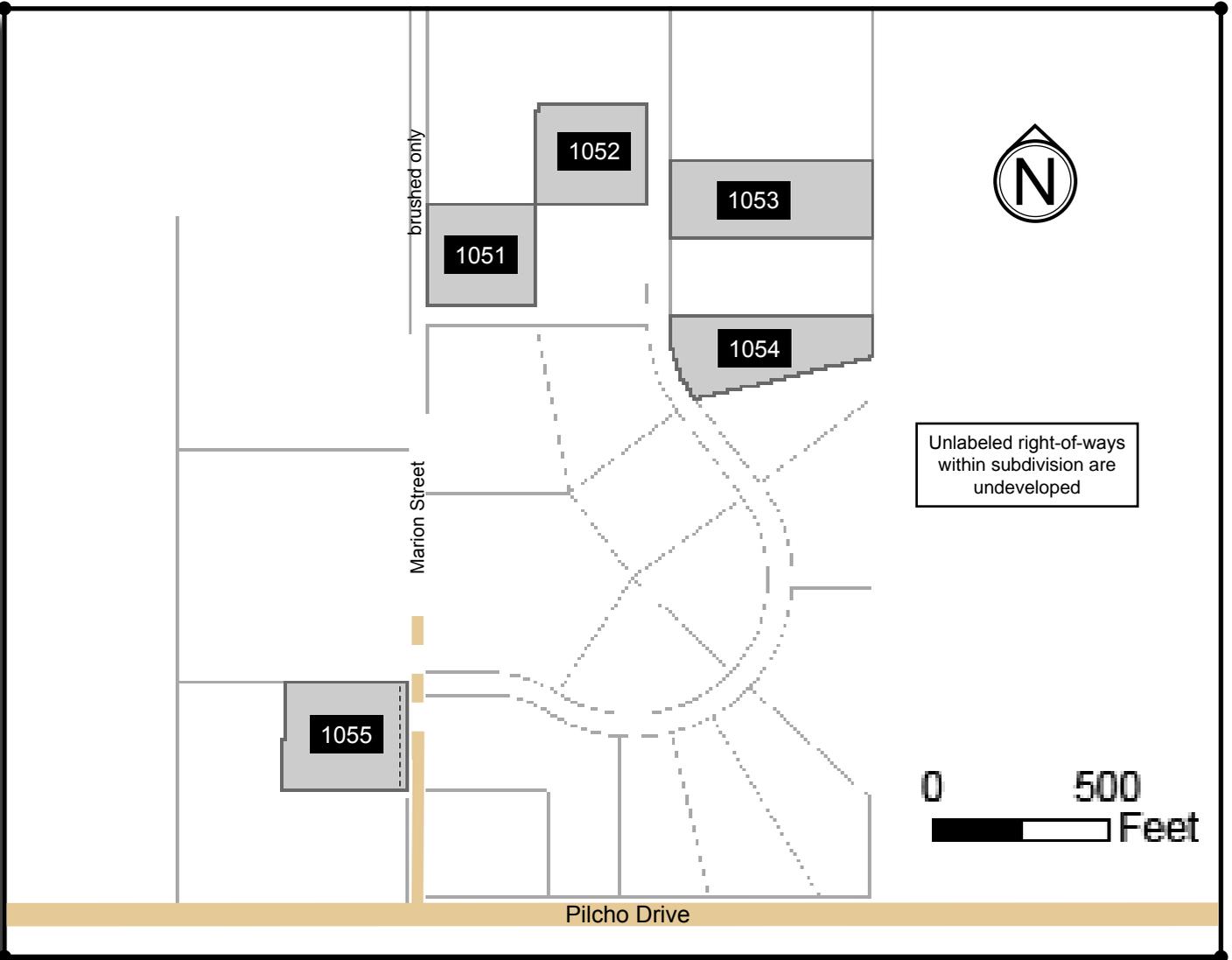
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

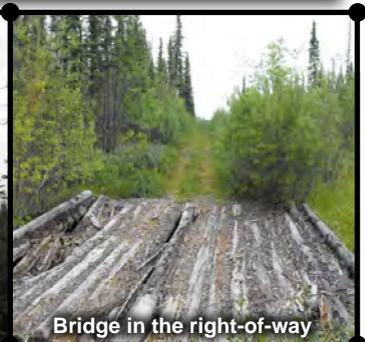
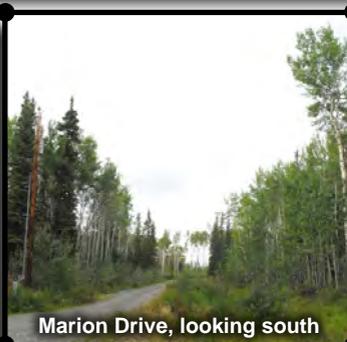


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Glennallen II - ASLS 79 - 251



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1051	204805	C004N002W26	ASLS 79-251	2.06	11	\$4,100
1052	204807	C004N002W26	ASLS 79-251	2.06	13	\$4,100
1053	206096	C004N002W26	ASLS 79-251	2.86	17	\$5,700
1054	206098	C004N002W26	ASLS 79-251	2.29	19	\$4,600
1055	204819	C004N002W27	ASLS 79-251	2.49	39	\$17,400



## Happy Creek - ASLS 2009 - 11



Looking west along Tim Avenue from near the intersection with Jacob Samuel Street

**LOCATION**

The Happy Creek subdivision is located near the community of Happy Valley, about 12 miles north-east of Anchor Point and approximately 8 miles southwest of Ninilchik.

**ACCESS**

Access to the subdivision is from the Sterling Highway via Tim Avenue, a gravel road. Tim Avenue joins the Sterling Highway at approximately mile 142.5. Access into the parcels is walk-in along the platted road, Jacob Samuel Street, which runs south from Tim Avenue.

**UTILITIES**

Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. Purchasers will be responsible for extending the existing power lines.

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies). Soil conditions, water table, levels, and soil slopes have been found suitable for onsite wastewater treatment and disposal systems for single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels are subject to a 20-foot building setback along all rights-of-way, a 25-foot building setback from the eastern boundary of all lots, and a 10-foot building setback from all side lot lines.

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.

Subject to all platted easements and reservations of record, see ASLS 2009-11.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Kenai Peninsula Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

Close to Cook Inlet and the community of Homer.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Happy Creek - ASLS 2009 - 11



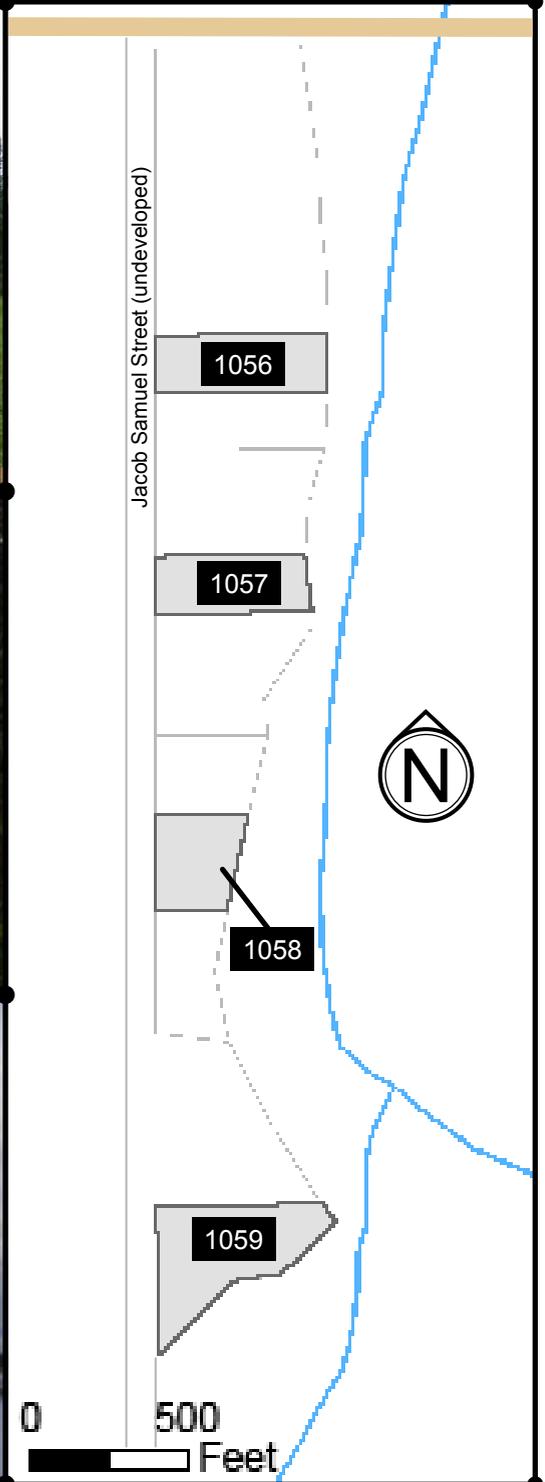
Parcel 1056



Parcel 1057



Winter view to the southeast from eastern lot line of parcel 1059



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1056	231139	S003S014W4	ASLS 2009-11	2.27	6	\$11,600
1057	231143	S003S014W4	ASLS 2009-11	2.02	10	\$10,300
1058	231147	S003S014W4	ASLS 2009-11	1.83	14	\$9,400
1059	231151	S003S014W4	ASLS 2009-11	3.39	18	\$14,700

## High Mountain Lakes - ASLS 80 - 154



View of High Mountain Lakes subdivision and Sundew and Middle Lakes from the southwest

**LOCATION**

This subdivision is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

**ACCESS**

Primary access to this subdivision is by float plane.

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.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams or lakes in the area or by rainwater roof catchment systems. The quality of the water in the area lakes is unknown.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

**RESTRICTIONS**

Parcels 1072, 1073 and 1074 are subject to a 50' section line easement.

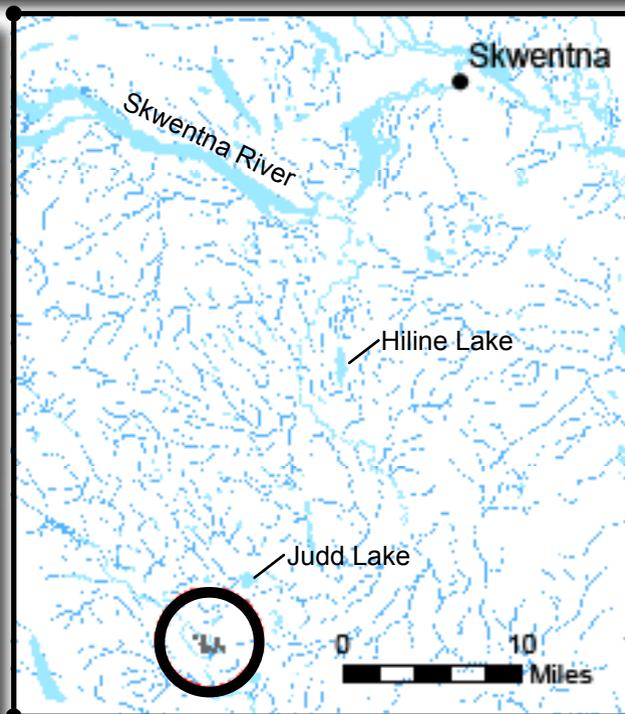
Subject to all platted easements and reservations of record, see ASLS 80-154.

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.

The 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**

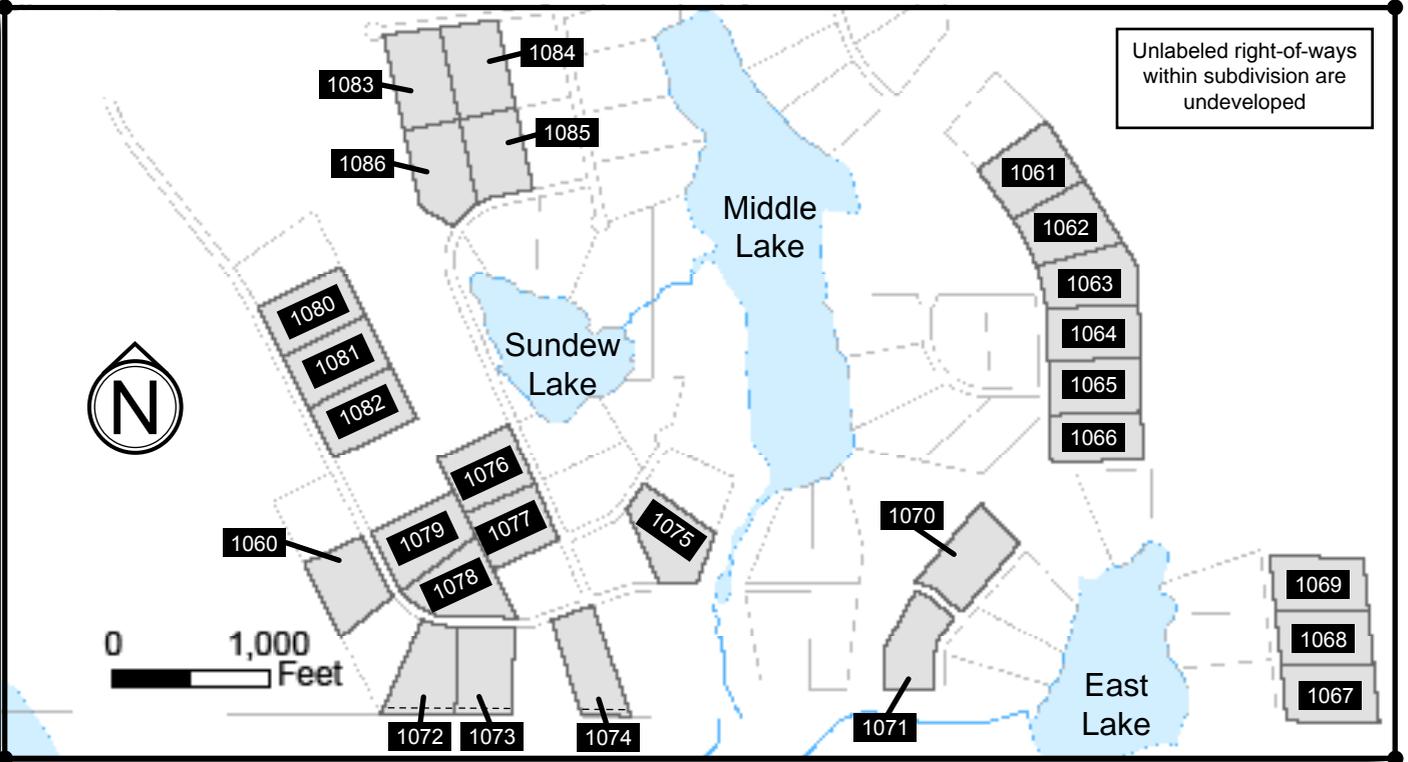
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at:

<http://dnr.alaska.gov/Landrecords/>.

High Mountain Lakes - ASLS 80 - 154



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1061	210600	S017N013W34	4.62	2	12	\$3,500
1062	210601	S017N013W34	4.91	3	12	\$3,700
1063	210602	S017N013W34	4.94	4	12	\$3,700
1064	210603	S017N013W34	4.91	5	12	\$3,700
1065	210604	S017N013W34	4.68	6	12	\$3,500
1066	210605	S017N013W34	4.41	7	12	\$3,300
1067	210606	S017N013W34	4.93	1	13	\$3,700
1068	210607	S017N013W34	4.93	2	13	\$3,700
1069	210608	S017N013W34	4.93	3	13	\$3,700
1070	210612	S017N013W34	4.91	1	17	\$3,700
1071	210613	S017N013W34	4.48	1	18	\$3,400
1060	210617	S017N013W33	4.88	2	21	\$3,700
1072	210619	S017N013W33	4.81	4	21	\$3,600
1073	210620	S017N013W33	4.88	5	21	\$3,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1074	210622	S017N013W33	4.83	7	21	\$3,600
1075	210625	S017N013W33,34	4.88	2	22	\$3,700
1076	210630	S017N013W33	4.6	1	24	\$3,500
1077	210631	S017N013W33	4.15	2	24	\$3,100
1078	210633	S017N013W33	5	4	24	\$3,800
1079	210634	S017N013W33	4.99	5	24	\$3,700
1080	210636	S017N013W33	5	2	25	\$3,800
1081	210637	S017N013W33	5	3	25	\$3,800
1082	210638	S017N013W33	5	4	25	\$3,800
1083	210652	S017N013W33	5	1	29	\$3,800
1084	210653	S017N013W33	4.98	2	29	\$3,700
1085	210656	S017N013W33	4.71	5	29	\$3,500
1086	210657	S017N013W33	4.98	6	29	\$3,700

HIGH MOUNTAIN LAKES IS ALASKA STATE LAND SURVEY 80 - 154



Kahiltna Flats - ASLS 80 - 175



Looking northeast over unnamed lake at the center of Kahiltna Flats Subdivision

**LOCATION**

Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

**ACCESS**

Access is limited to small float planes although there are only a few lakes in the area large enough to serve as float plane access. Potential access by riverboat up the Yentna and then hike or ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

This subdivision has been approved by ADEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, no individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 80-175.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active.

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.

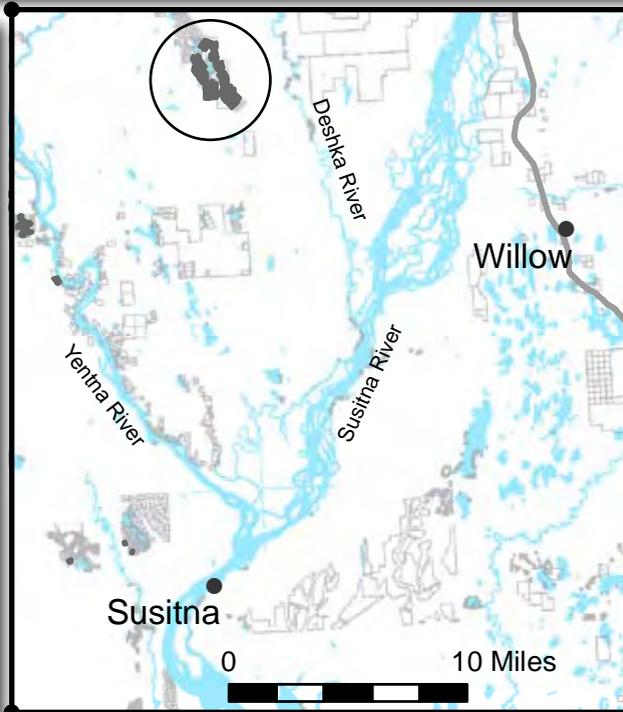
**MUNICIPAL AUTHORITY**

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

**NOTES**

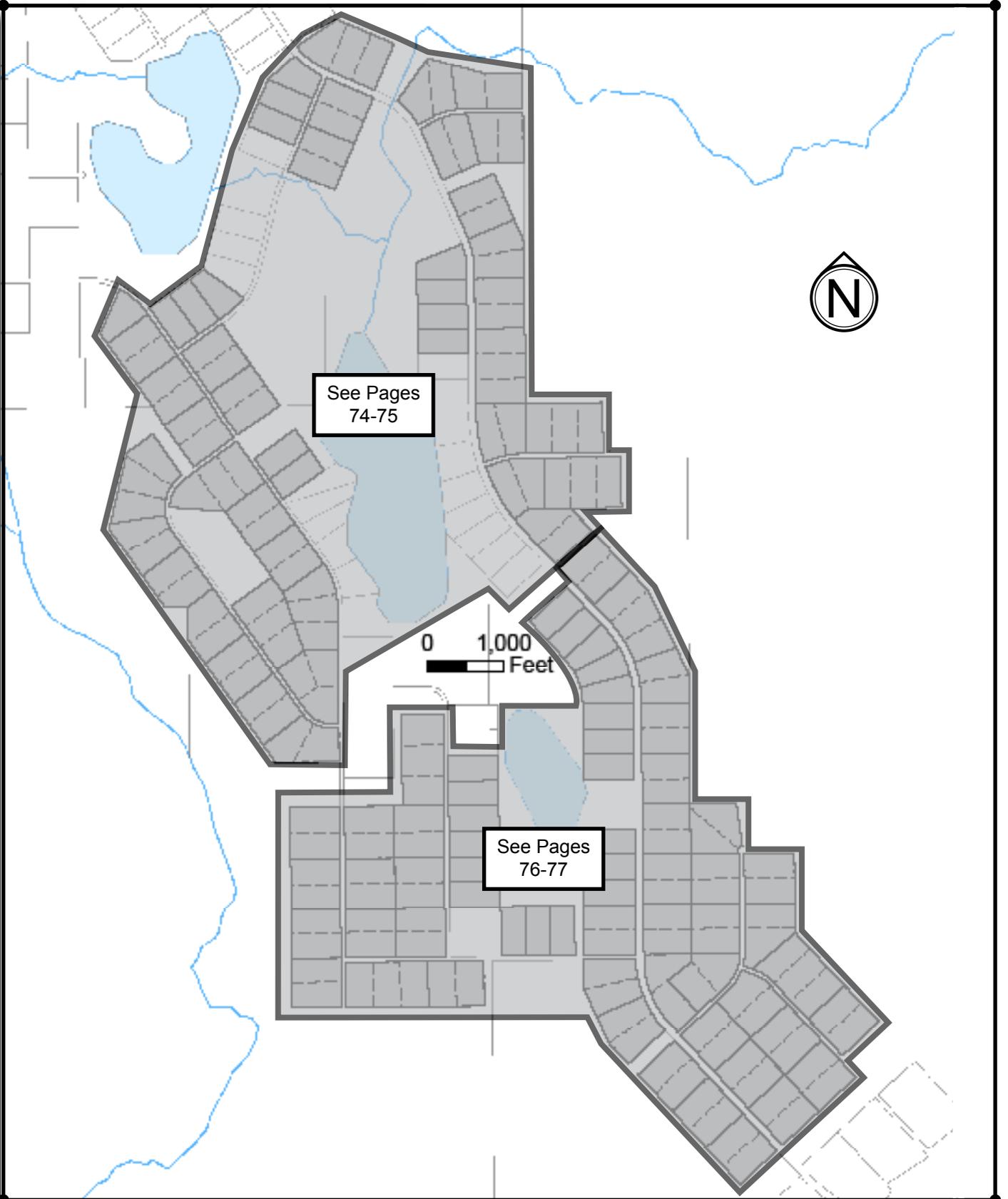
Area is nearly level supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at:  
<http://dnr.alaska.gov/Landrecords>

Kahiltna Flats - ASLS 80 - 175

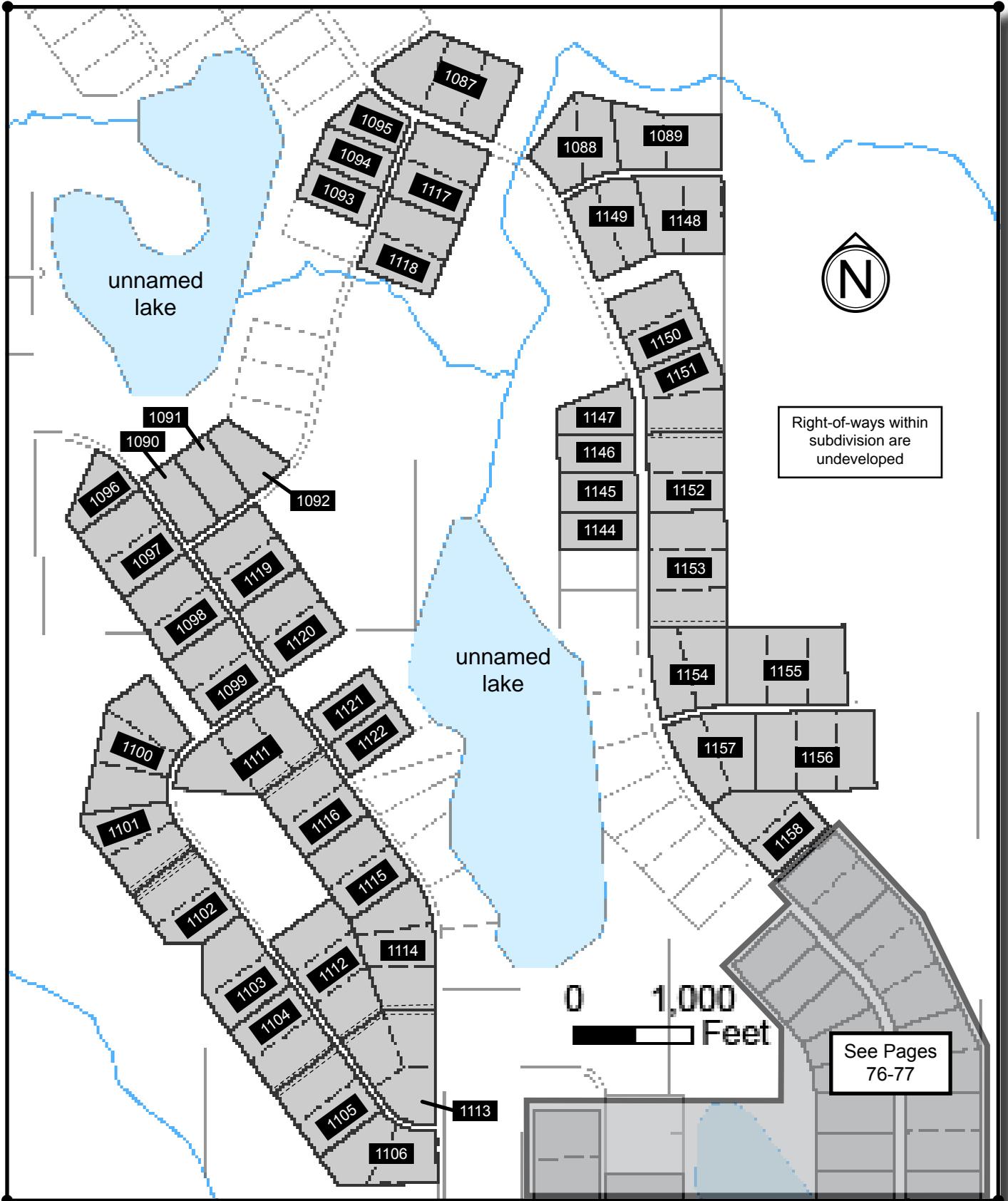


See Pages  
74-75

0 1,000  
Feet

See Pages  
76-77

Kahiltna Flats - ASLS 80 - 175



Kahiltna Flats - ASLS 80 - 175



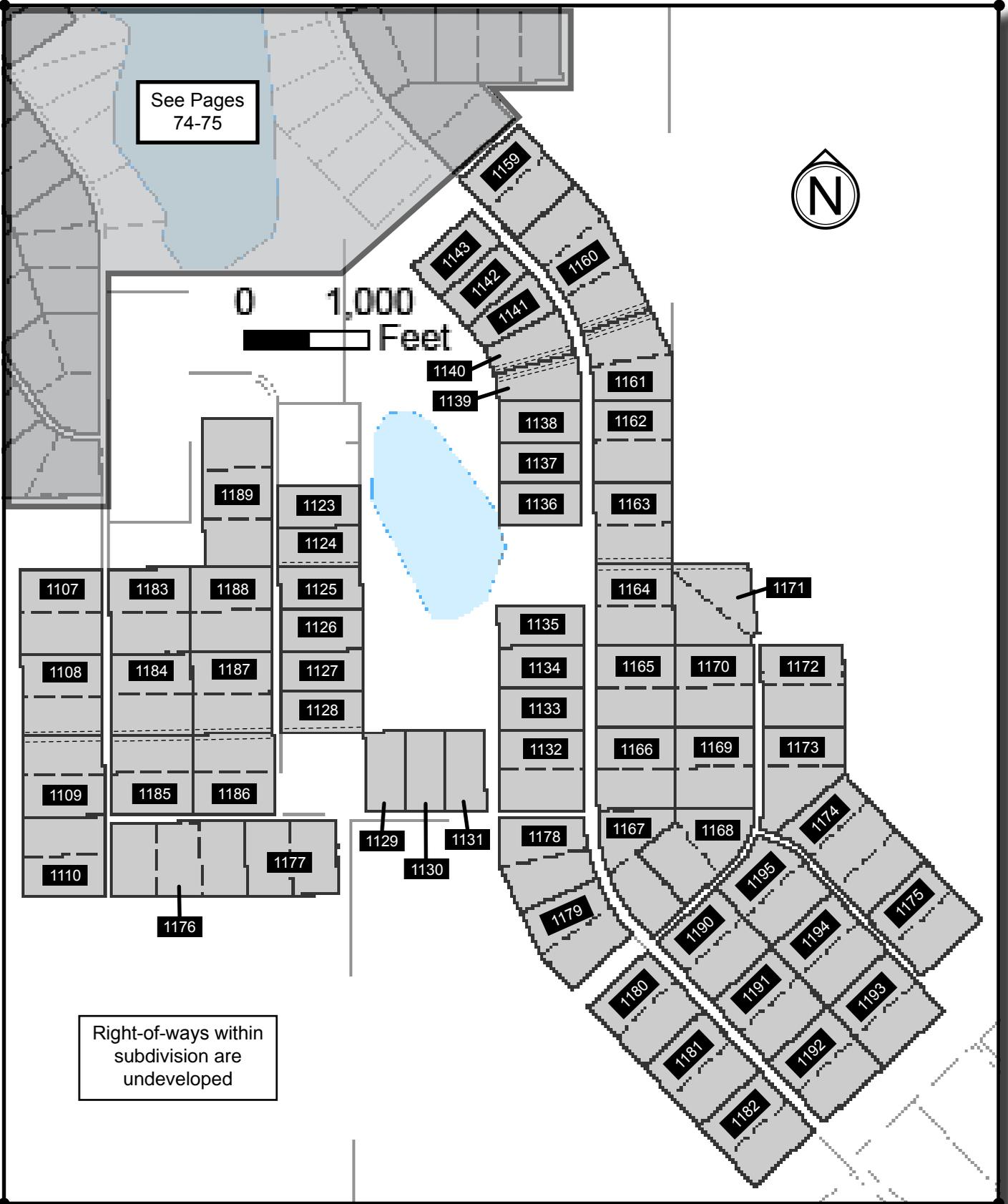
Looking west over unnamed lake at the center of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1087	213501	S021N007W35,36	15	35,36,37	8	\$9,400
1088	213502	S021N007W36	9.84	38,39	8	\$7,100
1089	213503	S021N007W36	10	40,41	8	\$7,200
1090	213516	S021N007W35	5	18	9	\$9,500
1091	213517	S021N007W35	5	19	9	\$10,000
1092	213518	S021N007W35	5	20	9	\$10,000
1093	213523	S021N007W35	5	25	9	\$10,000
1094	213524	S021N007W35	5	26	9	\$10,000
1095	213525	S021N007W35	4.87	27	9	\$10,000
1096	213551	S021N007W35	5	1	12	\$4,800
1097	213552	S021N007W35	10	2,3	12	\$7,200
1098	213679	S20,21N007W2,35	10	4,5	12	\$7,200
1099	213680	S20,21N007W2,35	10	6,7	12	\$7,200
1100	213681	S020N007W2	15	8,9,10	12	\$9,400
1101	213682	S020N007W2	10	11,12	12	\$7,200
1102	213683	S020N007W2	10	13,14	12	\$7,200
1103	213684	S020N007W2	10	15,16	12	\$7,200
1104	213685	S020N007W2	10	17,18	12	\$7,200
1105	213686	S020N007W2	10	19,20	12	\$7,200
1106	213687	S020N007W2	10	21,22	12	\$7,200
1111	213688	S020N007W2	15	1,2,3	13	\$9,400
1112	213690	S020N007W2	13.72	8,9,10	13	\$8,800
1113	213691	S020N007W2	12.74	11,12,13	13	\$8,400
1114	213692	S020N007W2	13.24	14,15,16	13	\$8,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1115	213693	S020N007W2	10	17,18	13	\$7,200
1116	213694	S020N007W2	10	19,20	13	\$7,200
1117	213557	S021N007W35,36	10	1,2	14	\$7,200
1118	213558	S021N007W35,36	10	3,4	14	\$7,200
1119	213695	S021N007W35	10	5,6	14	\$7,200
1120	213696	S20,21N007W2,35	10	7,8	14	\$7,200
1121	213560	S020N007W2	5	10	14	\$10,000
1122	213561	S020N007W2	4.86	11	14	\$10,000
1144	213597	S021N007W36	5	56	14	\$10,000
1145	213598	S021N007W36	5	57	14	\$10,000
1146	213599	S021N007W36	5	58	14	\$4,800
1147	213600	S021N007W36	5	59	14	\$4,800
1148	213601	S021N007W36	10	1,2	15	\$7,200
1149	213602	S021N007W36	10	3,4	15	\$7,200
1150	213603	S021N007W36	10	5,6	15	\$7,200
1151	213604	S021N007W36	10	7,8	15	\$6,800
1152	213605	S021N007W36	10	9, 10	15	\$6,800
1153	213606	S021N007W36	15	11,12,13	15	\$9,400
1154	213607	S020N007W1	10	14,15	15	\$7,200
1155	213608	S020N007W1	15	16,17,18	15	\$8,900
1156	213609	S020N007W1	15	19,20,21	15	\$9,400
1157	213610	S020N007W1	10	22,23	15	\$7,200
1158	213611	S020N007W1	9.78	24,25	15	\$7,000

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

Kahiltna Flats - ASLS 80 - 175



See Pages  
74-75

0 1,000  
Feet



Right-of-ways within  
subdivision are  
undeveloped

Kahiltna Flats - ASLS 80 - 175



Looking to the southeast over the southern end of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1107	213553	S020N007W11	10	23,24	12	\$7,200
1108	213554	S020N007W11	10	25,26	12	\$7,200
1109	213555	S020N007W11	10	27,28	12	\$7,200
1110	213556	S020N007W11	10	29,30	12	\$7,200
1123	213564	S020N007W2	5	21	14	\$10,000
1124	213565	S020N007W2	5	22	14	\$10,000
1125	213566	S020N007W11	5	23	14	\$4,800
1126	213567	S020N007W11	5	24	14	\$4,800
1127	213568	S020N007W11	5	25	14	\$4,800
1128	213569	S020N007W11	5	26	14	\$4,800
1129	213571	S020N007W12	5	29	14	\$4,800
1130	213572	S020N007W12	5	30	14	\$4,800
1131	213573	S020N007W12	5	31	14	\$4,800
1132	213574	S020N007W12	10	32,33	14	\$7,200
1133	213575	S020N007W12	5	34	14	\$4,800
1134	213576	S020N007W12	5	35	14	\$4,800
1135	213577	S020N007W12	5	36	14	\$4,800
1136	213580	S020N007W12	5	39	14	\$10,000
1137	213581	S020N007W12	5	40	14	\$10,000
1138	213582	S020N007W12	5	41	14	\$10,000
1139	213583	S020N007W12	4.61	42	14	\$10,000
1140	213584	S020N007W12	4.6	43	14	\$4,800
1141	213585	S020N007W12	4.6	44	14	\$4,800
1142	213586	S020N007W12	5	45	14	\$4,800
1143	213587	S020N007W12	5	46	14	\$4,300
1159	213612	S020N007W1	9.69	26,27	15	\$7,000
1160	213613	S020N007W1	14.72	28,29,30	15	\$9,200
1161	213614	S020N007W1	10	31,32	15	\$7,200
1162	213615	S020N007W1	10	33,34	15	\$7,200
1163	213616	S020N007W1	9.97	35,36	15	\$7,200
1164	213617	S020N007W12	10	37,38	15	\$7,200

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1165	213618	S020N007W12	10	39,40	15	\$7,200
1166	213619	S020N007W12	10	41,42	15	\$7,200
1167	213620	S020N007W12	10	43,44	15	\$6,800
1168	213621	S020N007W12	10	45,46	15	\$7,200
1169	213622	S020N007W12	10	47,48	15	\$7,200
1170	213623	S020N007W12	10	49,50	15	\$7,200
1171	213624	S020N007W12	10	51,52	15	\$7,200
1172	213625	S020N007W12	10	53,54	15	\$6,500
1173	213626	S020N007W12	10	55,56	15	\$7,200
1174	213627	S020N007W12	14.9	57,58,59	15	\$9,300
1175	213628	S020N007W12	10	60,61	15	\$7,200
1176	213630	S020N007W11	15	1,2,3	16	\$9,400
1177	213631	S020N007W11	10	4,5	16	\$7,200
1178	213632	S020N007W12	10	6,7	16	\$7,200
1179	213633	S020N007W12	10	8,9	16	\$7,200
1180	213634	S020N007W12	10	10,11	16	\$6,800
1181	213635	S020N007W12	10	12,13	16	\$6,800
1182	213636	S020N007W12	10	14,15	16	\$7,200
1183	213638	S020N007W11	10	4,5	17	\$7,200
1184	213639	S020N007W11	10	6,7	17	\$7,200
1185	213640	S020N007W11	10	8,9	17	\$7,200
1186	213641	S020N007W11	10	10,11	17	\$7,200
1187	213642	S020N007W11	10	12,13	17	\$7,200
1188	213643	S020N007W11	10	14,15	17	\$7,200
1189	213705	S020N007W12	15	16,17,18	17	\$9,400
1190	213644	S020N007W12	10	1,2	18	\$7,200
1191	213645	S020N007W12	10	3,4	18	\$7,200
1192	213646	S020N007W12	10	5,6	18	\$7,200
1193	213649	S020N007W12	10	16,17	18	\$7,200
1194	213650	S020N007W12	10	18,19	18	\$7,200
1195	213651	S020N007W12	10	20,21	18	\$7,200

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

# Kutna Creek - ASLS 80 - 157



Looking to the east over the unnamed lake at the center of Kutna Creek Subdivision

### LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

### ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted right-of ways. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.

### UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

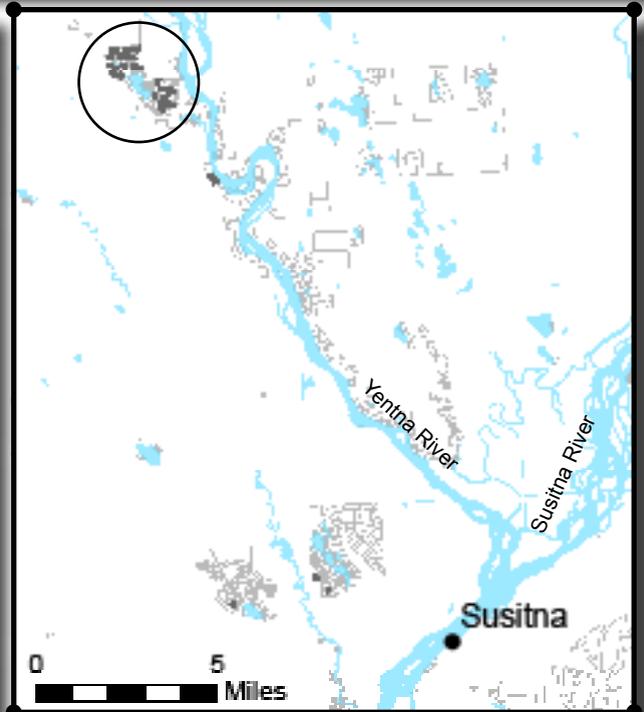
### MUNICIPAL AUTHORITY

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.

### NOTES

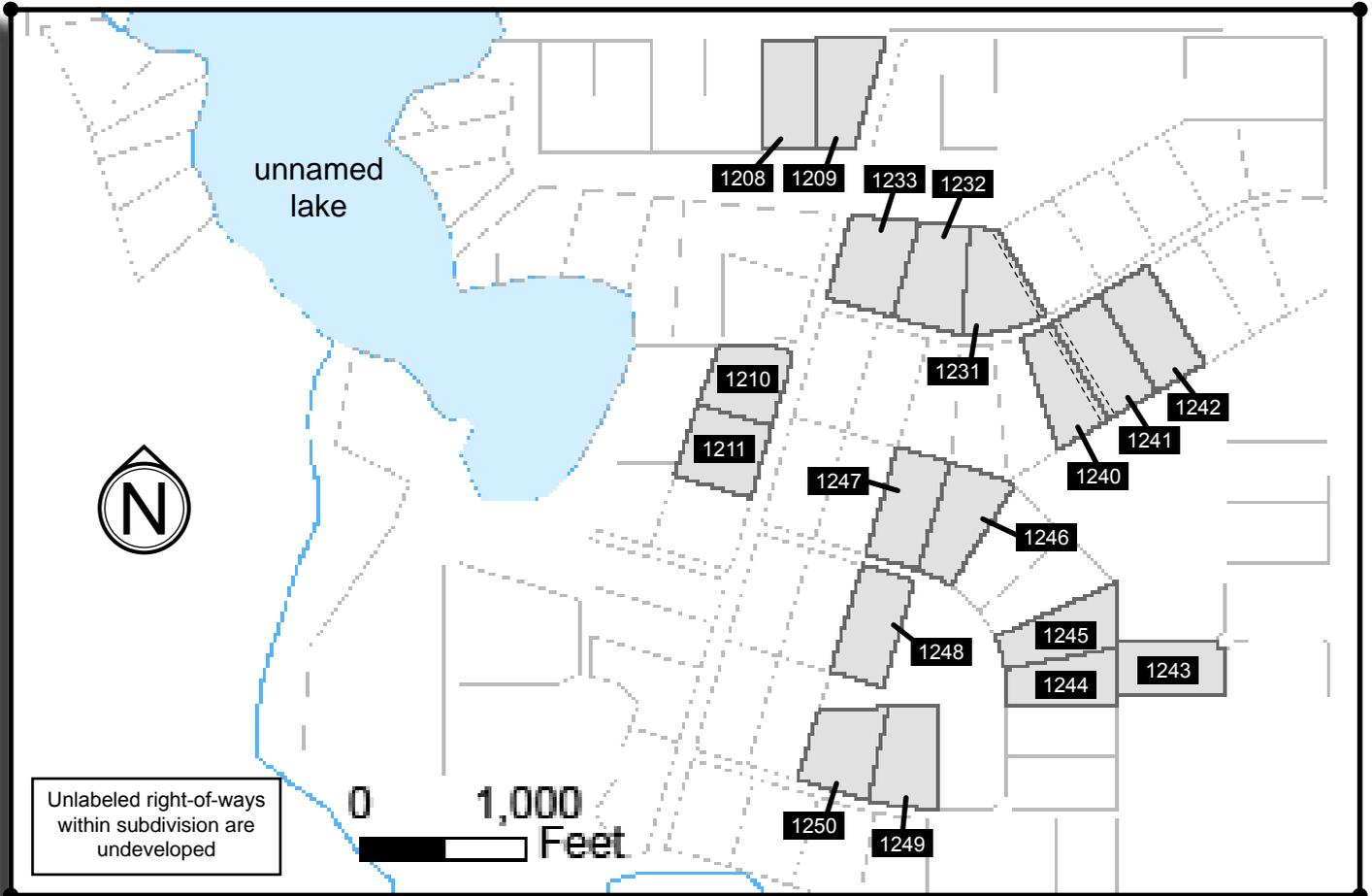
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Kutna Creek - ASLS 80 - 157



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1208	211434	S019N008W4	5	6	8	\$4,800
1209	211435	S019N008W4	4.786	7	8	\$4,800
1231	211449	S019N008W4	4.782	10	9	\$4,800
1232	211450	S019N008W4	4.991	11	9	\$4,800
1233	211451	S019N008W4	4.982	12	9	\$4,800
1240	213354	S019N008W4	4.226	6	10	\$4,800
1241	213355	S019N008W4	5	7	10	\$4,800
1242	213356	S019N008W4	5	8	10	\$4,800
1243	213365	S019N008W4	4.814	17	10	\$4,800
1244	213369	S019N008W4	4.413	21	10	\$4,800
1245	213370	S019N008W4	4.903	22	10	\$4,800
1246	213373	S019N008W4	4.944	25	10	\$4,800
1247	213374	S019N008W4	4.999	26	10	\$4,800
1248	213379	S019N008W4	4.999	3	11	\$4,800
1249	213381	S019N008W4	4.721	5	11	\$4,800
1250	213382	S019N008W4	4.872	6	11	\$4,800
1210	213392	S019N008W4	4.54	1	13	\$4,800
1211	213393	S019N008W4	4.775	2	13	\$4,800

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

# Kutna Creek - ASLS 80 - 157



Looking to the southeast toward the unnamed lake at the center of Kutna Creek Subdivision

### LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

### ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted right-of-ways. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.

### UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

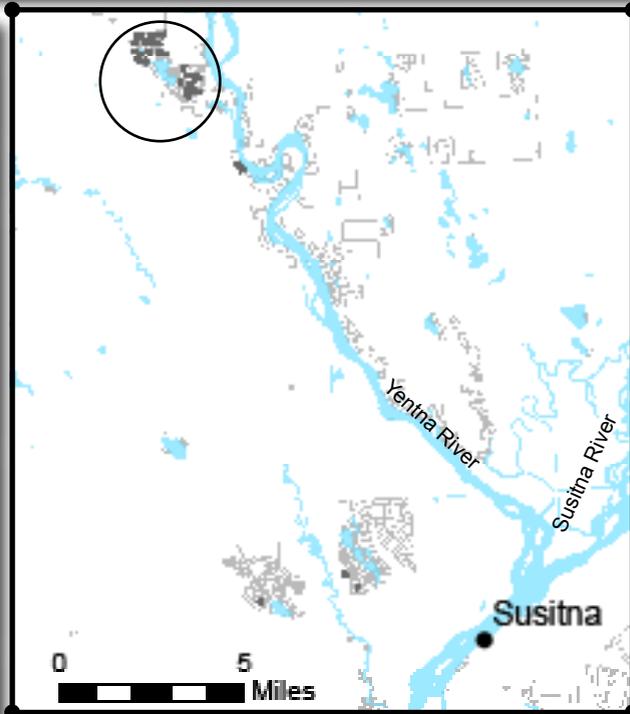
### MUNICIPAL AUTHORITY

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.

### NOTES

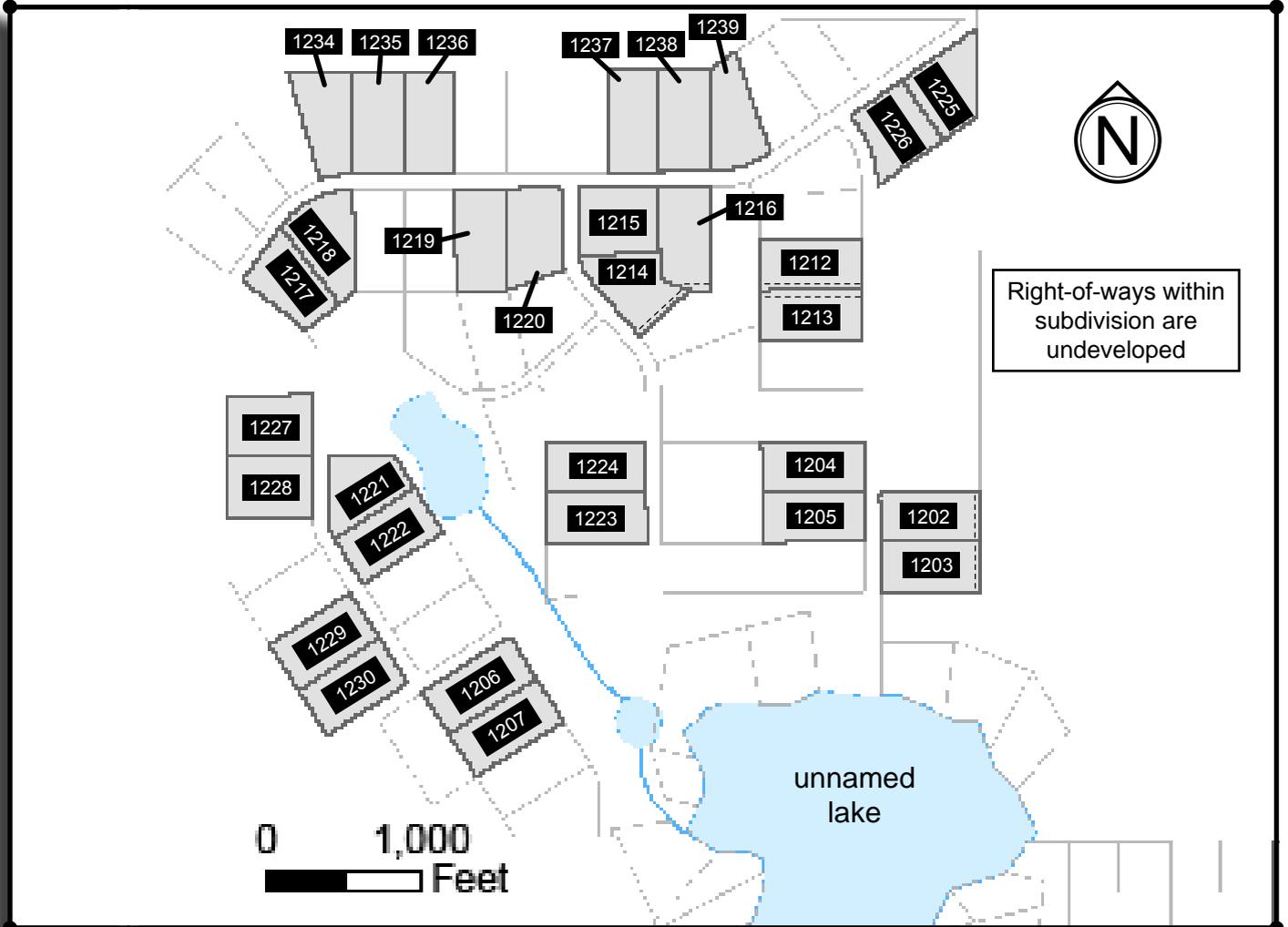
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Kutna Creek - ASLS 80 - 157



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1234	211368	S020N008W32	4.978	4	1	\$4,100
1235	211369	S020N008W32	5	5	1	\$3,800
1236	211370	S020N008W32	5	6	1	\$4,600
1237	211374	S020N008W32	5	10	1	\$4,300
1238	211375	S020N008W32	5	11	1	\$4,300
1239	211376	S020N008W32	4.912	12	1	\$4,300
1225	211380	S020N008W32	4.659	1	2	\$4,800
1226	211381	S020N008W32	4.762	2	2	\$4,800
1202	211382	S020N008W32	4.996	1	3	\$4,800
1203	211383	S020N008W32	5	2	3	\$4,800
1212	211388	S020N008W32	4.999	3	4	\$4,800
1213	211389	S020N008W32	4.999	4	4	\$4,800
1204	211391	S020N008W32	5	7	4	\$4,600
1205	211392	S020N008W32	5	8	4	\$4,800
1214	211400	S020N008W32	4.949	16	4	\$4,800
1215	211401	S020N008W32	5	17	4	\$4,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1216	211402	S020N008W32	4.917	18	4	\$4,800
1217	211404	S020N008W32	4.607	1	5	\$4,800
1218	211405	S020N008W32	4.991	2	5	\$4,800
1219	211408	S020N008W32	5	5	5	\$4,800
1220	211409	S020N008W32	4.948	6	5	\$4,800
1221	211414	S020N008W32	4.71	11	5	\$4,500
1222	211415	S020N008W32	4.982	12	5	\$5,300
1223	211419	S020N008W32	4.924	16	5	\$4,800
1224	211420	S020N008W32	4.924	17	5	\$4,800
1227	213343	S020N008W32	5	1	6	\$4,600
1228	213344	S020N008W32	5	2	6	\$4,800
1229	213347	S020N008W32	4.982	5	6	\$4,300
1230	213348	S020N008W32	4.977	6	6	\$4,100
1206	211424	S020N008W32	4.994	1	7	\$4,800
1207	211425	S020N008W32	4.999	2	7	\$4,800

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

## Lake Louise East - ASLS 2007 - 23



View to the southeast of small unnamed lake from parcel 1253

**LOCATION**

Located approximately 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The area lies 30 miles northwest of the town of Glennallen.

**ACCESS**

Access is via snowmachine, dog sled, or cross country skis during the winter and all-terrain vehicle and foot in the summer along the numerous trails within the area. Floatplane or ski-plane access is possible to one of the many lakes within the area.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2007-23.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Parcels are subject to a 100-foot building setback from all streams and other public or navigable water bodies.

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.

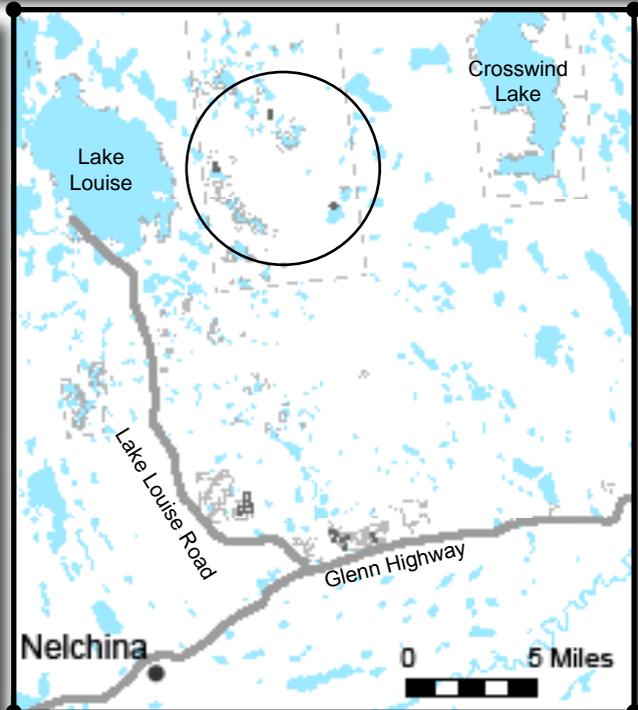
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

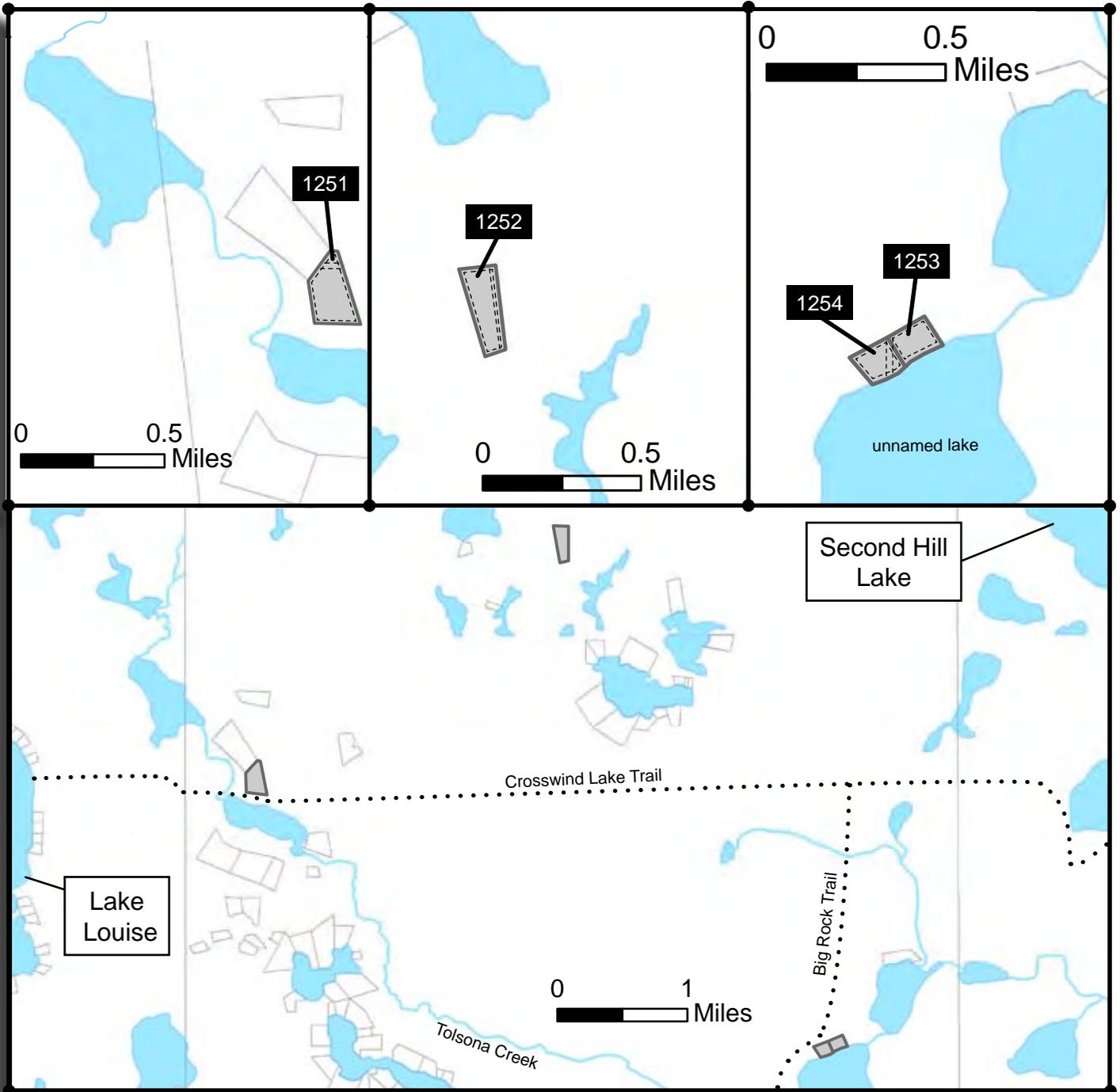
Rolling hills interspersed with many lakes and ponds. Elevation ranges from 2,250 to 2,800 feet. Vegetation in the better drained areas consists of white and black spruce with scattered thickets of willow and alder, grasses, and low shrubs. Marsh covers most of the remaining ground.

Modified Fire Protection - suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of full protection.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at:  
<http://dnr.alaska.gov/Landrecords/>.

Lake Louise East - ASLS 2007 - 23

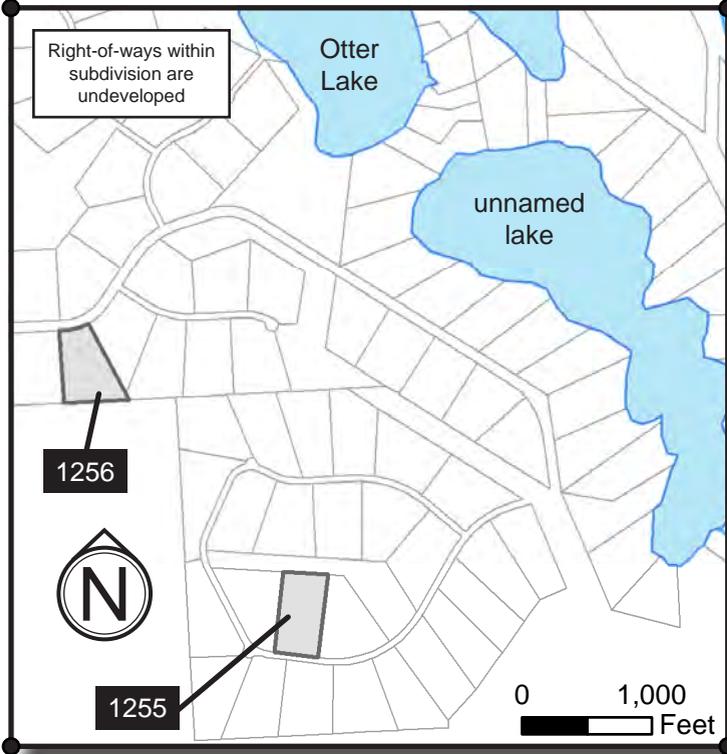


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	TRACT	MINIMUM BID
1251	230167	C006N006W7	20.00	19	\$10,200
1252	230231	C007N006W33	16.71	14	\$11,500
1253	230310	C006N006W24	7.41	22	\$17,000
1254	230312	C006N006W23,24	6.95	23	\$16,500

LAKE LOUISE EAST IS ALASKA STATE LAND SURVEY 80 - 157



Otter Lakes - ASLS 79 - 147



PARCEL #	1255	1256
AK DIVISION OF LANDS (ADL) #	204994	205020
MERIDIAN TOWNSHIP RANGE SECTION	S017N007W18	S017N007W7
SURVEY	ASLS 79 - 147	ASLS 79 - 147
ACRES	5	4.95
LOT	13	39
MINIMUM BID	\$4,800	\$4,800



**LOCATION**

The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately 4.5 miles west of the confluence of the Susitna and Yentna Rivers.

**ACCESS**

Access is provided via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Access to the subdivision is provided by a public access easement (ADL 222930) and RST 199 (Susitna-Rainy Pass trail).

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Parcels are subject to a minimum 15-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 529, page 959 within the Anchorage Recording District.

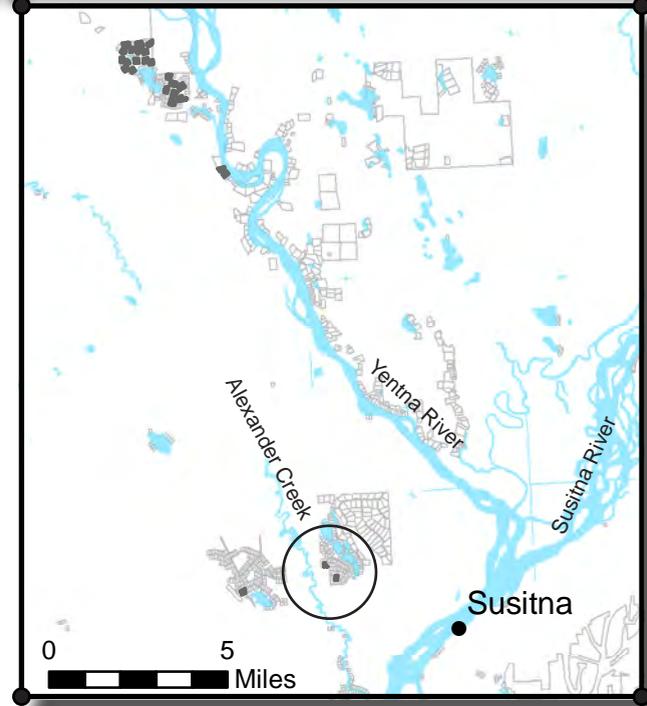
Subject to platted easements and reservations, see ASLS 79-147.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

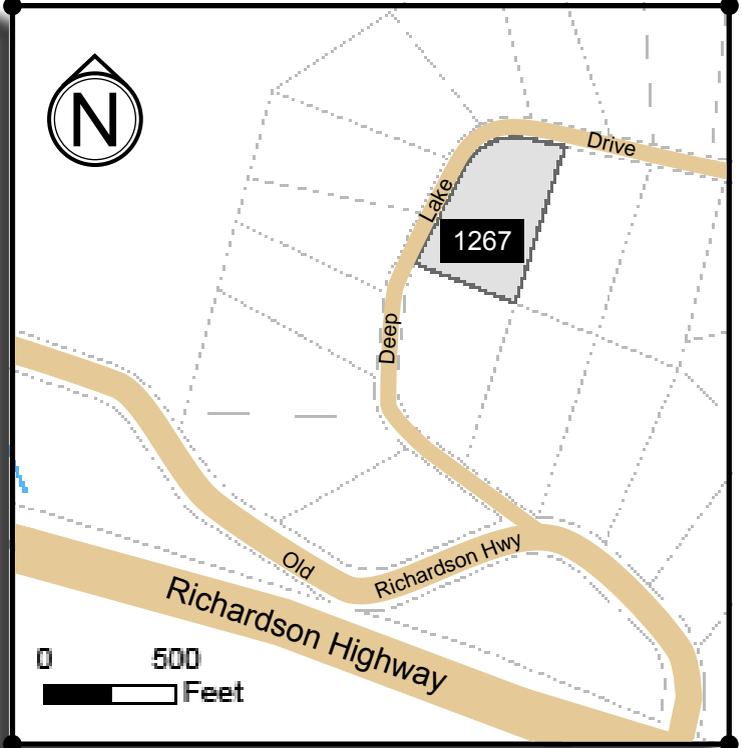
Near Alexander Creek.



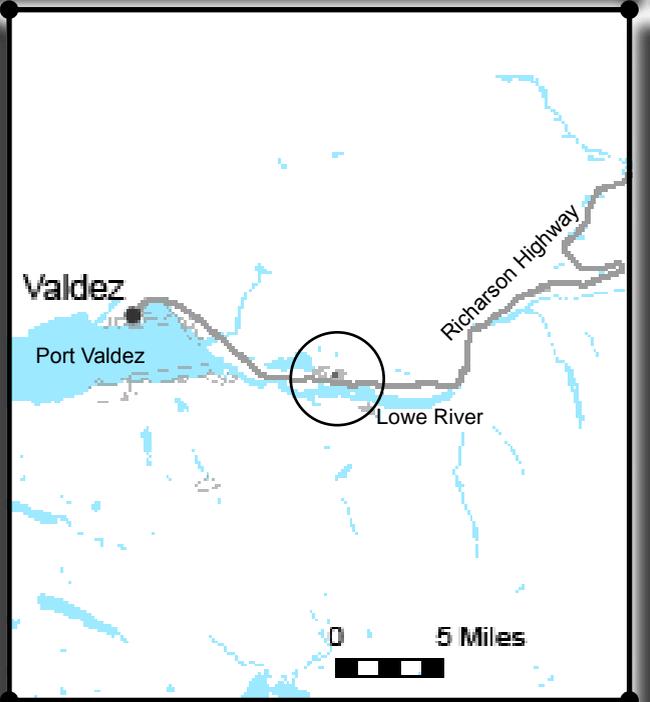
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Robe Lake - ASLS 79 - 146

PARCEL #	1267
AK DIVISION OF LANDS (ADL) #	206072
MERIDIAN TOWNSHIP RANGE SECTION	C009S005W22
SURVEY	ASLS 79 - 146
ACRES	4.863
LOT	7
BLOCK	4
MINIMUM BID	\$35,000



Looking south from parcel 1267



**LOCATION**

The Robe Lake Subdivision is located approximately 10 miles southeast of Valdez and 1 mile south-east of Robe Lake, north of the Richardson Highway.

**ACCESS**

Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.

**UTILITIES**

Electricity and telephone hookups are available to the subdivision. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 79-146 and current status plat for up to date restrictions.

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 as document number 82-71.

**MUNICIPAL AUTHORITY**

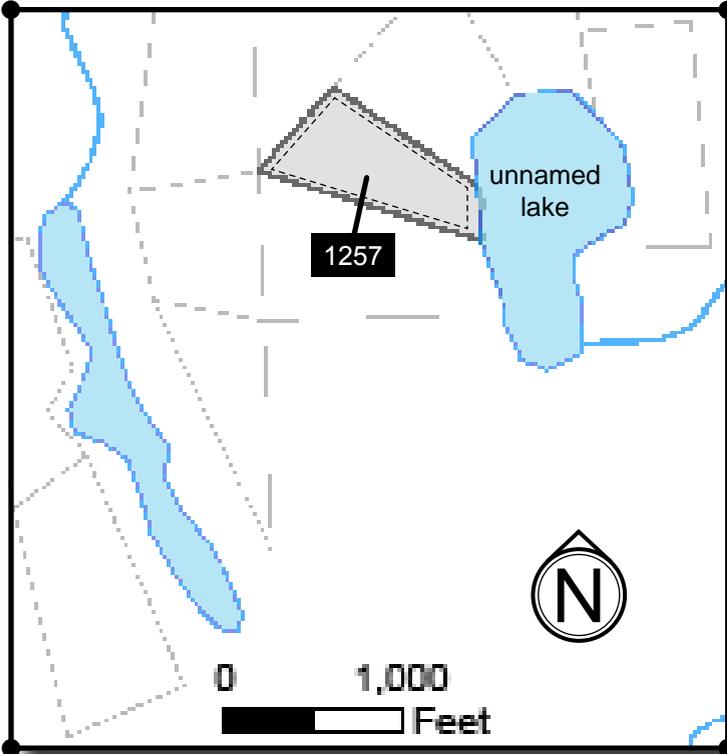
This parcel is not within the boundaries of an organized borough, but it is located within the Valdez Corporate Boundary, and is subject to applicable local ordinances and property assessments.

**NOTES**

Views of Mount Francis and surrounding peaks from the parcel.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Quartz Creek West - ASLS 2003 - 42



PARCEL #	1257
AK DIVISION OF LANDS (ADL) #	229079
MERIDIAN TOWNSHIP RANGE SECTION	S020N012W7
SURVEY	ASLS 2003 - 42
ACRES	12.54
TRACT	G
MINIMUM BID	\$10,100



**LOCATION**

The Quartz Creek West staking area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.

**ACCESS**

Access to the area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the NE corner of the staking area) to the mouth of Quartz Creek. Two small lakes located in T20NR12W sec. 7 and in T20NR13W sec 12 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.

The Iditarod Trail is across the Skwentna River and approximately 4 miles north of the staking area.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Ground water quality and depth is unknown.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

This parcel is subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2003-42.

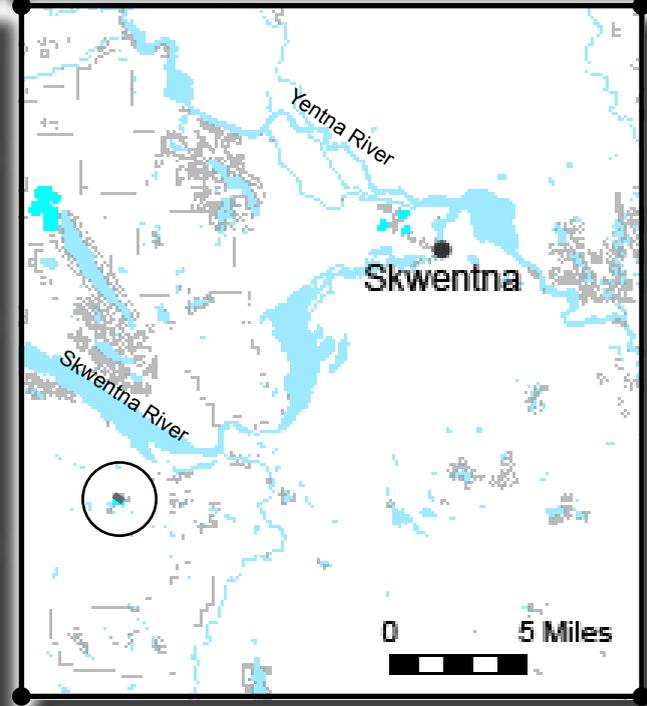
The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

**NOTES**

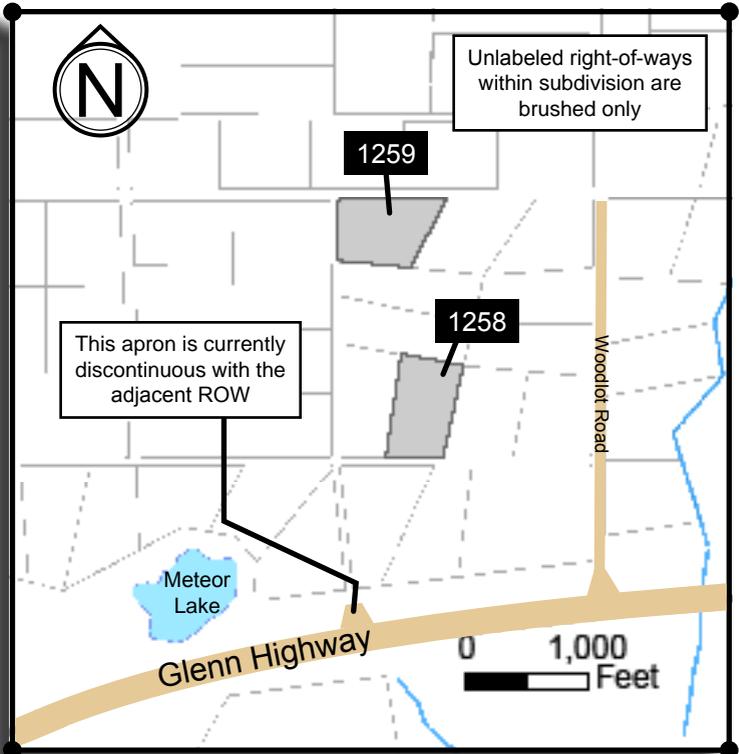
Modified Fire Protection - see page 12 for more information.



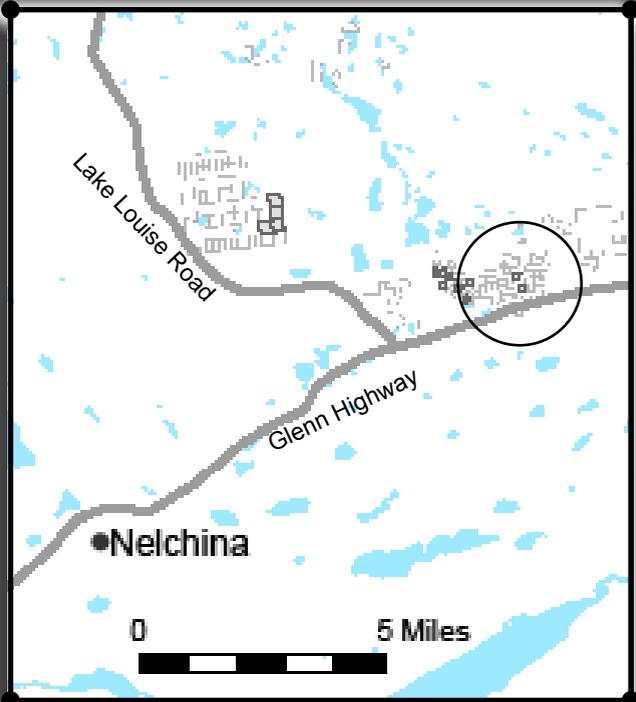
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Ridgeview - ASLS 2004 - 42

PARCEL #	1258	1259
AK DIVISION OF LANDS (ADL) #	229704	229708
MERIDIAN TOWNSHIP RANGE SECTION	C066S079E25	C066S079E25
SURVEY	ASLS 2004 - 42	ASLS 2004 - 42
ACRES	9.43	9.42
LOT	3	7
BLOCK	4	4
MINIMUM BID	\$9,600	\$11,300



View of parcel 1258



**LOCATION**

The Ridgeview 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 Atlasa Creek.

**ACCESS**

From the Glenn Highway, turn north onto the platted right-of-way Woodlot Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.

**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.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.

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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2004 - 42 and current status plat for up to date restrictions. 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' building setback on ASLS 2004 - 42.

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.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

**NOTES**

Parcels 1258 is subject to a 100' building setback from a protected drainage. See ASLS 2004 - 42 for more information.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Ridgeview, Addition 1 - ASLS 2005 - 16



View along brushed Tex Smith Avenue near parcel 1265

### LOCATION

The Ridgeview Subdivision, Addition 1 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.

### ACCESS

From the Glenn Highway, turn north onto the platted right-of-way Woodlot Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.

### 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.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.

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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 16 and current status plat for up to date restrictions. 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' building setback on ASLS 2005-16.

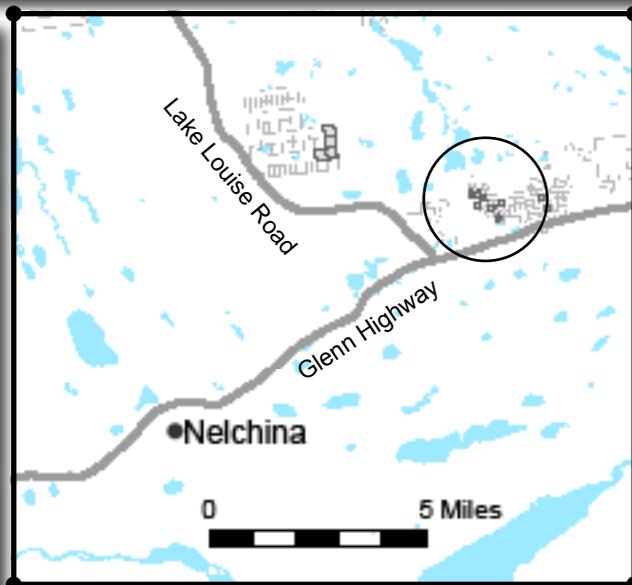
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District as Document Number 2006 - 114.

### MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

### NOTES

This parcel is subject to an oil and gas exploration license (ADL 389724).

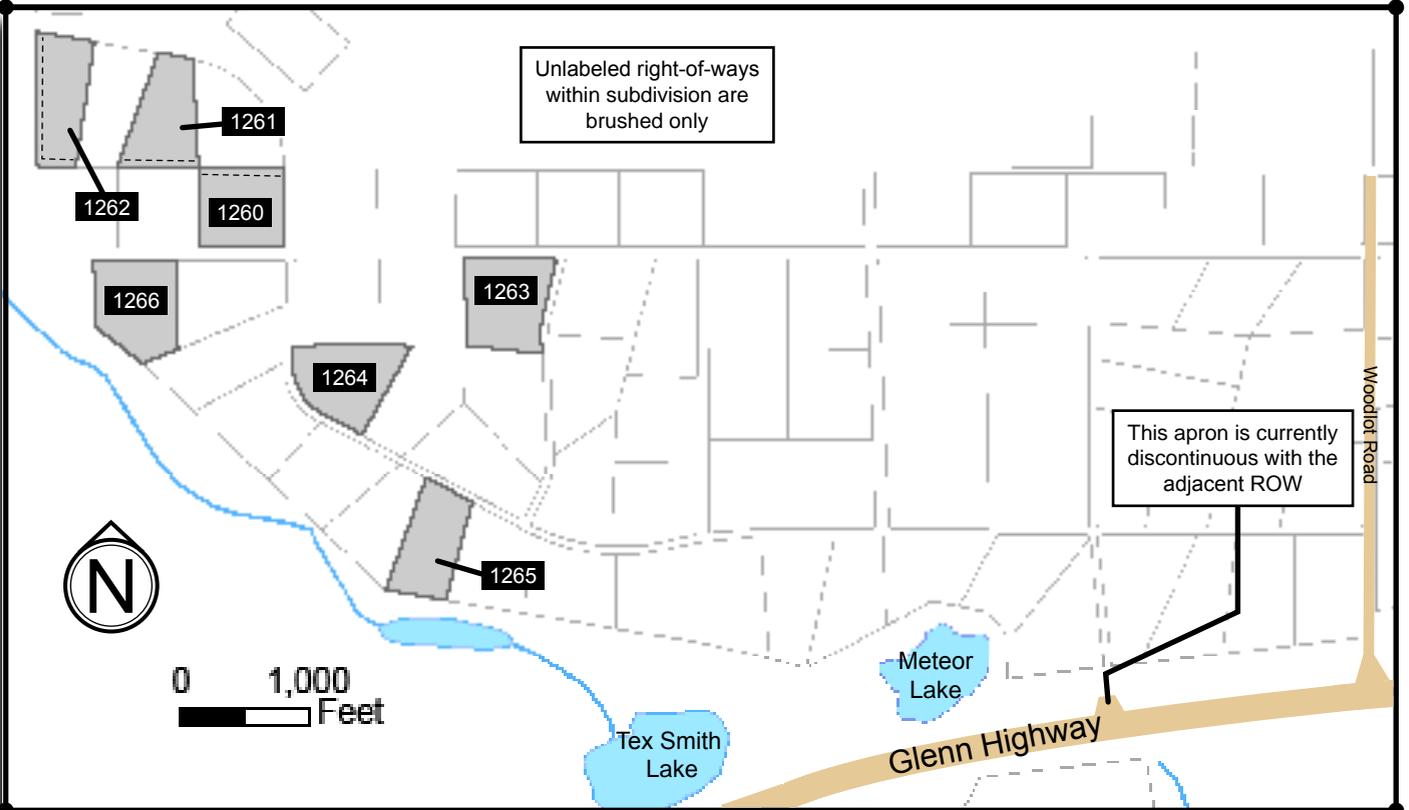


### NOTES continued

The Department of Natural Resources (DNR) has received a permit (POA-2006-923-4, Tazlina River) from the US Army Corps of Engineers (USACE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. However, the parking area remains permitted through June 30, 2012 and the permit could be transferred to the current or future subdivision parcel owners under the terms of the permit. For a complete copy of the permit, contact DNR or the USACE.

The conditions of the permit require DNR to notify purchasers that USACE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the USCAE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.

Ridgeview, Addition 1 - ASLS 2005 - 16



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1260	229945	C004N006W27	ASLS 2005-16	9.59	1	1	\$10,400
1261	229947	C004N006W22	ASLS 2005-16	9.23	3	1	\$11,100
1262	229949	C004N006W22	ASLS 2005-16	9.1	5	1	\$11,500
1263	229954	C004N006W27	ASLS 2005-16	10.7	3	2	\$10,900
1264	229957	C004N006W27	ASLS 2005-16	10	6	2	\$12,100
1265	229995	C004N006W27	ASLS 2005-16	8.88	10	7	\$9,800
1266	230001	C004N006W27	ASLS 2005-16	10.63	16	7	\$10,800



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Shell Lake North - ASLS 80 - 174



View of the north end of Shell Lake and the Shell Lake North subdivision from the south

### LOCATION

Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

### ACCESS

Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.

### UTILITIES

None

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Parcel 1299 is subject to a 20' pedestrian easement.

Subject to all platted easements and reservations of record, see ASLS 80-174.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

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

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

### NOTES

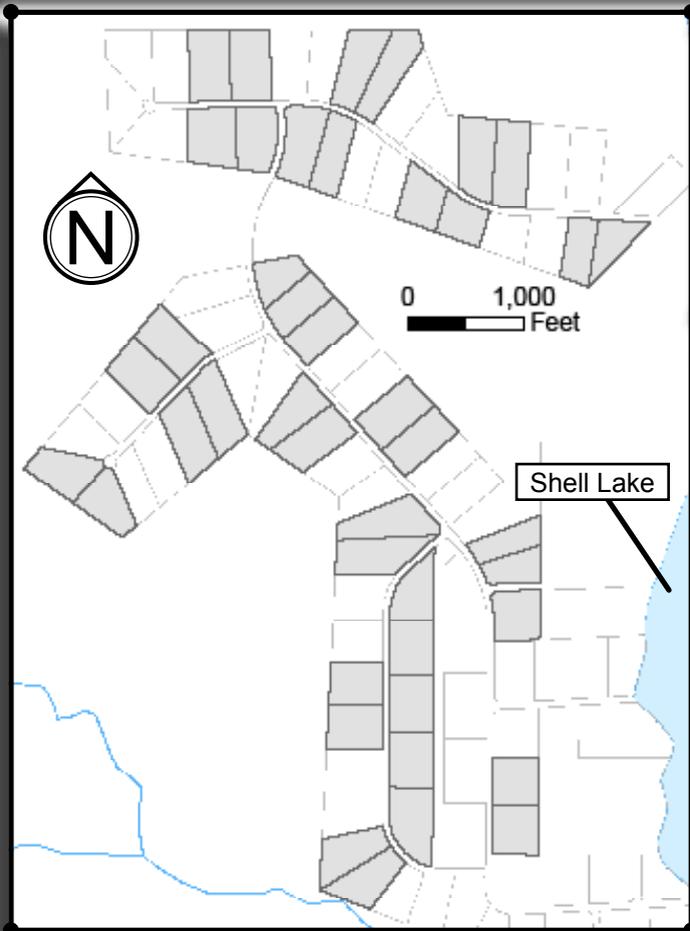
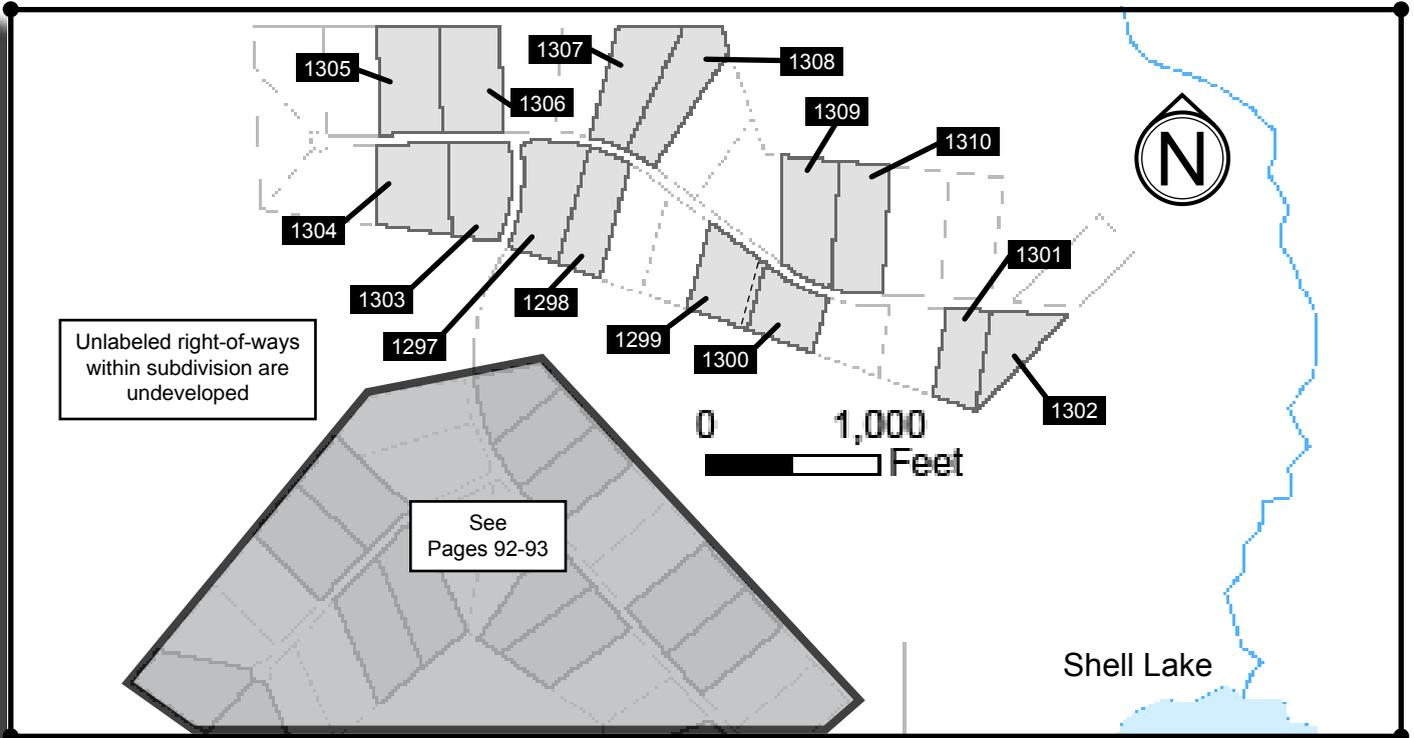
The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.

Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Shell Lake North - ASLS 80 - 174



North end of Shell Lake from the northeast

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1297	213997	S022N013W14	4.77	1	11	\$4,200
1298	213998	S022N013W14	3.9	2	11	\$3,400
1299	214001	S022N013W14	4.04	5	11	\$3,500
1300	214002	S022N013W14	3.35	6	11	\$3,400
1301	214005	S022N013W13	3.27	9	11	\$3,400
1302	214006	S022N013W13	3.07	10	11	\$3,300
1303	214007	S022N013W14	4.36	1	12	\$3,800
1304	214008	S022N013W14	4.81	2	12	\$4,200
1305	214013	S022N013W14	4.99	7	12	\$4,400
1306	214014	S022N013W14	5	8	12	\$4,400
1307	214017	S022N013W14	4.82	11	12	\$4,200
1308	214018	S022N013W14	4.89	12	12	\$4,300
1309	214021	S022N013W14	4.99	15	12	\$4,400
1310	214022	S022N013W14	4.99	16	12	\$4,400

SHELL LAKE NORTH IS ALASKA STATE LAND SURVEY 80 - 174

Shell Lake North - ASLS 80 - 174



View of the north end of Shell Lake and the Shell Lake North subdivision from the northeast

**LOCATION**

Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

**ACCESS**

Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.

**UTILITIES**

None

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels 1268, 1269, 1289, 1290 and 1291 are subject to a 50' section line easement.

Subject to all platted easements and reservations of record, see ASLS 80-174.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

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**

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

**NOTES**

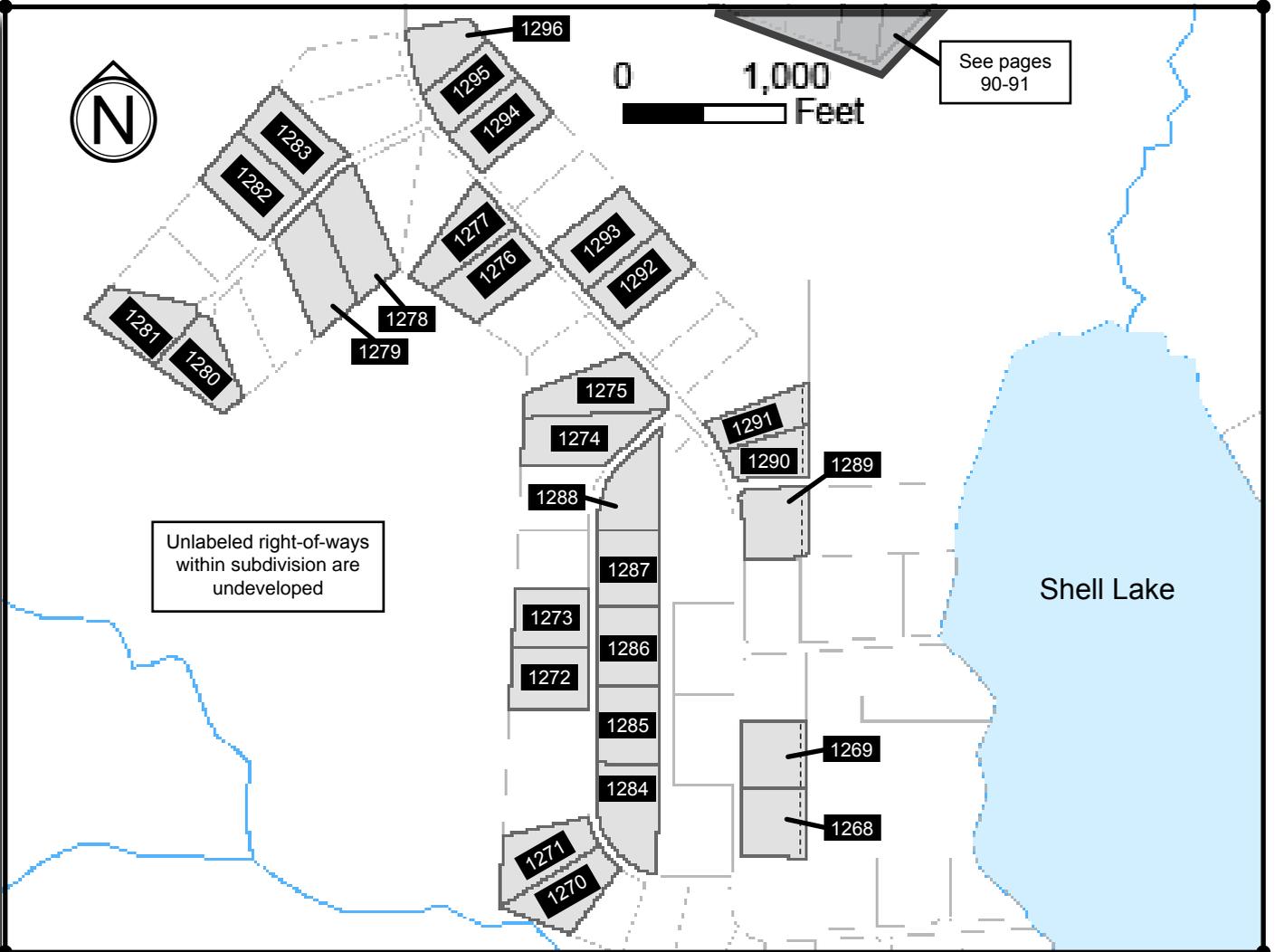
The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.

Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Shell Lake North - ASLS 80 - 174

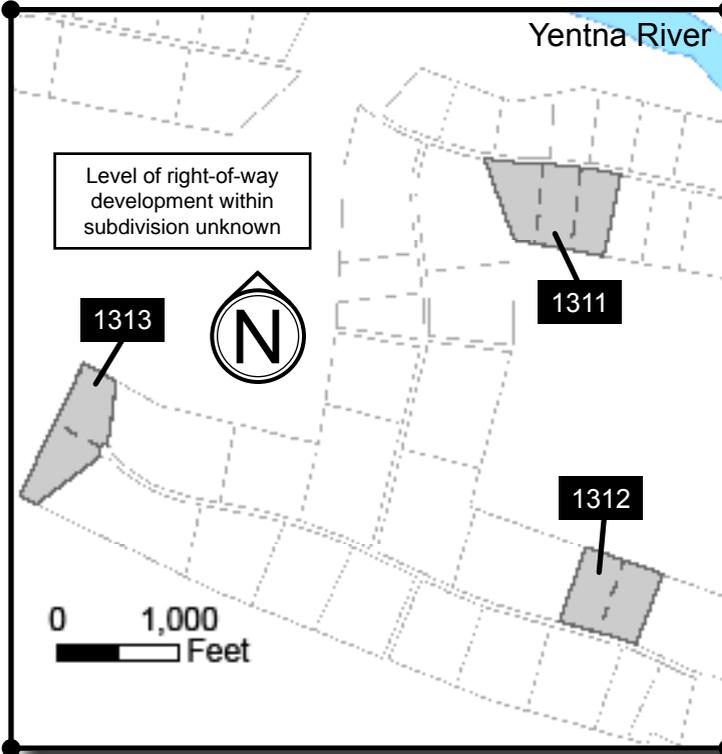


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1268	214027	S022N013W23	3.63	4	3	\$3,200
1269	214028	S022N013W23	3.63	5	3	\$3,200
1270	213955	S022N013W23	4.14	2	5	\$4,000
1271	213956	S022N013W23	4.18	3	5	\$4,000
1272	213959	S022N013W23	4.02	6	5	\$3,500
1273	213960	S022N013W23	3.9	7	5	\$3,400
1274	213963	S022N013W14	4.99	10	5	\$4,400
1275	213964	S022N013W14	4.9	11	5	\$4,300
1276	213967	S022N013W14	4.73	14	5	\$4,100
1277	213968	S022N013W14	4.15	15	5	\$3,600
1278	213971	S022N013W14	4.99	18	5	\$4,400
1279	213972	S022N013W14	4.99	19	5	\$4,400
1280	213975	S022N013W14	4.03	22	5	\$3,500
1281	213976	S022N013W14	4.41	23	5	\$3,900
1282	213979	S022N013W14	5	26	5	\$4,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1283	213980	S022N013W14	4.82	27	5	\$4,200
1284	213983	S022N013W23	4.81	1	6	\$4,200
1285	213984	S022N013W23	4.13	2	6	\$3,600
1286	213985	S022N013W23	4.13	3	6	\$3,600
1287	213986	S022N013W14,23	4.13	4	6	\$3,600
1288	213987	S022N013W14	3.81	5	6	\$3,300
1289	214042	S022N013W14,23	3.97	5	8	\$3,500
1290	214045	S022N013W14	2.638	1	9	\$3,000
1291	214046	S022N013W14	3.07	2	9	\$3,300
1292	213990	S022N013W14	4.31	3	10	\$3,800
1293	213991	S022N013W14	4.8	4	10	\$4,200
1294	213994	S022N013W14	4.11	7	10	\$3,600
1295	213995	S022N013W14	3.79	8	10	\$3,300
1296	213996	S022N013W14	2.95	9	10	\$3,100

SHELL LAKE NORTH IS ALASKA STATE LAND SURVEY 80 - 174

Skwentna Station - ASLS 79 - 205



PARCEL #	1311	1312	1313
AK DIVISION OF LANDS (ADL) #	205125	205987	206219
MERIDIAN TOWNSHIP RANGE SECTION	S22N11W24	S22N11W24.25	S22N11W23,24
SURVEY	ASLS 79-205	ASLS 79-205	ASLS 79-205
ACRES	14.634	9.776	9.711
LOT	4,5,6	21,22	16,17
BLOCK	4	4	3
MINIMUM BID	\$11,100	\$8,600	\$8,100



View of the Skwentna Station SD from over the Yentna River

**LOCATION**

The Skwentna Station Subdivision is approximately 75 miles northwest of Anchorage, near the confluence of the Yentna and Skwentna Rivers.

**ACCESS**

Skwentna Station is located on the south shore of the Yentna River directly north of the Skwentna Airport. Access is provided primarily by the airport facilities but may also be gained via the Yentna River or snowmachine along section line rights-of-way or other public lands.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79 - 205.

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.

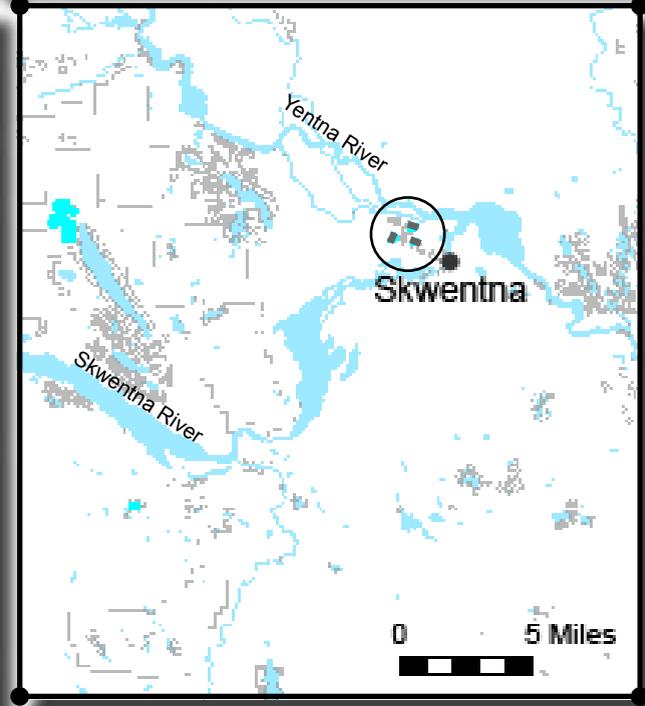
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

**MUNICIPAL AUTHORITY**

These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

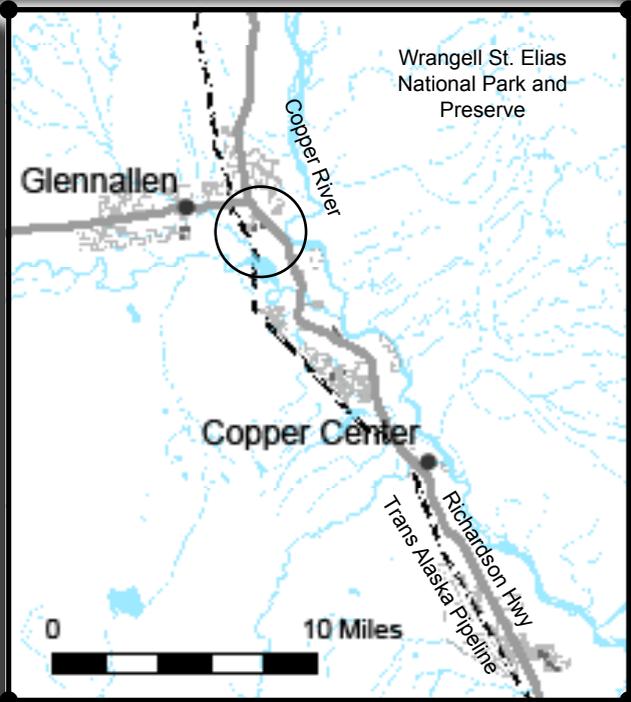
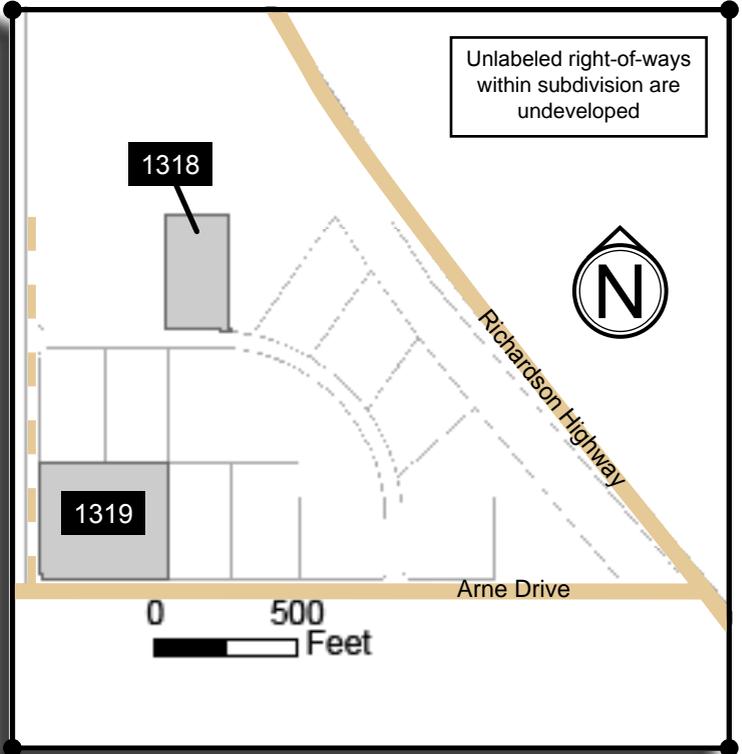
Skwentna is a small remote community with a population of just over 100 people. This area is located along popular long distance snowmachine routes.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Sven - ASLS 2004 - 43

PARCEL #	1318	1319
AK DIVISION OF LANDS (ADL) #	230127	230140
MERIDIAN TOWNSHIP RANGE SECTION	C004N001W29	C004N001W29
SURVEY	ASLS 2004-43	ASLS 2004-43
ACRES	2.02	4.23
LOT	3	6
BLOCK	1	2
MINIMUM BID	\$8,300	\$13,300



**LOCATION**

This subdivision is located in the Glennallen area approximately 1 mile south of the Glenn and Richardson Highway junction. The eastern boundary of the subdivision is abutting the Richardson Highway.

**ACCESS**

Primary access to the subdivision is from the Richardson Highway via Arne Drive, platted rights-of-way and section line easements. Access to individual parcels within the subdivision will be through platted right-of-ways.

**UTILITIES**

Electricity service is available along the Richardson Highway. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2004-43.

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 area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

Primary vegetation is black spruce. Terrain is generally flat with slight elevation changes throughout.

Parcel 1319 has road access.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Small Lakes - ASCS CRM. 4N7W Sections 11, 12, 13 and 14



Aerial view of Small Lakes parcels 1314 - 1317 from the northeast

**LOCATION**

Located approximately 30 miles west of Glennallen, 5 miles north of the Glenn Highway on Lake Louise Road.

**ACCESS**

Access to the parcels is by snowmachine and ATV trails from Lake Louise Road (milepost 154.8 from Anchorage on the Glenn Highway), and along platted easements and lot lines. A loop of the Old Lake Louise Road passes through the SW corner of the subdivision ("Old Road Lake and Round Lake").

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individual lots may be suitable for water-carried sewage disposal.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record.

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.

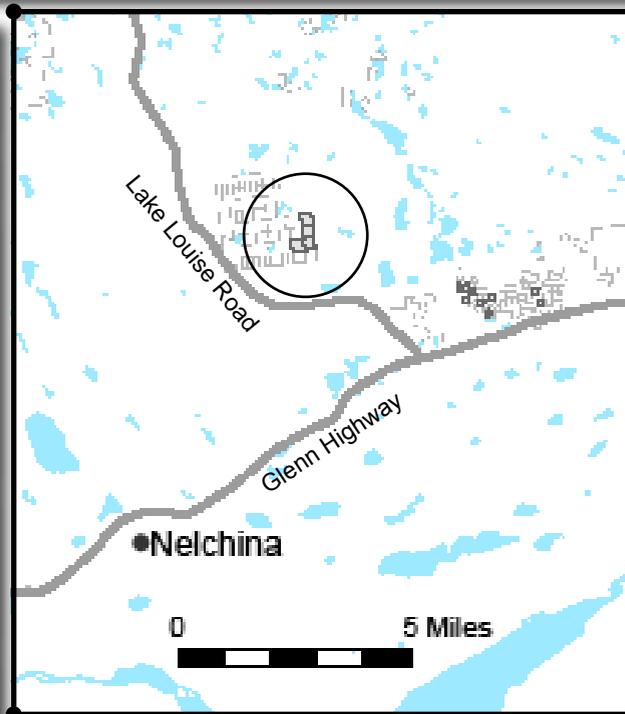
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

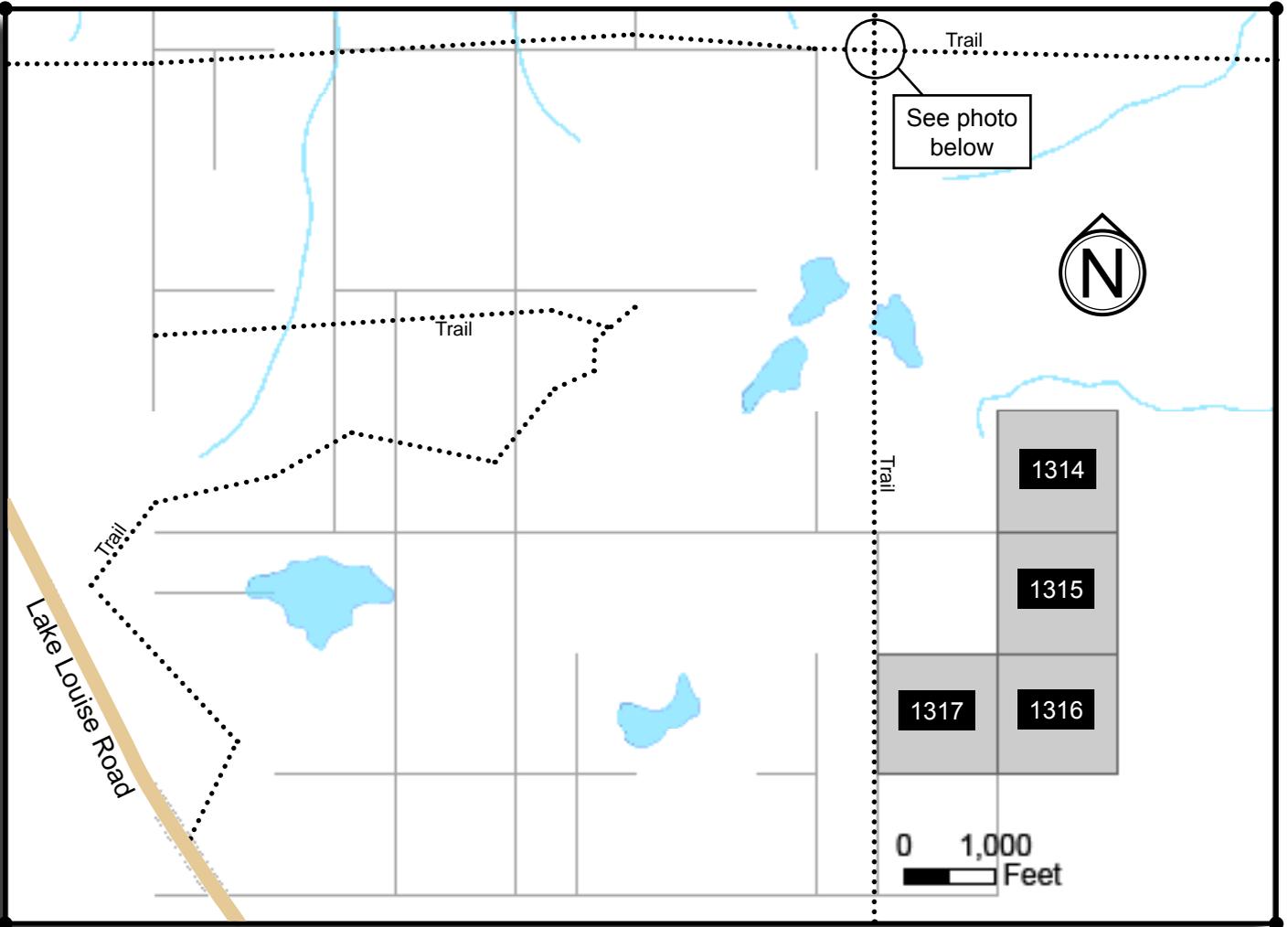
Sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush. Firewood and house logs are scarce.

Small ponds and swampy areas are scattered throughout.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Small Lakes - ASCS CRM. 4N7W Sections 11, 12, 13 and 14



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1314	219216	C004N007W13	ASCS C4N7W11,12,13,14	39.99	A	\$26,900
1315	219221	C004N007W13	ASCS C4N7W11,12,13,14	39.99	J	\$25,500
1316	219222	C004N007W13	ASCS C4N7W11,12,13,14	39.99	K	\$26,900
1317	219223	C004N007W13	ASCS C4N7W11,12,13,14	39.99	L	\$25,500



Aerial view of trail junction north of parcel 1317

Vita - ASLS 2008 - 23



Looking NE from the end of E. Horton's Hollow at Vita Subdivision's block 2 parcels

**LOCATION**

The Vita Alaska Subdivision is located approximately 9 miles south of Talkeetna.

**ACCESS**

From the Talkeetna Spur, turn north onto Noel Wien Avenue. Continue for about one half mile, to the intersection of Noel Wien Avenue and Moose Hollow Avenue. Noel Wien Avenue continues to the north as South River Bottom Road. Continue less than a tenth of a mile to the north and then turn left on East Horton's Hollow Road.

**UTILITIES**

Electricity and telephone service adjacent to parcel 1321. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2008 - 23.

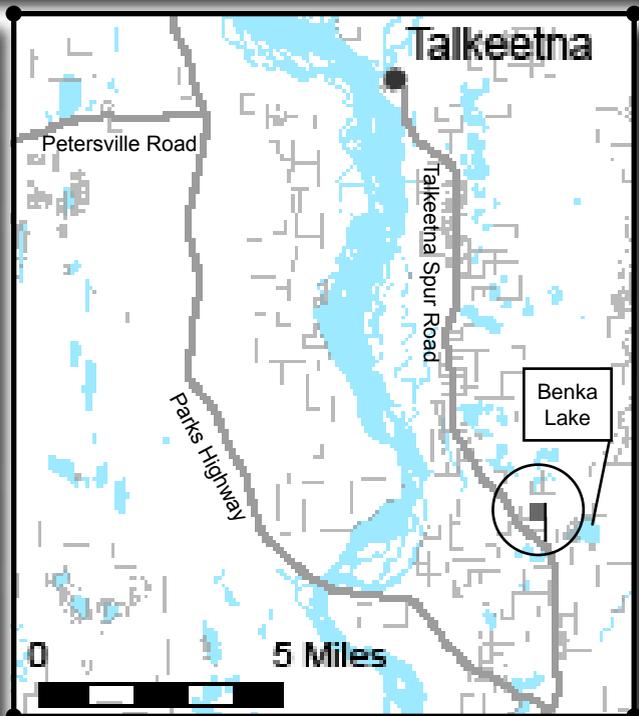
**MUNICIPAL AUTHORITY**

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.

**NOTES**

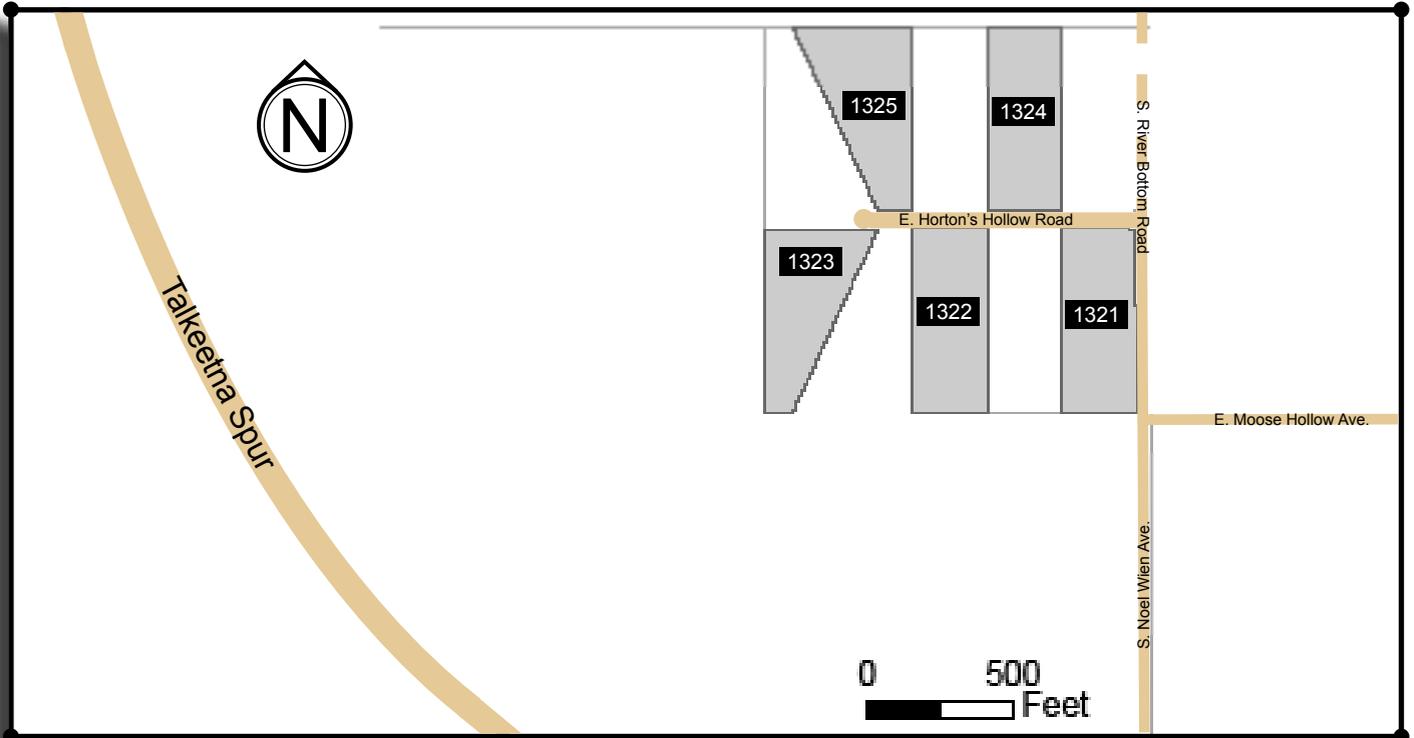
All right-of-ways within this subdivision have been constructed.

COE Wetlands Jurisdictional Determination POA-2009-272.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Vita - ASLS 2008 - 23



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1321	231086	S024N004W5	ASLS 2008-23	3.68	1	1	\$29,000
1322	231088	S024N004W5	ASLS 2008-23	3.69	3	1	\$26,100
1323	231090	S024N004W5	ASLS 2008-23	3.48	5	1	\$25,500
1324	231092	S024N004W5	ASLS 2008-23	3.69	2	2	\$25,800
1325	231094	S024N004W5	ASLS 2008-23	3.82	4	2	\$25,200



Looking SE from the end of E. Horton's Hollow at Vita Subdivision's block 1 parcels

Willowcreek - ASLS 79 - 122



Looking south from the juncture of Willow Loop Road and Cottonwood Avenue towards 1326

**LOCATION**

This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.

**ACCESS**

Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a gravel road to approximately Lot 13 (not up for bid), where it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. The parcels are along platted road rights-of-way, which may not have been constructed.

**UTILITIES**

Electricity and telephone service extend along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information

**RESTRICTIONS**

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Subject to all platted easements and reservations of record, see ASLS 79-122.

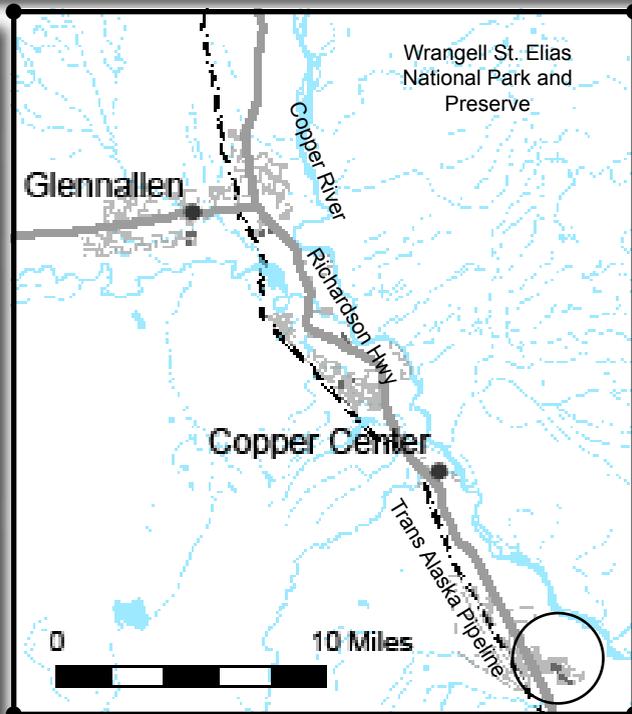
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

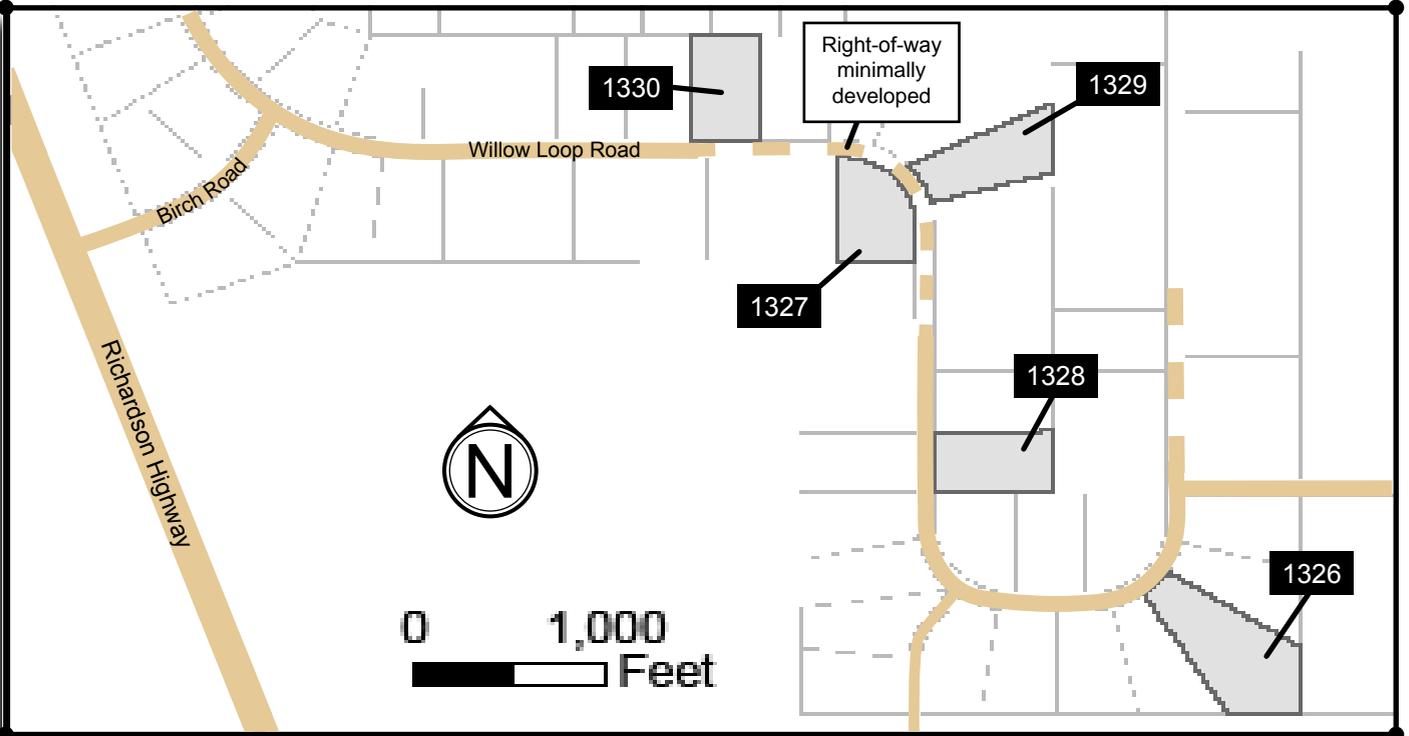
**NOTES**

Trails or roads going through private property within the subdivision are not to be used without the express permission of the current landowners.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Willowcreek - ASLS 79 - 122

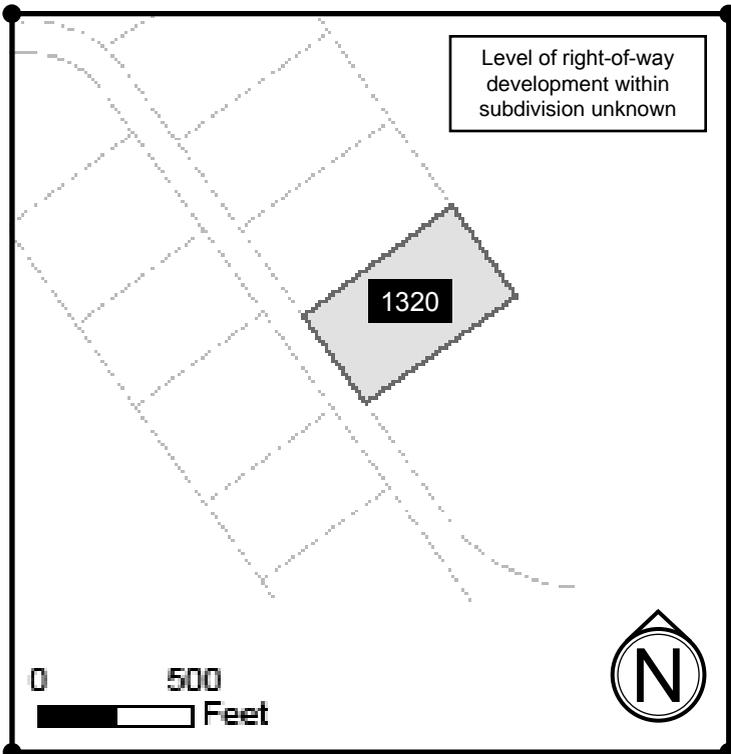


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1326	203371	C001N001E27	ASLS 79-122	8.62	50	\$14,100
1327	203084	C001N001E27	ASLS 79-122	4.82	63	\$9,600
1328	203117	C001N001E27	ASLS 79-122	5	112	\$10,000
1329	203122	C001N001E27	ASLS 79-122	5	117	\$10,000
1330	203126	C001N001E27	ASLS 79-122	5	121	\$10,000



Looking east on Willow Loop Road near parcel 1330

# Trapper Creek Glen - ASLS 79 - 242



PARCEL #	1320
AK DIVISION OF LANDS (ADL) #	206037
MERIDIAN TOWNSHIP RANGE SECTION	S027N006W36
SURVEY	ASLS 79 - 242
ACRES	4.821
LOT	1
BLOCK	22
MINIMUM BID	\$8,400



**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.

**ACCESS**

Access to the subdivision is via the platted easement (ADL 60022) from mile 120 of the Parks Highway. Additional access to the subdivision has been constructed from mile 118 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-way 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.

**UTILITIES**

Electricity is available along the Parks Highway and Petersville Road. Purchasers will be responsible for extending the existing power lines.

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Water availability and quality are expected to be good. Local wells were reported to be at a depth of 70 feet.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved these parcels for non-water carried sewage disposal systems.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

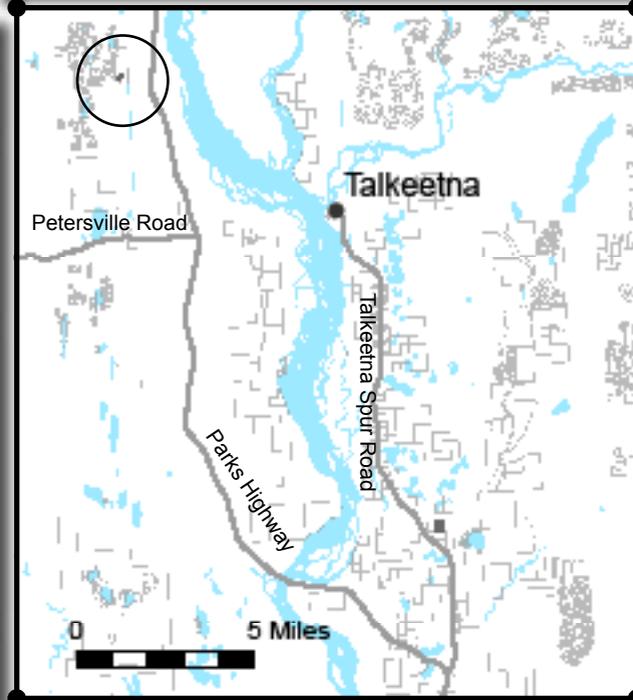
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 604. See the association's website for more information at <http://tcghoa.org/>

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.

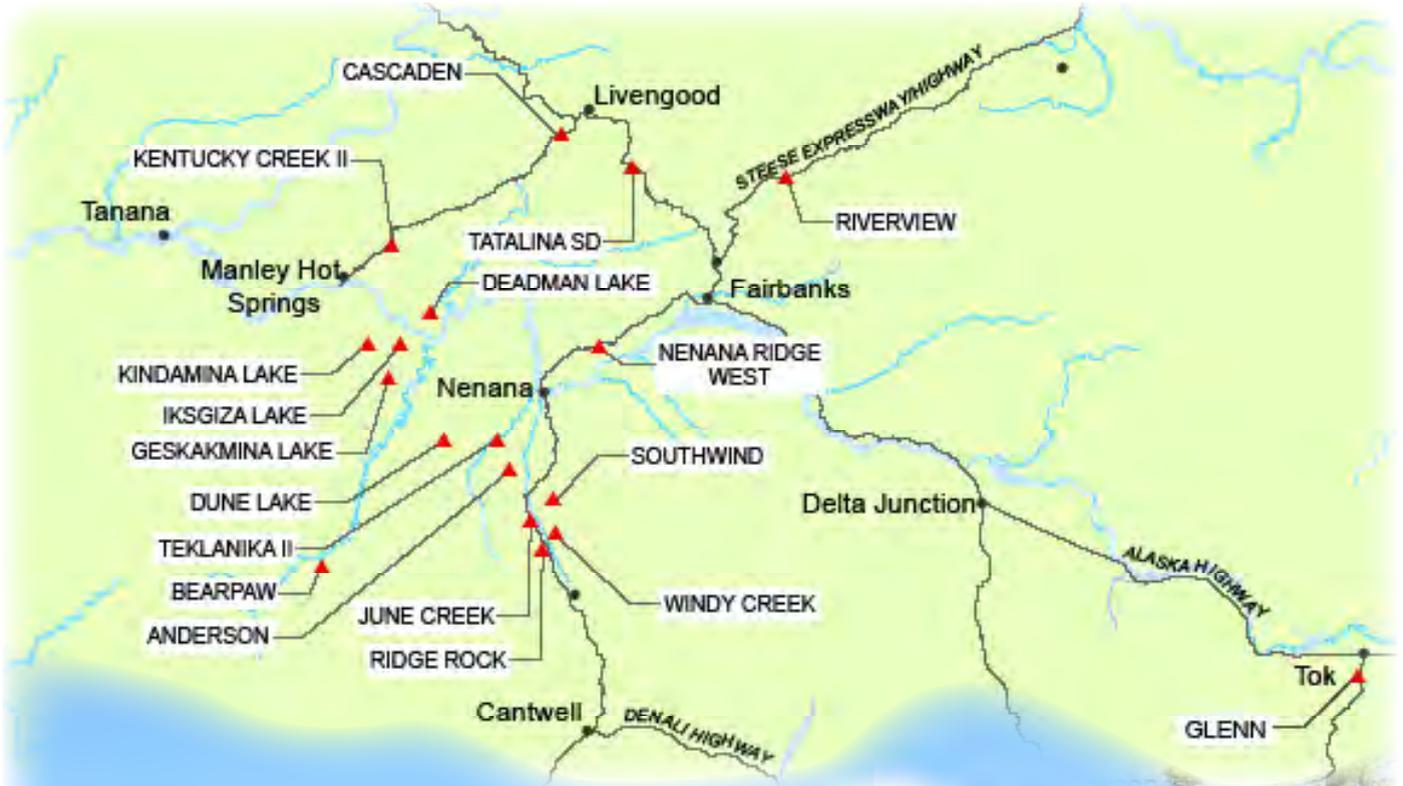
**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

# Northern Region Map



AREA NAME	PAGE #
Anderson	104-105
Bearpaw	106-107
Cascaden	108-109
Deadman	110-111
Dune Lake	112-113
Geskakmina Lake	114-115
Glenn	116-117
Iksgiza Lake	118-119
June Creek	120-121
Kentucky Creek	122-123
Kindamina Lake	124-125
Nenana Ridge west	126-127
Ridge Rock	128
Riverview	130-131
Southwind	129
Tatalina	132-133
Teklanika II	134
Windy Creek	135

Anderson - ASLS 79 - 24, 25, 28 & 30



Looking to the southeast over the southern end of Anderson Subdivision

**LOCATION**

The Anderson Subdivision lie west of the Nenana River, approximately five miles southwest of Anderson.

**ACCESS**

Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary. Right-of-ways within the subdivision are in various stages of development.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Ground water depth varies between 100 to 250 feet from surface.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS associated with lot..

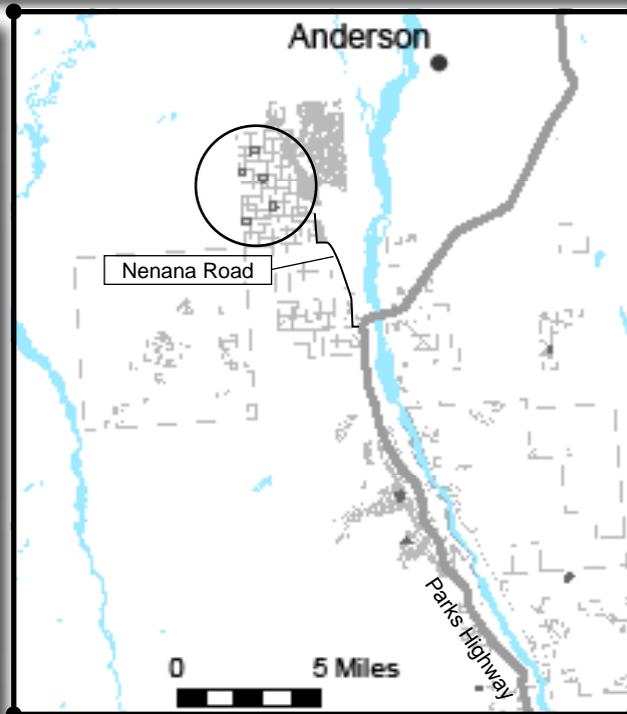
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

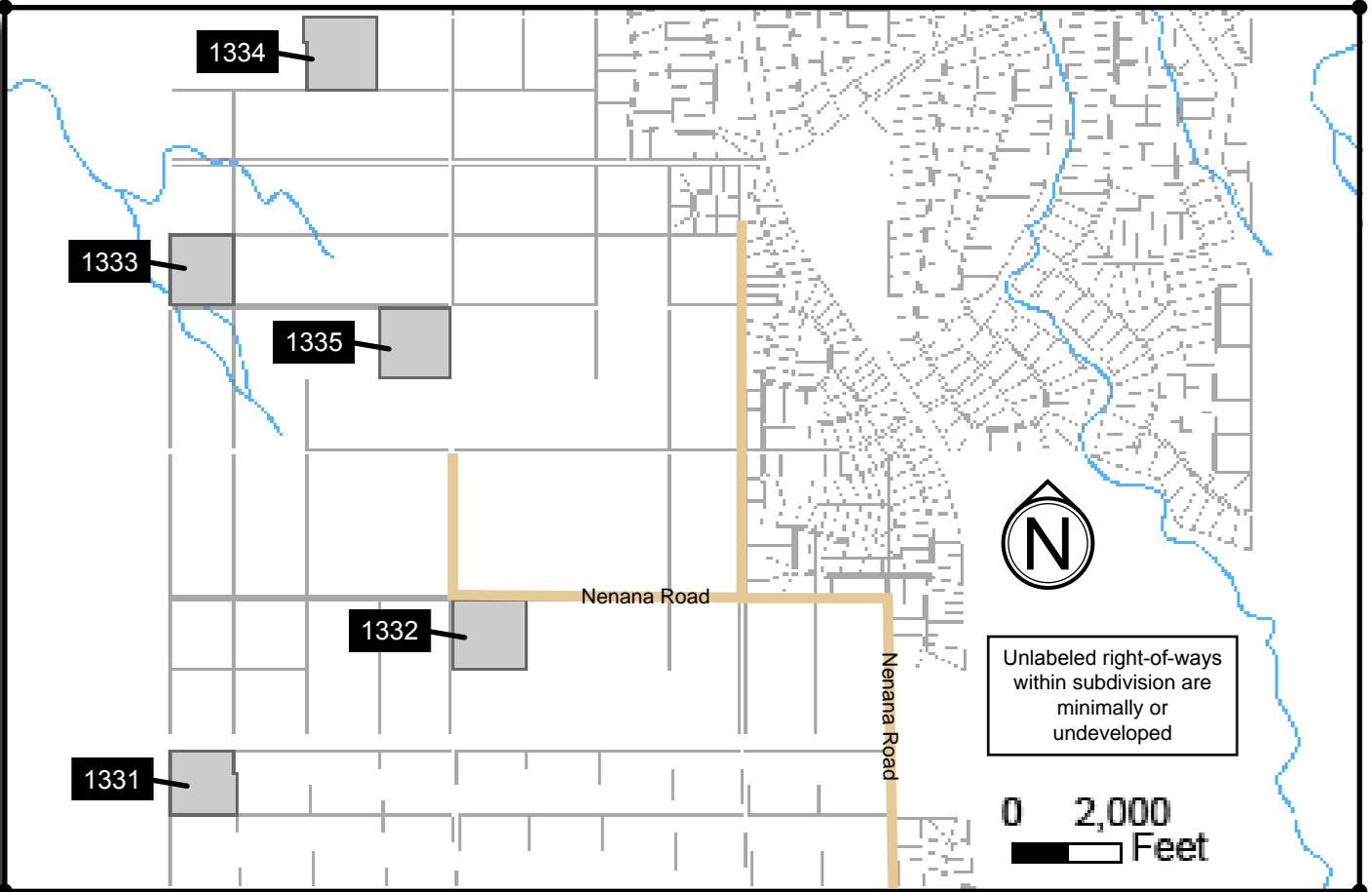
**NOTES**

Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. Section 18 is within the area burned during the fire of 2000. Currently, the subdivision is covered by full fire protection. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/ critical fire protection area.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Anderson - ASLS 79 - 24, 25, 28 & 30



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1331	404979	F007S009W31	ASLS 79-30	33.03	4	\$20,200
1332	404966	F007S009W29	ASLS 79-28	37.61	12	\$24,700
1333	401967	F007S009W19	ASLS 79-25	35.5	5	\$19,100
1334	404952	F007S009W18	ASLS 79-24	39.09	10	\$22,600
1335	417053	F007S009W19	ASLS 79-25	37.61	9	\$18,900



Aerial view of Anderson Subdivision

Bearpaw - ASLS 2007 - 21



View across the Kantishna River near parcel 1340

**LOCATION**

Located approximately 50 miles southwest of Anderson and 50 miles northeast of Lake Minchumina, north of the Denali National Park and Preserve boundary.

**ACCESS**

Primary access to the area is via boat on the Kantishna River, approximately 100 river miles south of the confluence of the Kantishna and Tanana Rivers. Overland access in winter is possible on the RS 2477 route Rex – Roosevelt Trail (RST 491) from the Anderson – Clear area. However, the trail crosses the Teklanika River, the Toklat River, and federal land in F010S015W. Use extreme caution when traveling on the Bearpaw and Kantishna Rivers during the winter. The rivers are subject to overflow.

**UTILITIES**

None

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2007-21.

Parcels 1337, 1338 and 1339 are subject to a 50' wide section line easement. All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements. Parcels are also subject to a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.

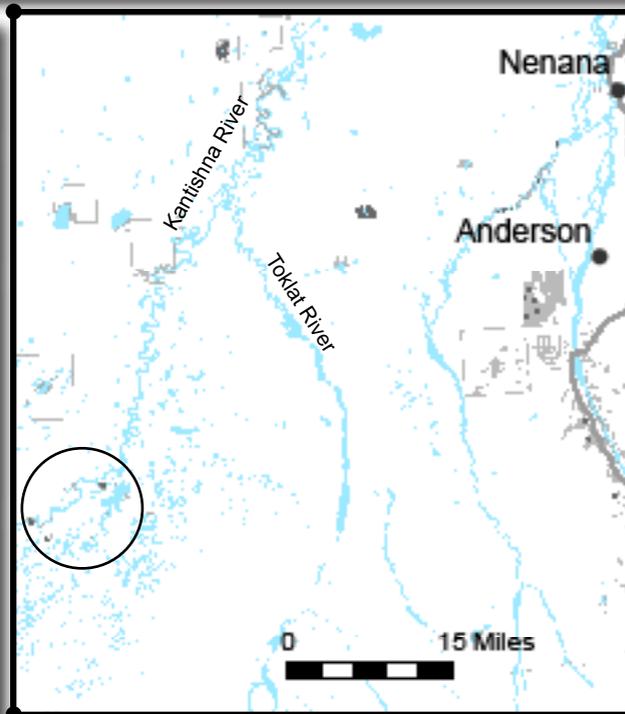
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Denali Borough, and are subject to applicable local ordinances and property assessments.

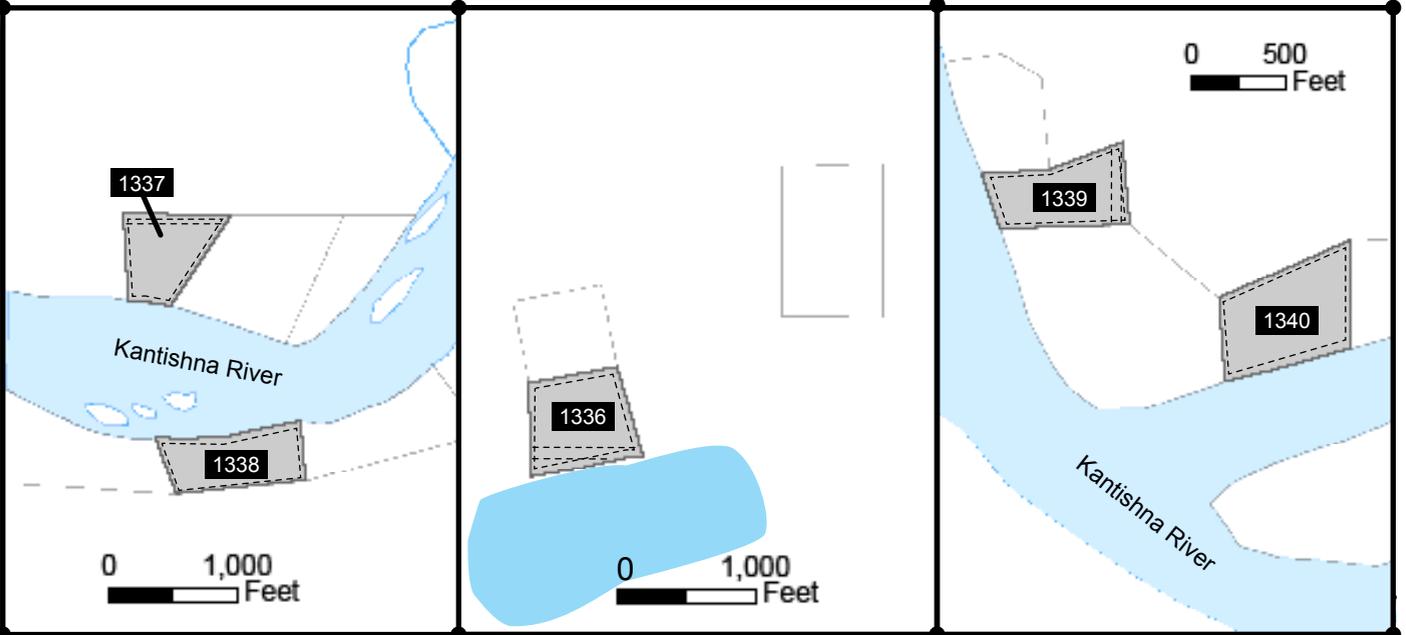
**NOTES**

Subsistence fishing, trapping, hunting, transportation, and settlement are some of the principle uses of state land within the area.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Bearpaw - ASLS 2007 - 21



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1336	418254	F010S017W29, 32	ASLS 2007-21	13.92	D	\$22,300
1337	418259	F010S017W19	ASLS 2007-21	9.72	B	\$17,500
1338	418260	F010S017W19	ASLS 2007-21	12.09	C	\$20,700
1339	418261	F010S016W5,6	ASLS 2007-21	5.89	N	\$13,500
1340	418262	F010S016W5	ASLS 2007-21	8.57	M	\$16,800

Cascaden - ASLS 86 - 98



Looking west along Bedrock Drive

**LOCATION**

Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.

**ACCESS**

Access to the subdivision is via the Elliott Highway and then to individual parcels via platted right-of-ways.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 86-98. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Parcels 1345, 1346, 1350, 1351, 1352, and 1353 are subject to a 20' public non-motorized trail easement along some parcel boundaries; see easements on ASLS 86-98.

No lots will have direct access to the Elliott Highway. Driveways must be established from dedicated rights-of-way within the subdivision.

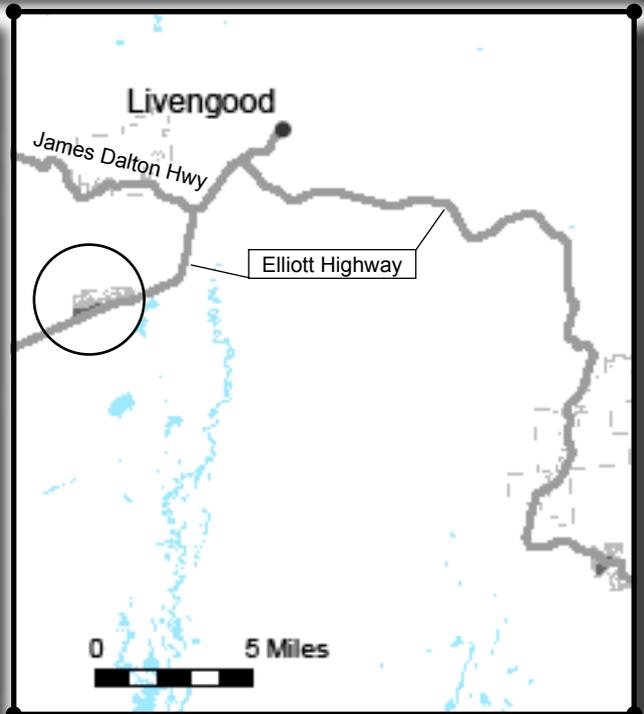
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

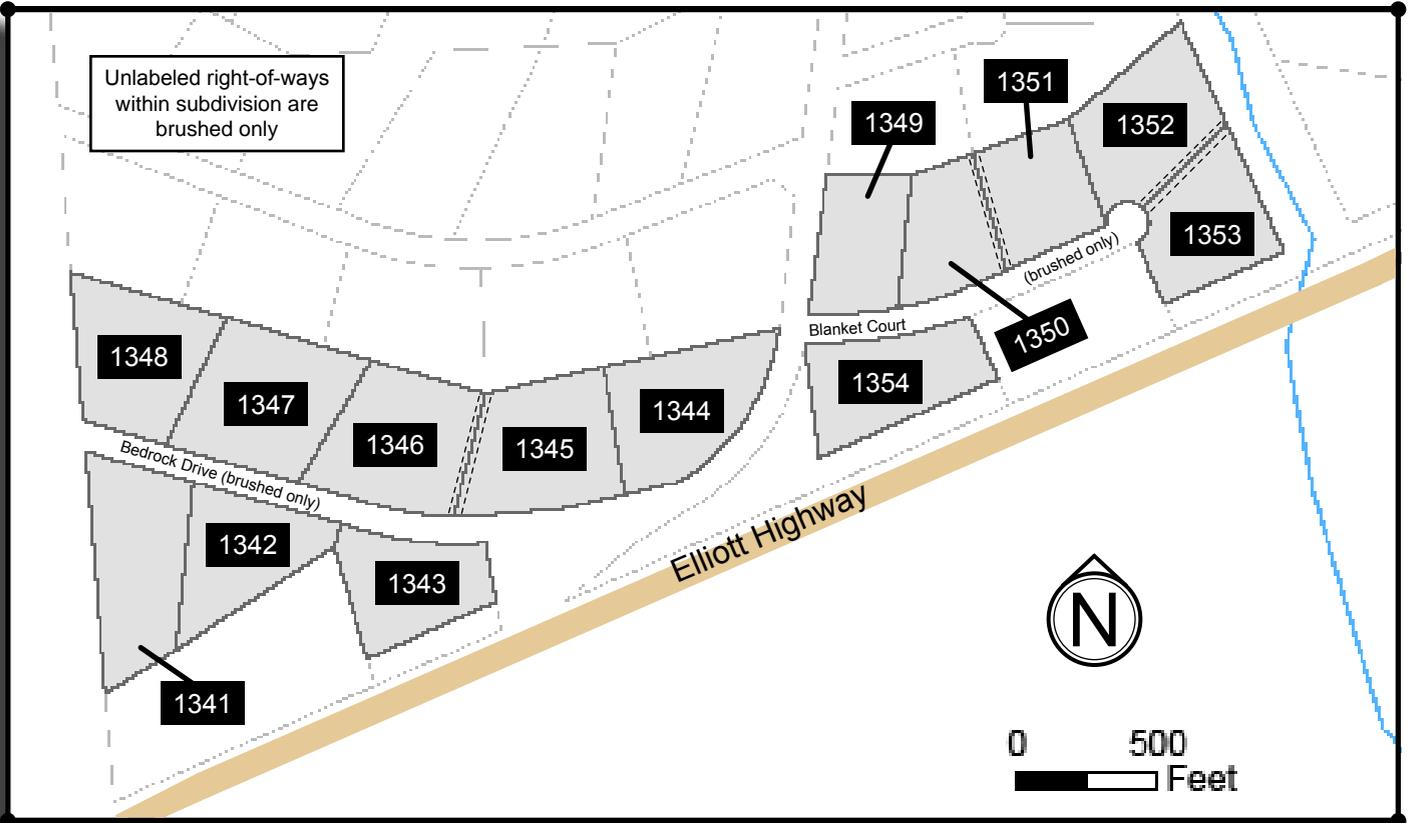
**NOTES**

Fire Management Option - Full Protection - see page 12 for more information.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Cascaden - ASLS 86 - 98



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1341	419364	F007N006W9	ASLS 86-98	5.40	1	1	\$10,100
1342	419365	F007N006W9	ASLS 86-98	4.126	2	1	\$8,400
1343	419366	F007N006W9	ASLS 86-98	3.92	3	1	\$8,000
1344	419367	F007N006W9	ASLS 86-98	5.08	6	2	\$9,700
1345	419368	F007N006W9	ASLS 86-98	5.36	7	2	\$10,000
1346	419369	F007N006W9	ASLS 86-98	5.41	8	2	\$10,100
1347	419370	F007N006W9	ASLS 86-98	5.79	9	2	\$10,600
1348	419371	F007N006W9	ASLS 86-98	5.09	10	2	\$9,700
1349	419372	F007N006W9,10	ASLS 86-98	3.47	6	5	\$7,500
1350	419373	F007N006W10	ASLS 86-98	3.23	7	5	\$7,200
1351	419374	F007N006W10	ASLS 86-98	3.54	8	5	\$7,700
1352	419375	F007N006W10	ASLS 86-98	4.89	9	5	\$9,400
1353	419376	F007N006W10	ASLS 86-98	4.21	10	5	\$8,500
1354	419377	F007N006W9,10	ASLS 86-98	4.43	11	5	\$8,800



Deadman Lake - ASLS 81 - 40



Aerial view of Deadman Lake from the south

**LOCATION**

Approximately 65 air miles west of Fairbanks and 20 miles southeast of Manley Hot Springs.

**ACCESS**

Floatplane access to the lake and then to individual parcels by platted right-of-ways. By air or by boat to the confluence of the Tanana and Tolovana Rivers. From there, continue by land westward approximately 4 miles on the historic Nenana-Tanana Trail to the lake.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to platted easements and reservations, see ASLS 81-40.

Parcels may contain wetlands and may require Department of Army Corps of Engineers permits prior to placement of fill materials.

Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners Association, if active.

**MUNICIPAL AUTHORITY**

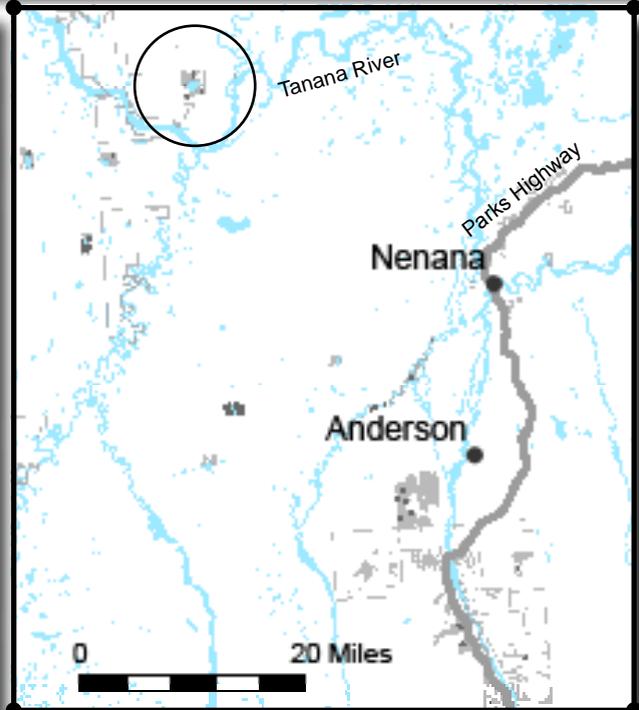
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866.

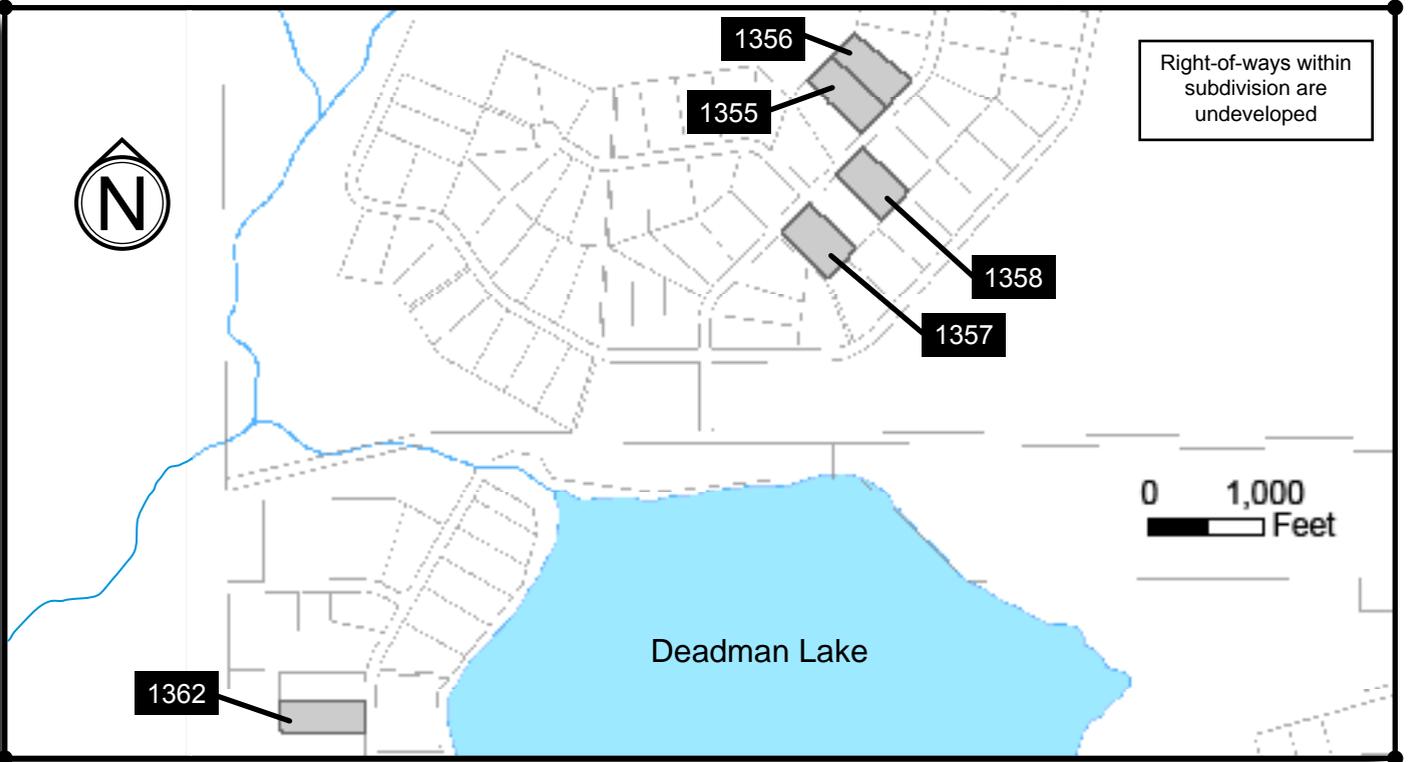
Topography consists of lake surrounded by gently sloping hills with elevations up to 500 feet.

These parcels are located in a "Full" Protection fire management option area. See pages 12 for more information.

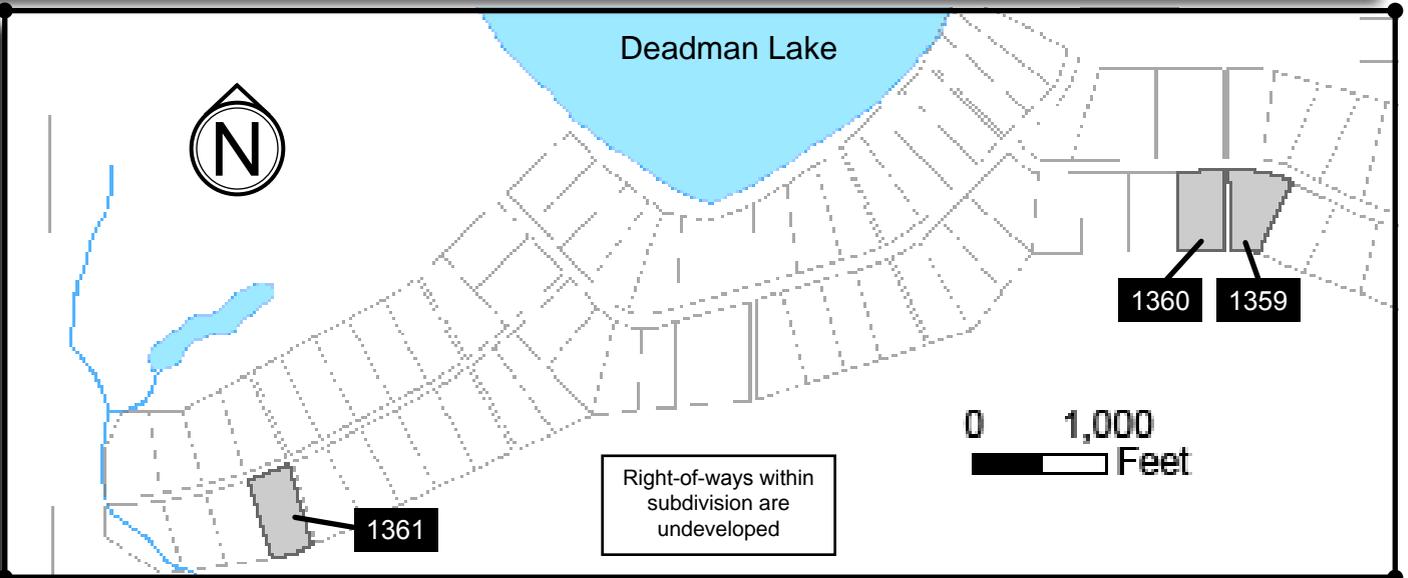


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Deadman Lake - ASLS 81 - 40



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1355	407490	F001S012W3,4	ASLS 81-40	4.812	35	1	\$3,300
1356	407491	F001S012W3	ASLS 81-40	4.812	36	1	\$3,300
1357	407507	F001S012W3,4	ASLS 81-40	4.234	14	2	\$3,300
1358	407509	F001S012W3	ASLS 81-40	4.234	16	2	\$3,300
1359	407553	F001S012W10, 15	ASLS 81-40	4.595	5	9	\$3,300
1360	407554	F001S012W10,15	ASLS 81-40	4.944	6	9	\$3,300
1361	407579	F001S012W16	ASLS 81-40	4.998	31	9	\$3,300
1362	407633	F001S012W9	ASLS 81-40	4.609	7	5	\$4,100



Dune Lake - ASLS 81 - 56



Aerial view of Dune Lake from the south

**LOCATION**

Dune Lake Subdivision is approximately 45 air miles southwest of Fairbanks.

**ACCESS**

By air year round or via snowmachine trail in the winter from Nenana.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 81-56. Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.

Parcels 1363, 1364, 1375, 1376, 1389 and 1390 are subject to a 20' pedestrian easement along some parcel boundaries; see easements on ASLS 81-56.

**MUNICIPAL AUTHORITY**

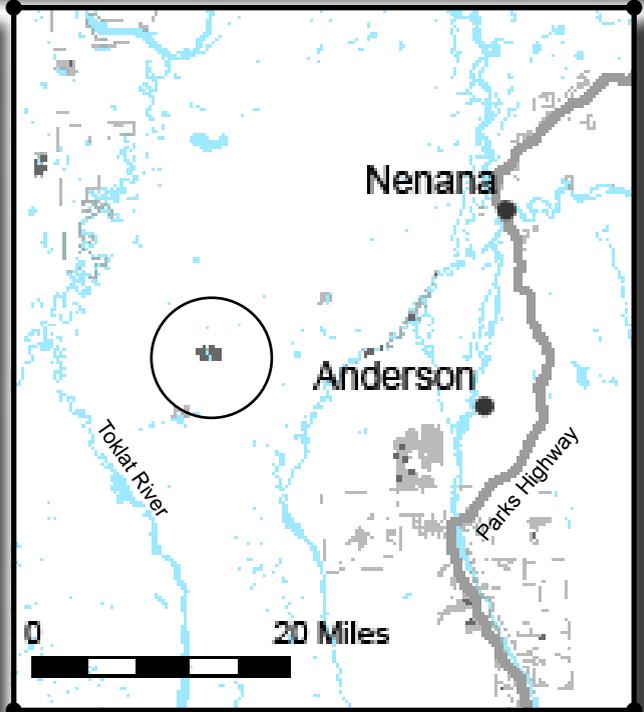
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

This subdivision is in "Full" fire management option. See page 11 for more information.

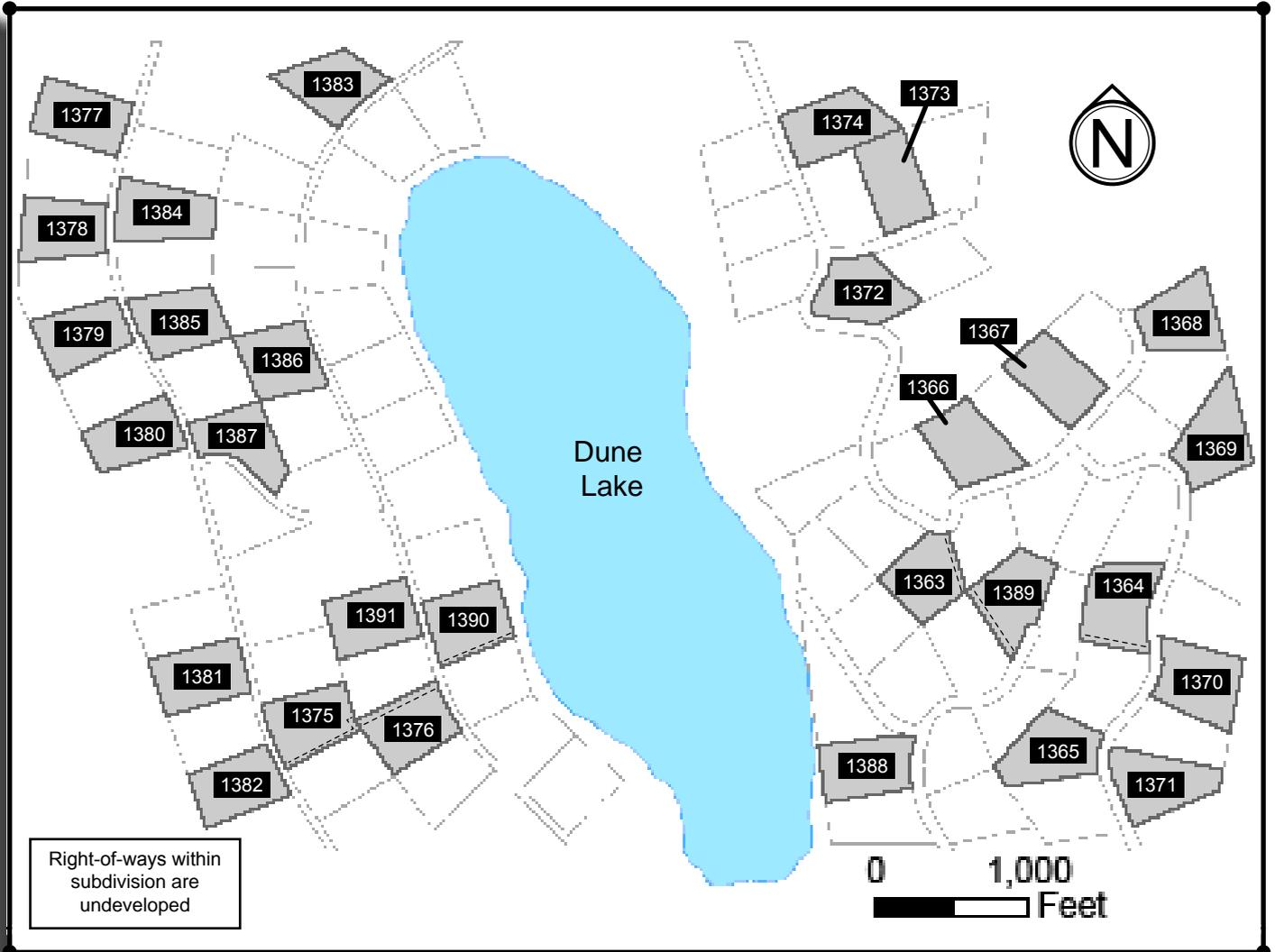
View of lake and surrounding hills.

This subdivision is within the Nenana Basin Oil and Gas Exploration area. For more information, contact the DNR Division of Oil and Gas.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Dune Lake - ASLS 81 - 56



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1363	409078	F006S012W02	4.677	6	2	\$3,700
1364	409083	F006S012W02	4.646	11	2	\$3,000
1365	409085	F006S012W02	4.751	13	2	\$3,000
1366	409091	F006S012W02	4.876	2	3	\$3,000
1367	409093	F006S012W02	4.874	4	3	\$3,000
1368	409095	F006S012W02	4.801	6	3	\$3,000
1369	409098	F006S012W02	4.943	9	3	\$3,000
1370	409100	F006S012W02	4.985	11	3	\$3,000
1371	409102	F006S012W02	4.989	13	3	\$3,000
1372	409103	F006S012W02	4.903	1	4	\$3,700
1373	409106	F006S012W02	4.976	4	4	\$3,000
1374	409108	F006S012W02	5	6	4	\$3,700
1375	409116	F006S012W03	4.919	4	6	\$3,000
1376	409118	F006S012W03	4.701	7	6	\$3,700
1377	409120	F006S012W03	4.959	1	7	\$3,000

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1378	409122	F006S012W03	4.798	3	7	\$3,000
1379	409124	F006S012W03	4.861	5	7	\$3,000
1380	409126	F006S012W03	4.89	7	7	\$3,000
1381	409128	F006S012W03	4.961	9	7	\$3,000
1382	409130	F006S012W03	4.877	11	7	\$3,000
1383	409131	F006S012W03	4.729	1	8	\$3,700
1384	409134	F006S012W03	4.92	4	8	\$3,000
1385	409138	F006S012W03	4.916	8	8	\$3,000
1386	409139	F006S012W03	4.905	9	8	\$3,700
1387	409142	F006S012W03	4.843	12	8	\$3,000
1388	409144	F006S012W02	4.965	2	1	\$12,900
1389	409147	F006S012W02	4.847	19	2	\$3,000
1390	409157	F006S012W03	4.954	8	5	\$12,900
1391	409158	F006S012W03	4.988	3	6	\$3,700

DUNE LAKE IS ALASKA STATE LAND SURVEY 81 - 56

# Geskakmina Lake - ASLS 81 - 55



Looking north over Geskakmina Lake

### LOCATION

Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.

### ACCESS

By air year round or via snowmachine trail in the winter from Nenana or Manley Hot Springs.

### UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Parcels 1394, 1401 and 1405 are subject to a 20' pedestrian easement along some parcel boundaries; see easements on ASLS 81-55.

Subject to all platted easements and reservations of record, see ASLS 81-55.

Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.

Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners' Association, if active. Covenants and restrictions pertaining to the homeowners' association are recorded in book 227, page 336, within the Fairbanks recording office.

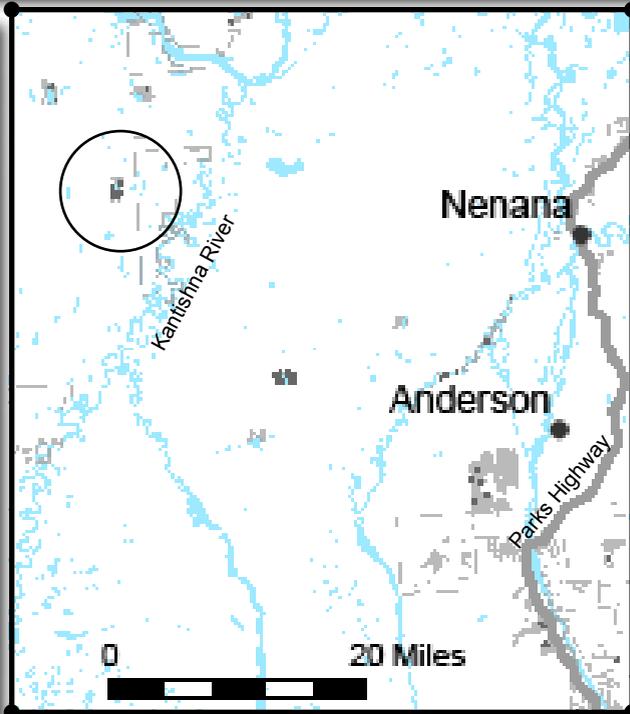
### MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

### NOTES

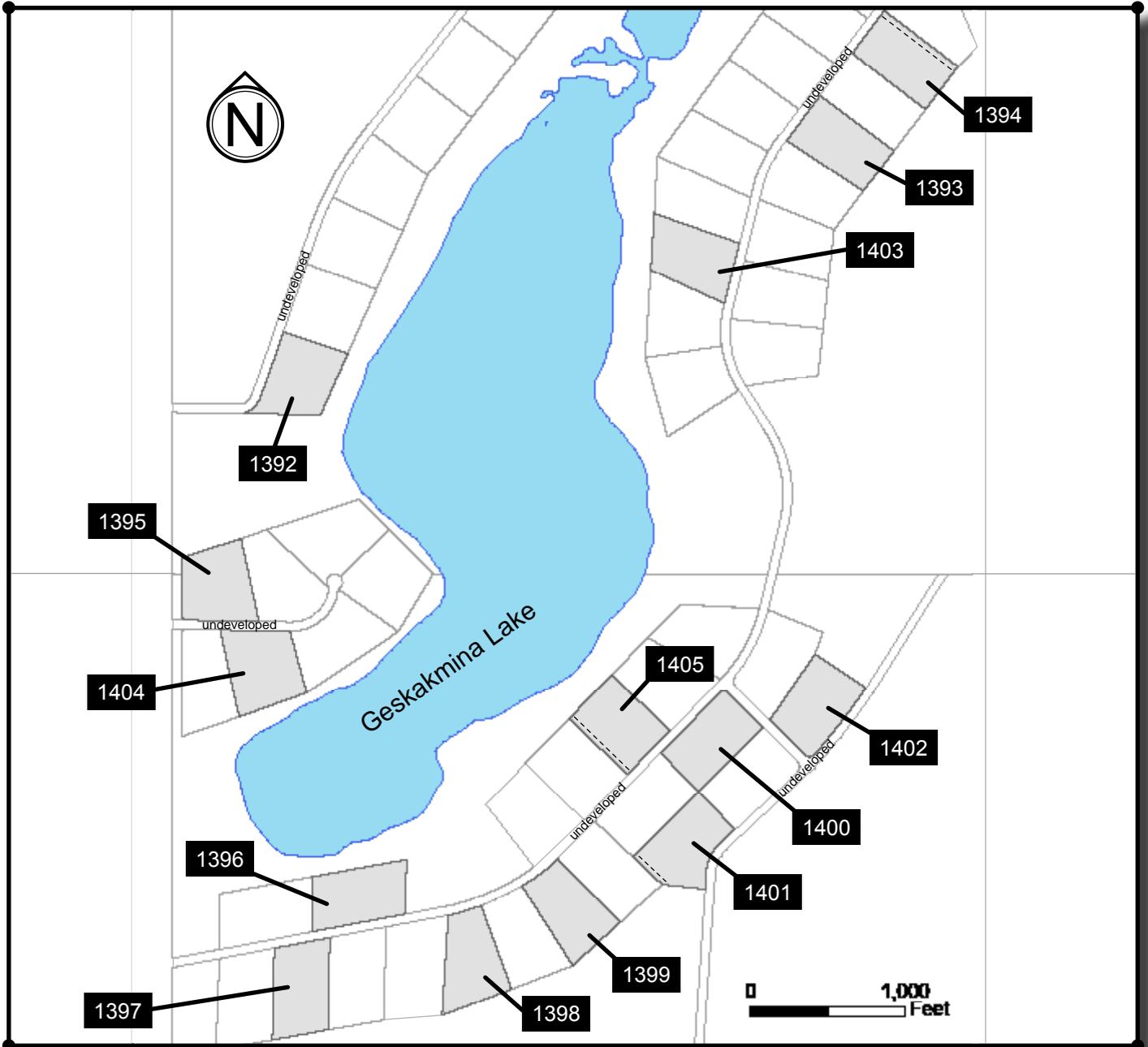
This subdivision is in "Full" fire management option. See page 12 for more information. A 2002 summer fire has burned some of the land around the lake.

Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Geskakmina Lake - ASLS 81 - 55



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1392	407340	F003S014W14	4.902	1	1	\$7,200
1393	407360	F003S014W14	4.821	5	3	\$2,600
1394	407362	F003S014W14	4.765	7	3	\$2,600
1395	407368	F003S014W14,23	4.985	7	4	\$3,300
1396	407369	F003S014W23	4.998	6	5	\$7,200
1397	407372	F003S014W23	4.994	2	6	\$3,300
1398	407374	F003S014W23	4.807	4	6	\$3,300
1399	407376	F003S014W23	4.818	6	6	\$3,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1400	407379	F003S014W23	4.897	9	6	\$3,300
1401	407381	F003S014W23	4.993	11	6	\$2,600
1402	407383	F003S014W23	4.953	2	7	\$2,600
1403	407386	F003S014W14	4.809	3	2	\$7,200
1404	407387	F003S014W23	4.995	2	4	\$7,200
1405	407391	F003S014W23	4.962	3	5	\$7,200

GESKAKMINA LAKE IS ALASKA STATE LAND SURVEY 81 - 55

Glenn - ASLS 81 - 205



Looking northeast towards parcel 1412 from Butch Kuth Avenue

**LOCATION**

The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west of the Glenn Highway.

**ACCESS**

From the Tok Cutoff Highway, access is by platted rights-of-way to the individual parcels. Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road and Butch Kuth Avenue have been constructed. Other rights-of-way may not be constructed.

**UTILITIES**

Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 81-205.

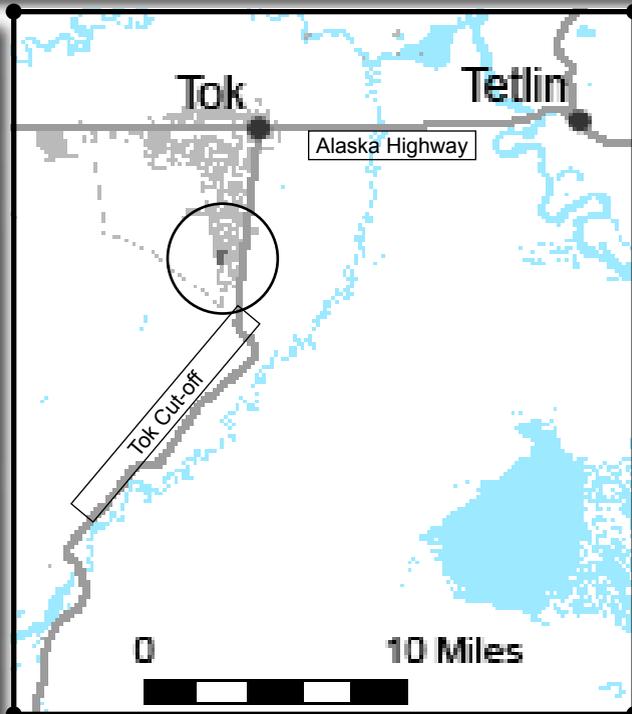
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.

**MUNICIPAL AUTHORITY**

This subdivision is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

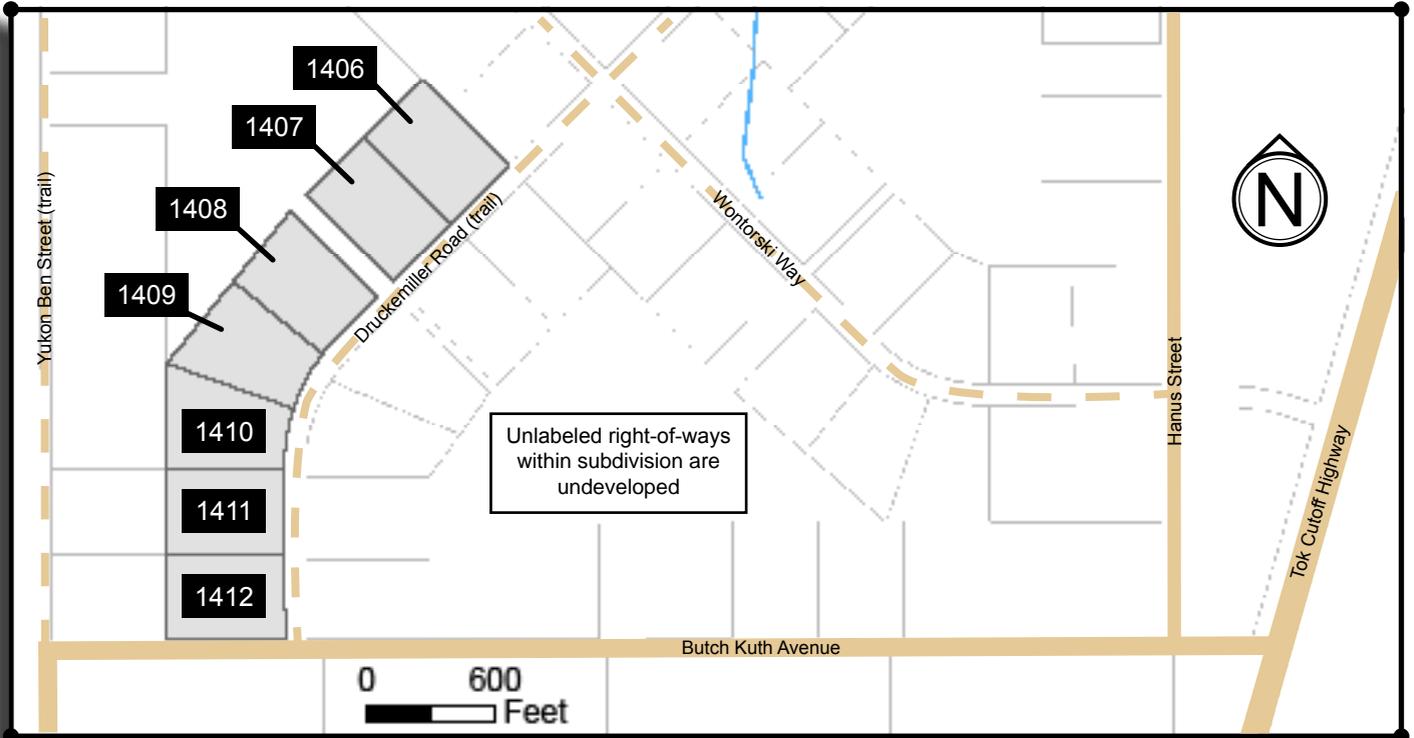
**NOTES**

This subdivision is in "Critical" fire management option. See page 12 for more information



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Glenn - ASLS 81 - 205



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1406	418391	C017N012E11	ASLS 81-205	5	16	7	\$8,000
1407	418392	C017N012E11	ASLS 81-205	5	17	7	\$8,000
1408	418393	C017N012E11	ASLS 81-205	5	18	7	\$8,000
1409	418394	C017N012E11	ASLS 81-205	5	19	7	\$8,000
1410	418395	C017N012E11	ASLS 81-205	5	20	7	\$8,000
1411	418396	C017N012E11	ASLS 81-205	4.99	21	7	\$8,000
1412	418397	C017N012E11	ASLS 81-205	4.99	22	7	\$8,900



Looking north along Druckemiller Road from Butch Kuth Avenue

Iksgiza Lake - ASLS 81 - 54



Looking east over Iksgiza Lake and towards the auction parcels

**LOCATION**

Approximately 65 air miles west of Fairbanks.

**ACCESS**

By floatplane in summer and ski plane in winter.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcel 1417 is subject to a 20' wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81-54.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Iksgiza Lake Homeowners Association, if active.

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.

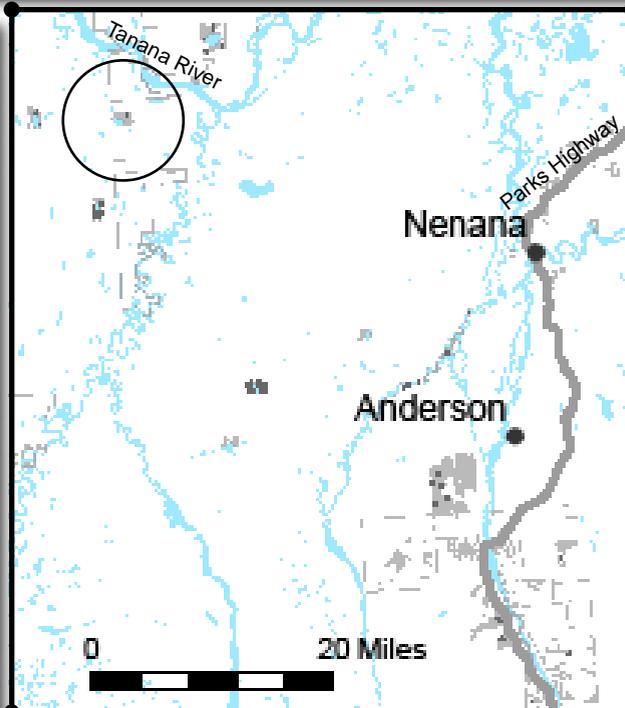
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

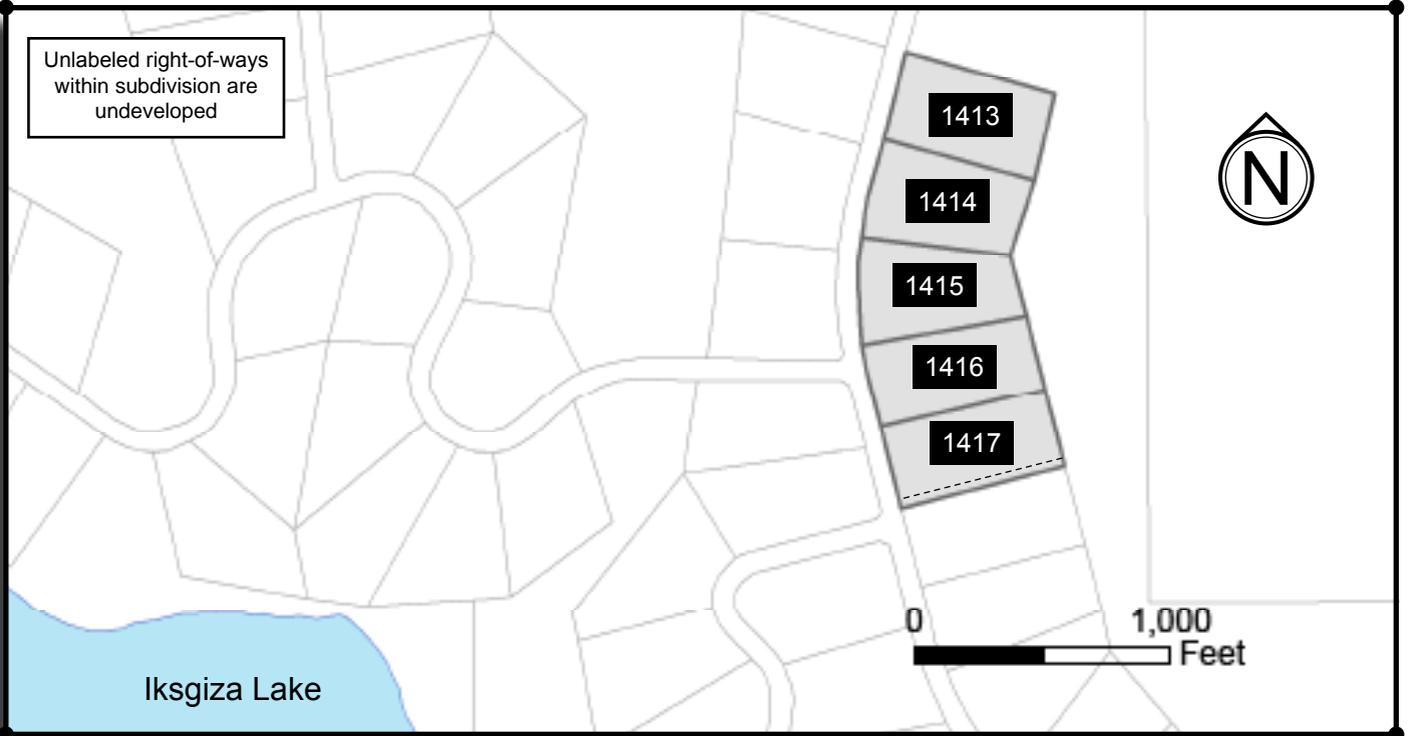
Terrain is level to gently sloping. Lake size is approximately ½ mile x 1¼ miles. Elevation is 350 to 400 feet.

Platted roads within the subdivision have not been constructed.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Iksgiza Lake - ASLS 81 - 54



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1413	407429	F002S013W8	ASLS 81-54	4.79	1	5	\$2,600
1414	407430	F002S013W8	ASLS 81-54	4.78	2	5	\$2,600
1415	407431	F002S013W8	ASLS 81-54	4.77	3	5	\$2,600
1416	407432	F002S013W8	ASLS 81-54	4.80	4	5	\$2,600
1417	407433	F002S013W8	ASLS 81-54	4.79	5	5	\$2,600



Looking northeast over Iksgiza Lake

June Creek - ASLS 79 - 166



Looking southeast towards the intersection of June Creek and the Healy Intertie

**LOCATION**

June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.

**ACCESS**

Access is via the Parks Highway, from mile 266.2 to 269.9, to platted rights-of-way within the subdivision. Many of the rights-of-way within the subdivision have not been constructed. Dark sections of Washington Way and Kennedy Drive shown in the map to the right have been improved.

**UTILITIES**

Electrical service is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79-166.

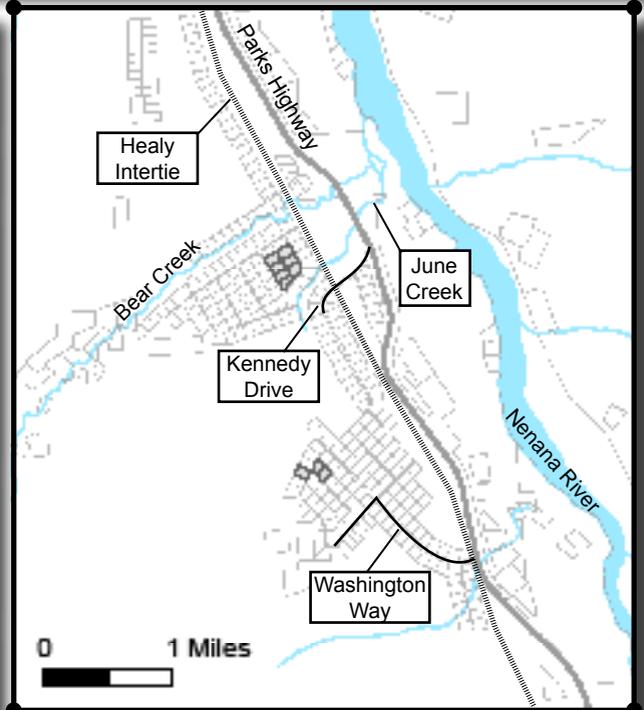
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners Association, if active.

**MUNICIPAL AUTHORITY**

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

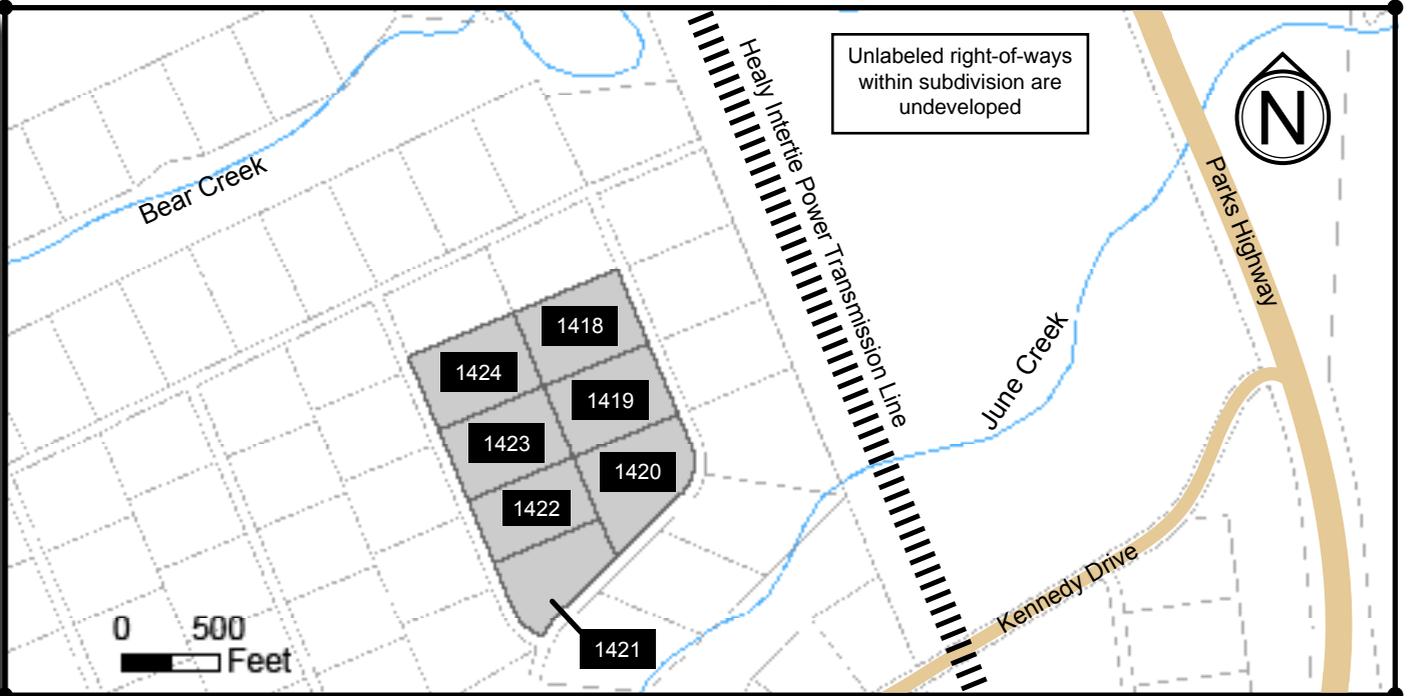
**NOTES**

This subdivision is in "Full" fire management option. See page 12 for more information.

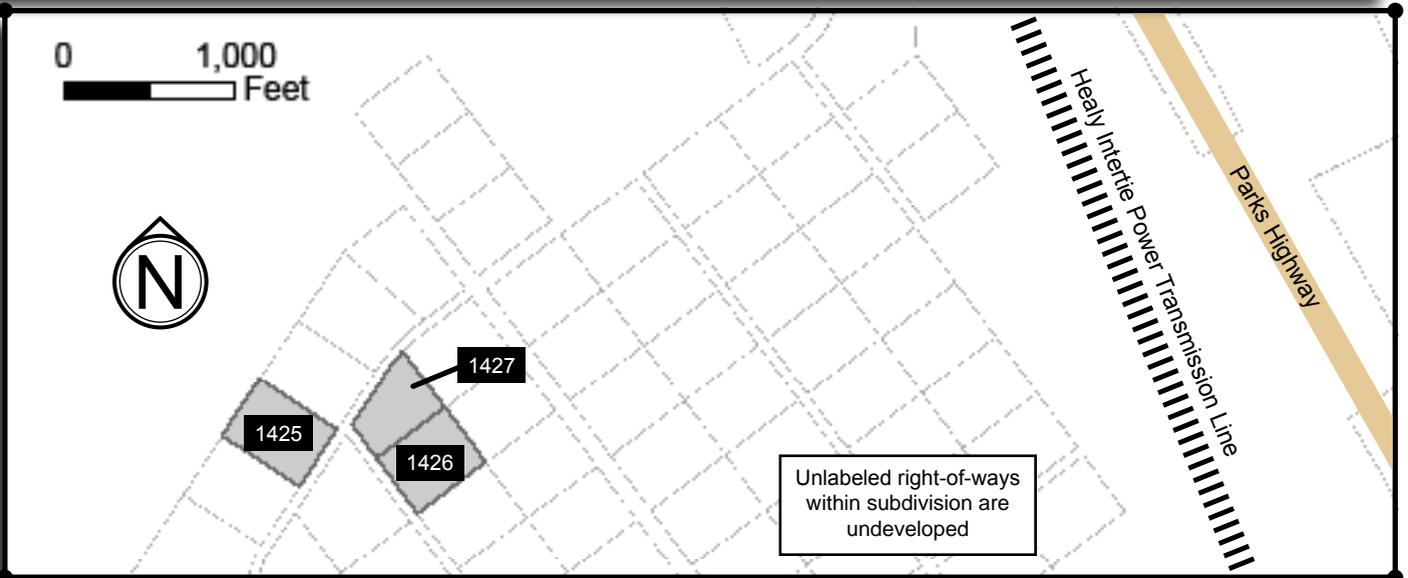


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

June Creek - ASLS 79 - 166



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1418	405221	F009S009W14	ASLS 79-166	5.326	2	8	\$6,900
1419	405222	F009S009W14,23	ASLS 79-166	5.326	3	8	\$6,900
1420	405223	F009S009W14,23	ASLS 79-166	5.974	4	8	\$7,200
1421	405224	F009S009W23	ASLS 79-166	4.466	5	8	\$5,800
1422	405225	F009S009W23	ASLS 79-166	4.66	6	8	\$6,100
1423	405226	F009S009W14,23	ASLS 79-166	5.326	7	8	\$6,900
1424	405227	F009S009W14	ASLS 79-166	5.326	8	8	\$6,900
1425	405306	F009S009W26	ASLS 79-166	4.959	11	18	\$8,600
1426	405335	F009S009W26	ASLS 79-166	4.591	13	20	\$7,900
1427	405336	F009S009W26	ASLS 79-166	3.731	14	20	\$7,200



Kentucky Creek II - ASLS 2004 - 15



Looking south along brushed easement between parcel 1428 and parcel 1429

**LOCATION**

This subdivision is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.

**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.

**UTILITIES**

None

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcel 1428 is crossed by a trail and corresponding 60' public access easement. All parcels are subject to a 25 foot public access easement along all interior lot lines. Subject to all platted easements and reservations of record, see ASLS 2004-15.

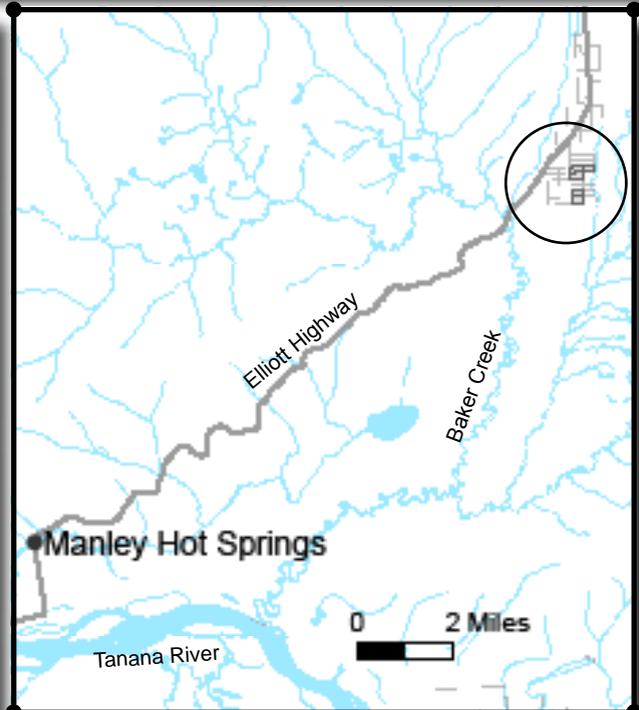
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

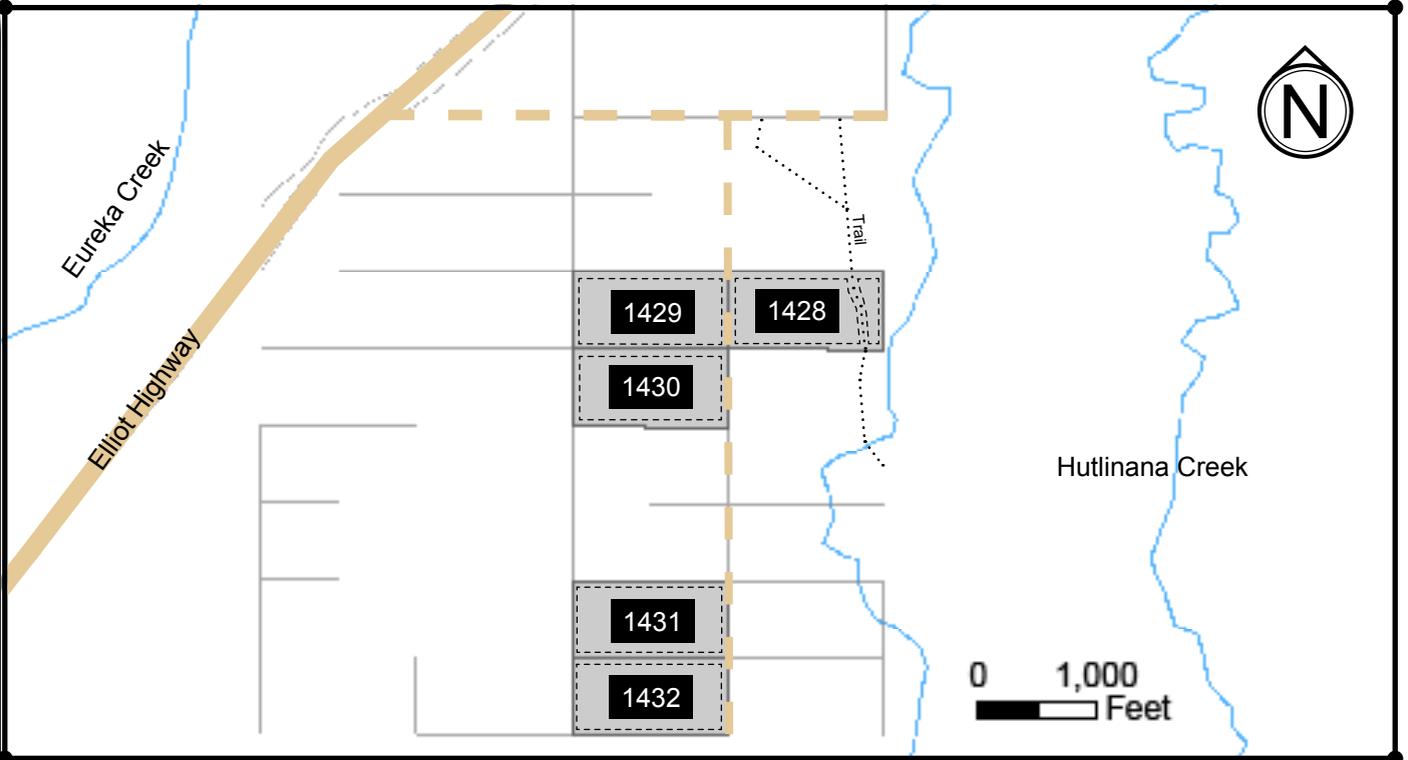
**NOTES**

This subdivision is in 'Full' fire management option. See page 12 for more information.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Kentucky Creek II - ASLS 2004 - 15



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1428	417538	F003N013W8	ASLS 2004-15	19.98	10	\$17,100
1429	417539	F003N013W8	ASLS 2004-15	19.99	11	\$17,100
1430	417544	F003N013W8	ASLS 2004-15	19.99	16	\$17,100
1431	417555	F003N013W8	ASLS 2004-15	19.99	27	\$17,100
1432	417560	F003N013W8	ASLS 2004-15	19.99	32	\$17,100



Looking south along brushed easement at the northeast corner of parcel 1432

# Kindamina Lake - ASLS 81 - 218



Aerial view of Kindamina Lake from the north

### LOCATION

Kindamina Lake subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks.

### ACCESS

Access is primarily by plane, with floats in the summer and skis in the winter.

### UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

### RESTRICTIONS

Parcel 1433 is subject to a 20' wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81 - 218.

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.

Any subsequent owner of any lot within said subdivision automatically becomes a member of the Kindamina Lake Homeowners' Association, if active.

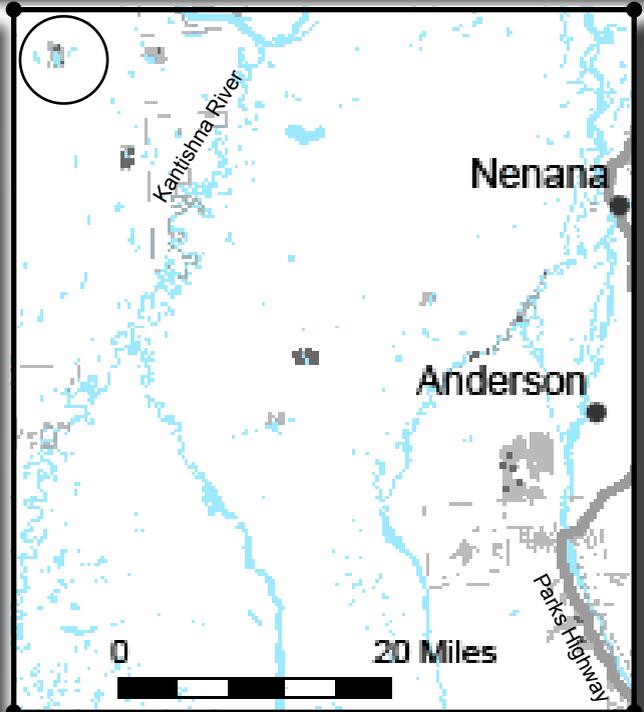
### MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

### NOTES

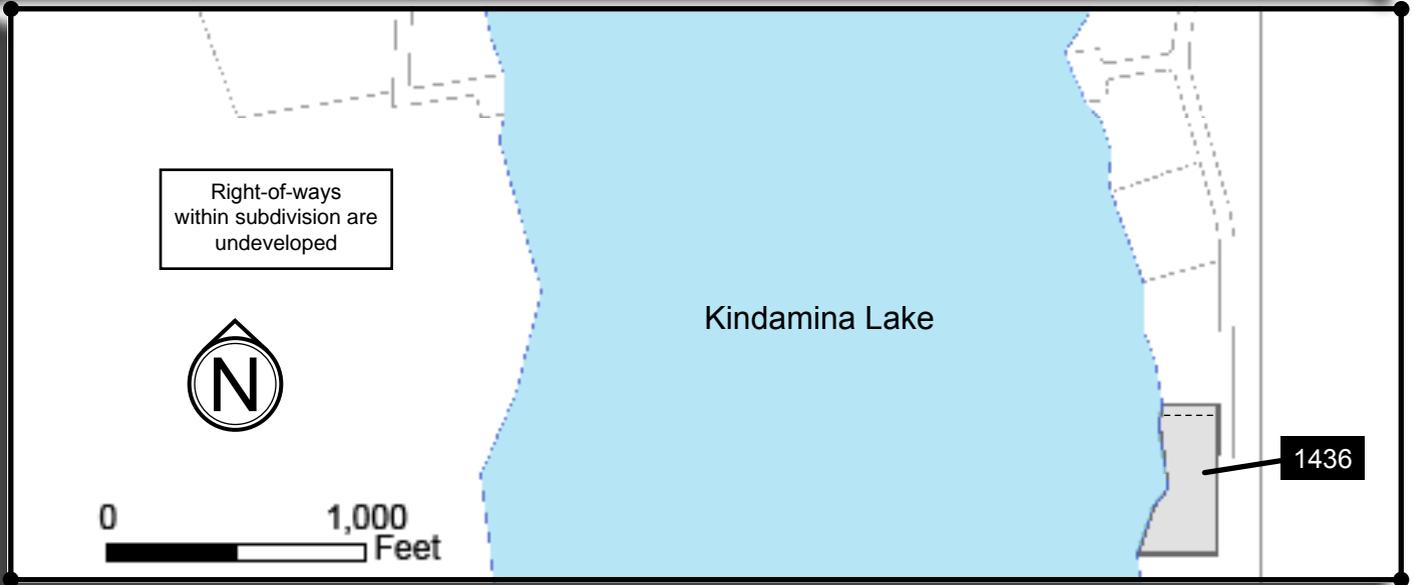
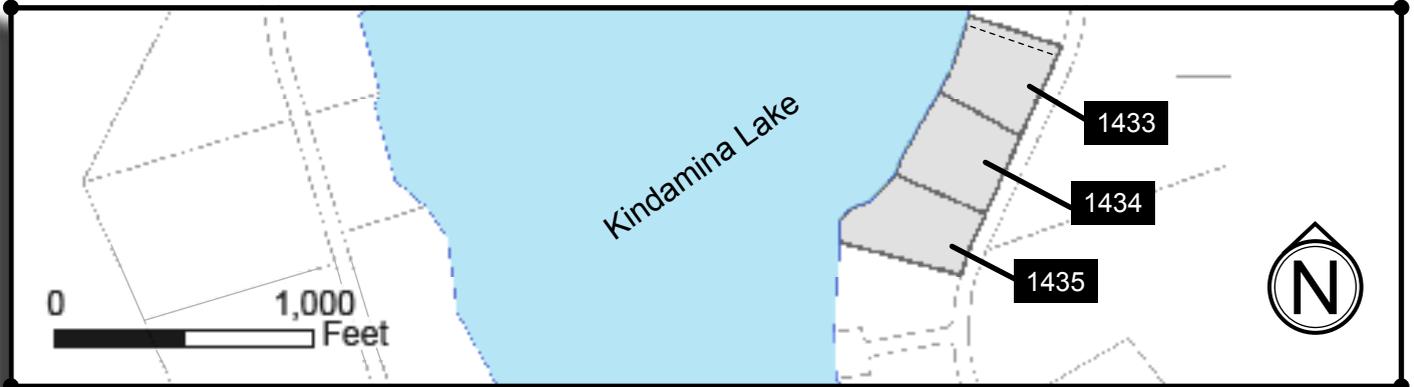
The lake is approximately 1½ miles long and ½ mile wide and contains northern pike and whitefish. The terrain is fairly level with average elevations at 450 feet. The subdivision surrounds the northern half of the lake.

Lots are located within a "full" fire protection area. See page 12 for more information.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Kindamina Lake - ASLS 81 - 218



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1433	409208	F002S015W1	ASLS 81-218	3.056	5	5	\$13,000
1434	409209	F002S015W1	ASLS 81-218	3.01	6	5	\$13,000
1435	409180	F002S015W1	ASLS 81-218	3.003	7	5	\$13,000
1436	409192	F002S015W12	ASLS 81-218	3.1	19	5	\$13,000

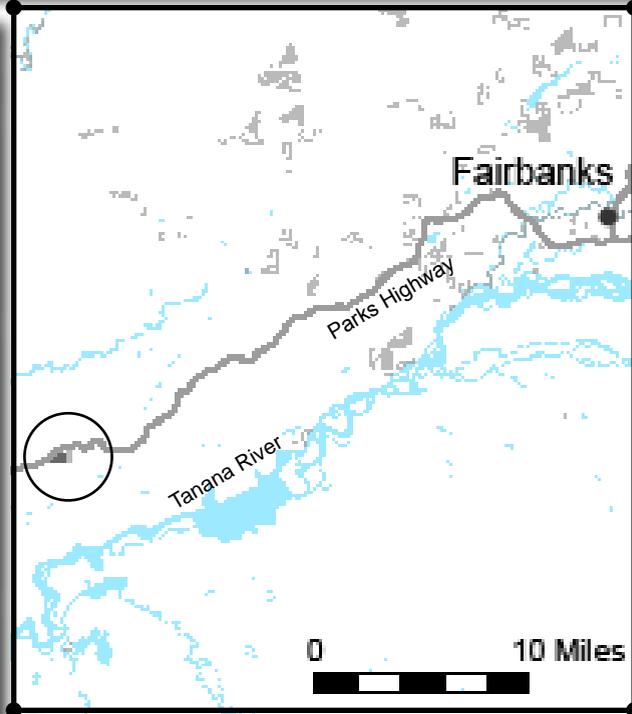


Aerial view of Kindamina Lake's southeastern shore from the southwest

Nenana Ridge West - ASLS 2006 -31

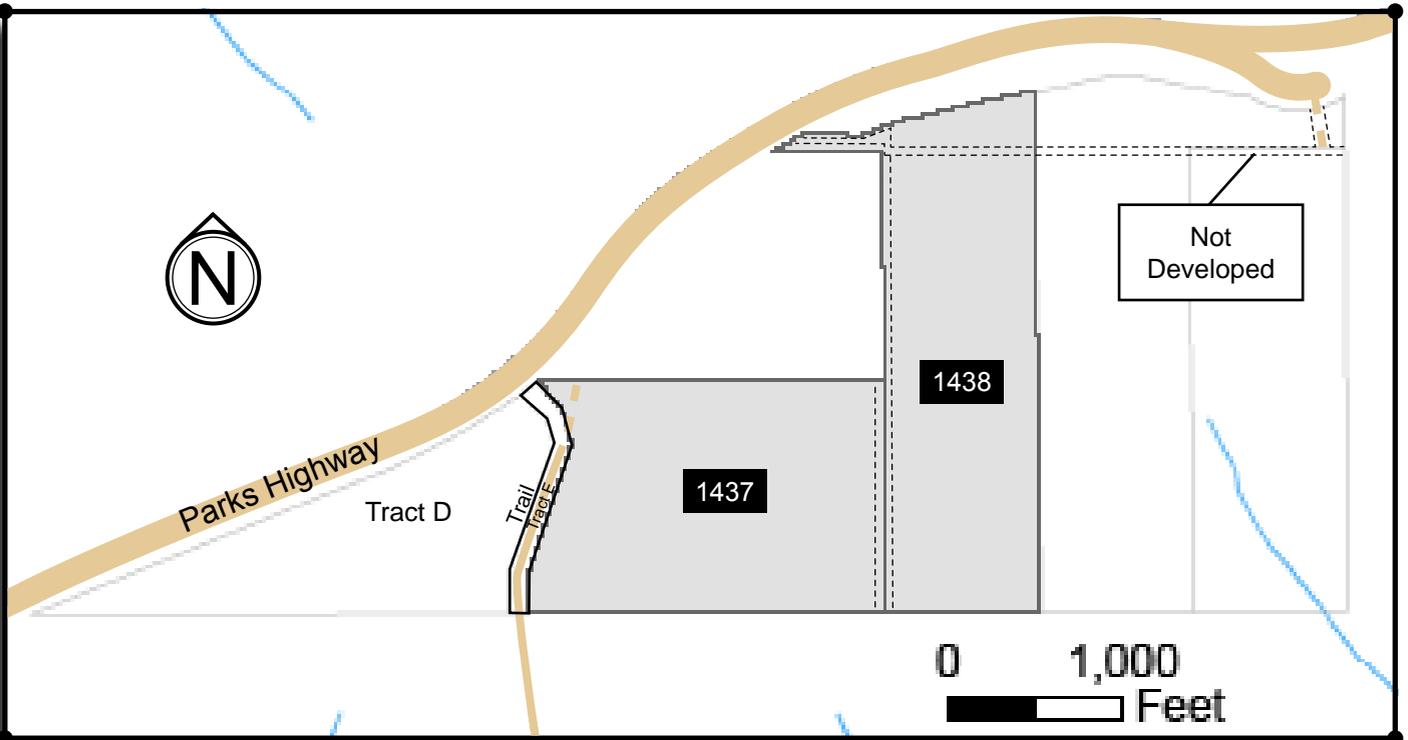


<b>LOCATION</b>
Nenana Ridge West Subdivision is located approximately 30 miles west of Fairbanks.
<b>ACCESS</b>
Access for parcel 1437 is from the Parks Highway onto Tract E. Tract E is reserved as a public use corridor and an access easement to Tract D and F in the subdivision. Tract E is only partially developed as an access route.
Parcel 1438 is accessible via public access easement from a turnout on the southside of the Parks Highway to the north of the subdivision. There is also potential for a future access directly from the Parks Highway.
All new driveways or road approaches onto an ADOT&PF maintained right-of-way will require an approved ADOT&PF driveway permit or right-of-way approach permit prior to construction.
<b>UTILITIES</b>
Electrical service is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines. See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
<b>RESTRICTIONS</b>
Both parcels are subject to 50' wide section Line Easements. Parcel 1438 is also subject to a 60' wide Public Access Easement. Subject to all platted easements and reservations of record, see ASLS 2006 - 31.
<b>MUNICIPAL AUTHORITY</b>
These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>
COE Wetlands Jurisdictional Determination POA-2008-1404



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Nenana Ridge West - ASLS 2006 -31

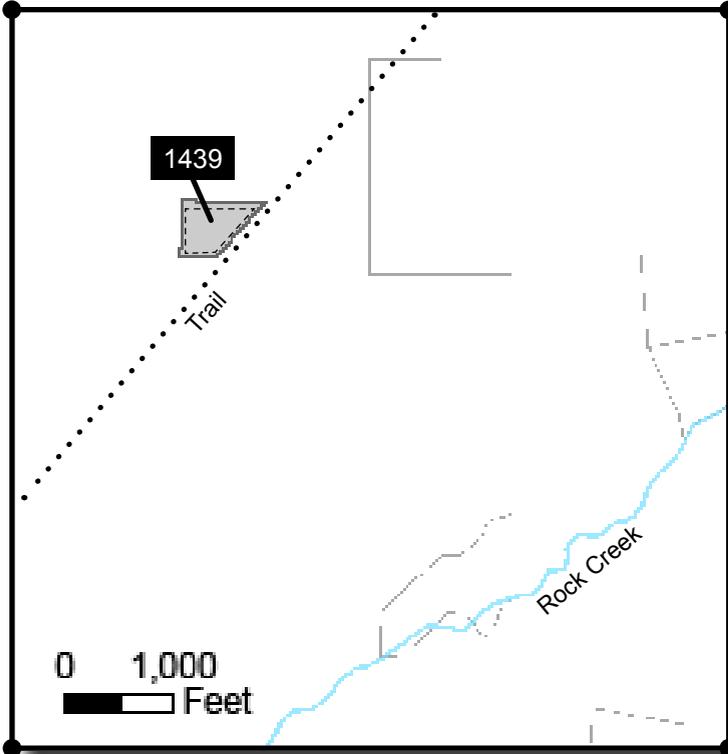


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1437	419362	F002S005W30	ASLS 2006-31	57.599	F	\$28,800
1438	419363	F002S005W29	ASLS 2006-31	60.819	G	\$28,900



Looking east from utility easement into the north end of parcel 1438

Ridgerock - ASLS 2003 - 16



PARCEL #	1439
AK DIVISION OF LANDS (ADL) #	416840
MERIDIAN TOWNSHIP RANGE SECTION	F010S008W30
SURVEY	ASLS 2003 - 16
ACRES	7
LOT	A
MINIMUM BID	\$7,700



**LOCATION**

The Ridge Rock staking area is located approximately 13 road miles north of Healy and 40 miles south of Nenana on the west side of the Parks Highway.

**ACCESS**

A public trail, suitable for foot traffic in summer and snowmachine use in winter, runs southwest from approximately mile 262.5 of the Parks Highway through Section 30 of the staking area.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. Parcel is also subject to a 50' wide section easement.

Subject to all platted easements and reservations of record, see ASLS 2003-16.

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.

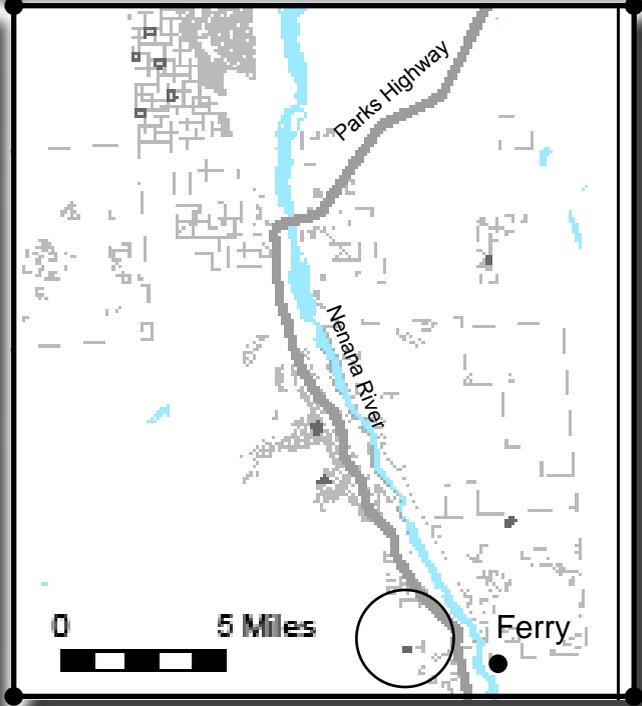
**MUNICIPAL AUTHORITY**

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Care should be taken not to trespass on private property. Check borough records or recorder's office records for current ownership of private land.

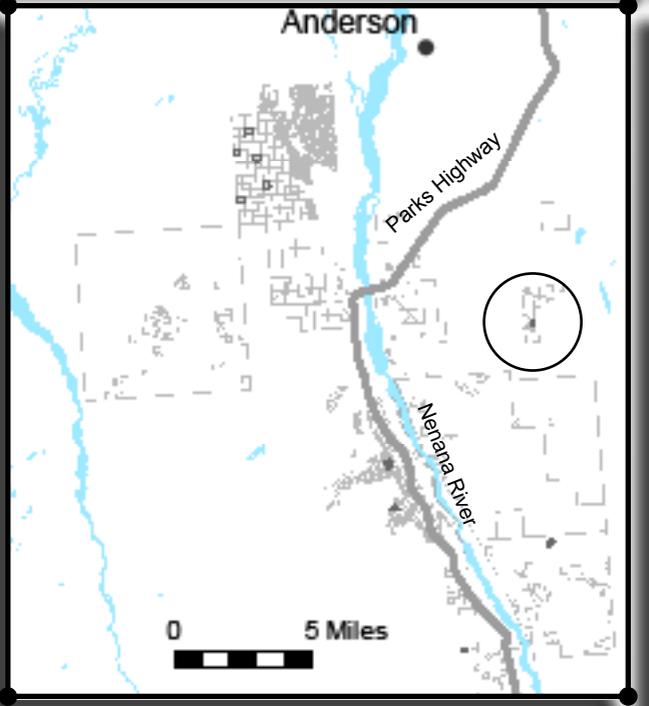
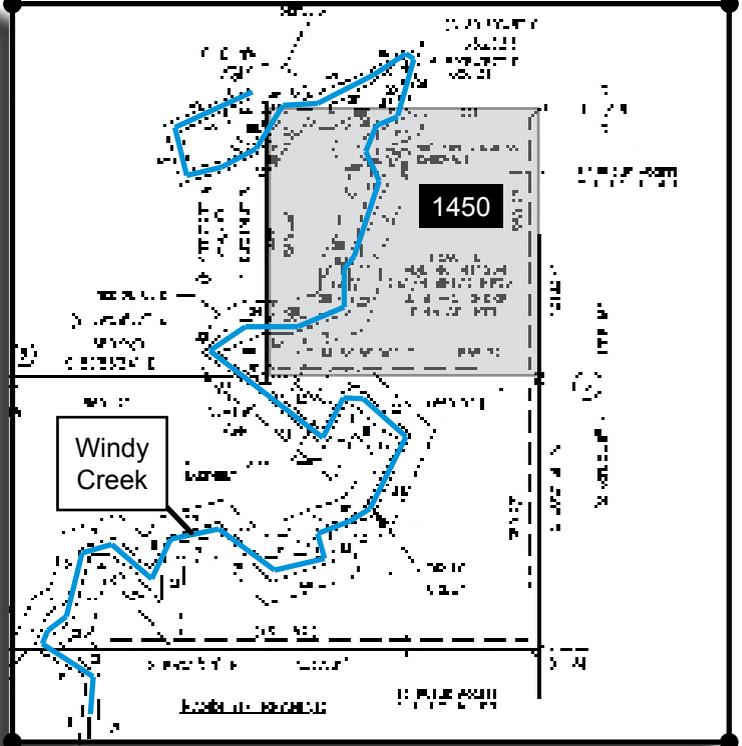
Mixed spruce and hardwood forest in well-drained areas; black spruce, shrubs and mosses in permafrost areas.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Southwind - ASLS 91 - 182

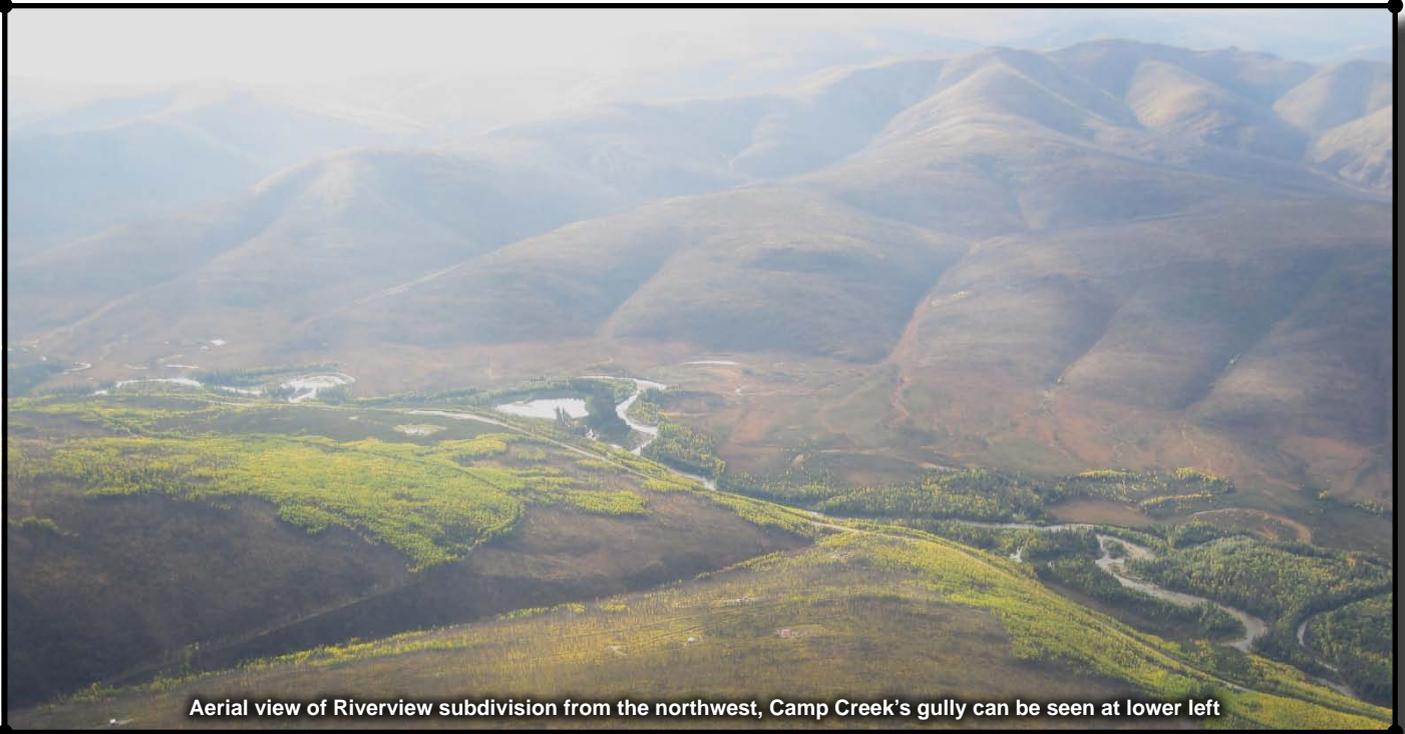
PARCEL #	1450
AK DIVISION OF LANDS (ADL) #	414264
MERIDIAN TOWNSHIP RANGE SECTION	F008S008W26
SURVEY	ASLS 91 - 182
ACRES	9.45
TRACT	E
MINIMUM BID	\$10,000



<b>LOCATION</b>
The Southwind area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.
<b>ACCESS</b>
Access is via the Parks Highway and the unimproved Rex and Windy Creek trails.
<b>UTILITIES</b>
None
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
<b>RESTRICTIONS</b>
This parcel is subject to a 50' public access easement along both banks of Windy Creek and a 25' public access easement along the interior of lot lines. Subject to all platted easements and reservations of record, see ASLS 91-182.
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.
<b>MUNICIPAL AUTHORITY</b>
These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>
There may be seasonal flooding along Windy Creek. Building on steep slopes may result in soil erosion.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Riverview - ASLS 83 - 128



Aerial view of Riverview subdivision from the northwest, Camp Creek's gully can be seen at lower left

**LOCATION**

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

**ACCESS**

Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

**UTILITIES**

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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 State of Alaska, Department of Environmental Conservation (DEC).

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels 1440, 1442, 1445, 1446 and 1448 are subject to a 20' wide public walkway easement. Subject to all platted easements and reservations of record, see ASLS 83-128.

Direct access to the Steese Highway from any lot is prohibited.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Fairbanks North Star Borough and subject to applicable local ordinances and property assessments.

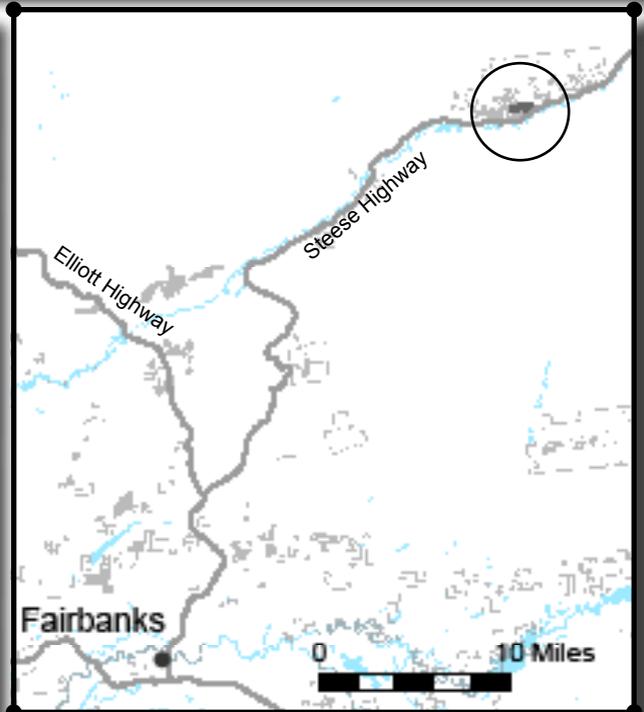
**NOTES**

Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 12 for more information.

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

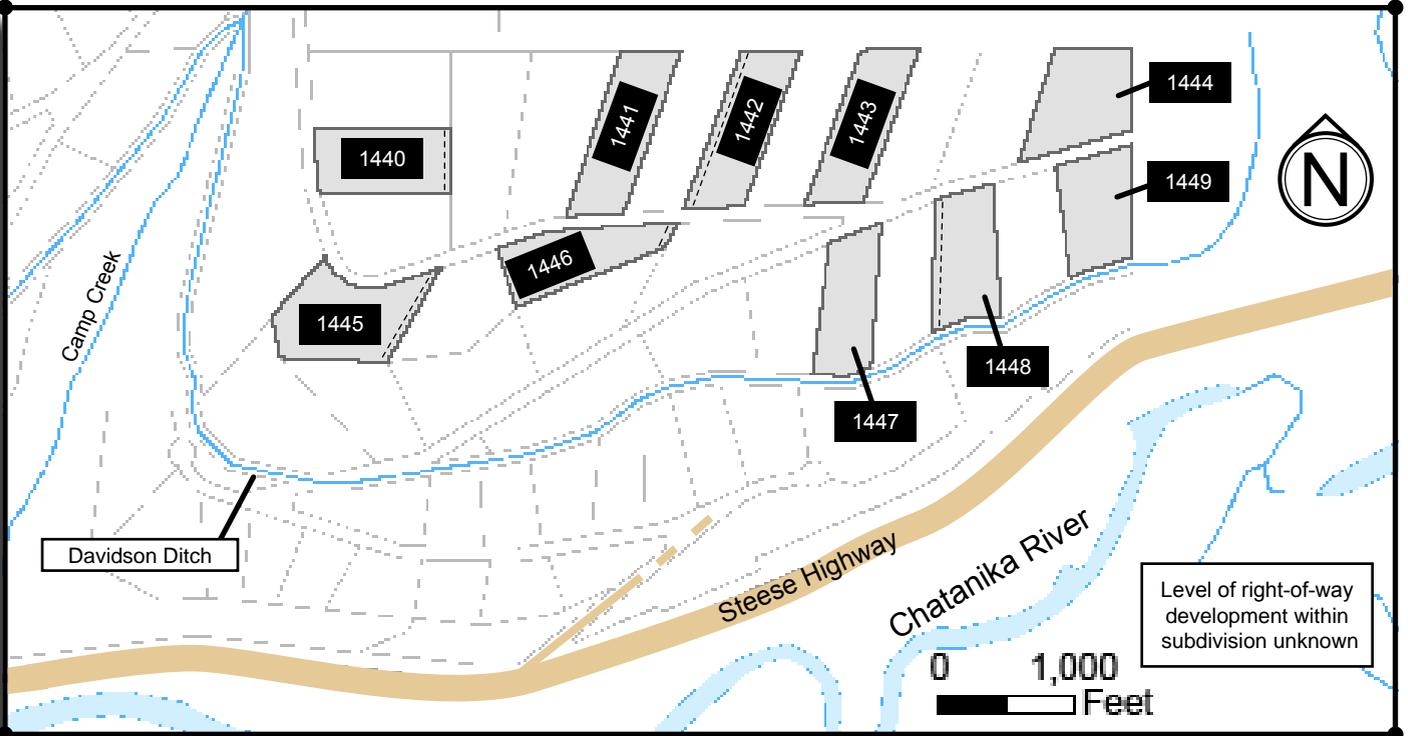
There are active mining claims in the vicinity of this subdivision.

Potential views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.

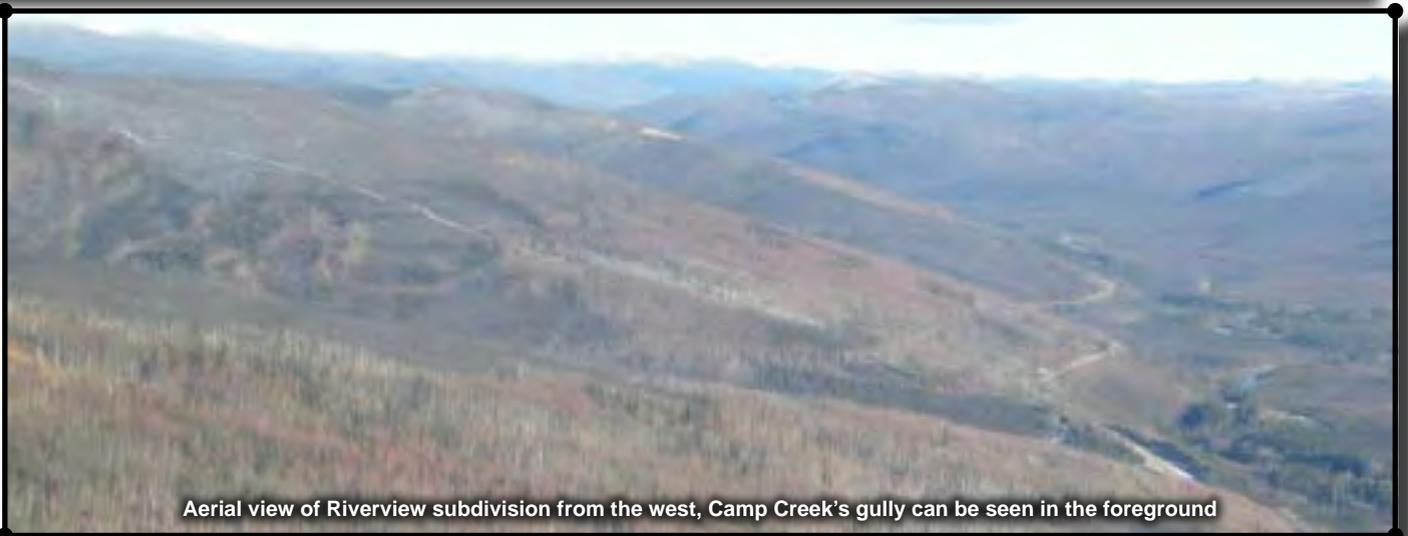


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Riverview - ASLS 83 - 128



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1440	411176	F005N004E29,30	ASLS 83-128	11.199	2	7	\$9,500
1441	411180	F005N004E29	ASLS 83-128	12.493	6	7	\$10,600
1442	411182	F005N004E29	ASLS 83-128	12.249	8	7	\$10,400
1443	411184	F005N004E29	ASLS 83-128	11.275	10	7	\$9,600
1444	411187	F005N004E29	ASLS 83-128	11.862	13	7	\$9,900
1445	411188	F005N004E29,30	ASLS 83-128	13.391	1	8	\$11,400
1446	411190	F005N004E29	ASLS 83-128	10.309	3	8	\$8,800
1447	411199	F005N004E29	ASLS 83-128	10.002	4	9	\$8,500
1448	411201	F005N004E29	ASLS 83-128	10.953	6	9	\$9,300
1449	411203	F005N004E29	ASLS 83-128	10.070	8	9	\$8,600



Aerial view of Riverview subdivision from the west, Camp Creek's gully can be seen in the foreground

Tatalina - ASLS 2003 - 14



South looking view of parcel 1452 from Egan Drive

**LOCATION**

Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliot Highway.

**ACCESS**

Access is via platted rights-of-way from 43 mile on the Elliot Highway. The rights-of-way have been cleared, but are unimproved.

**UTILITIES**

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2003-14.

Direct access to the Elliot Highway from any lot is prohibited.

**MUNICIPAL AUTHORITY**

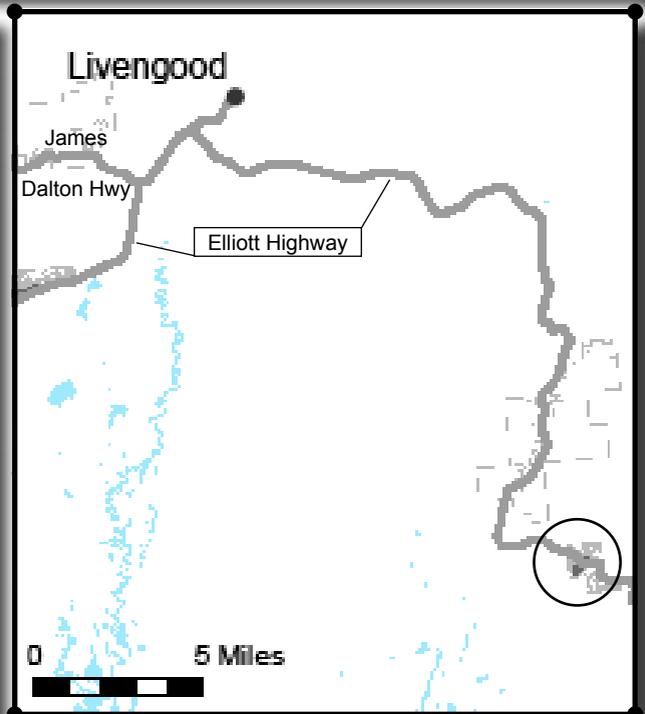
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**

This subdivision is in "Full" fire management option area. See page 12 for more information.

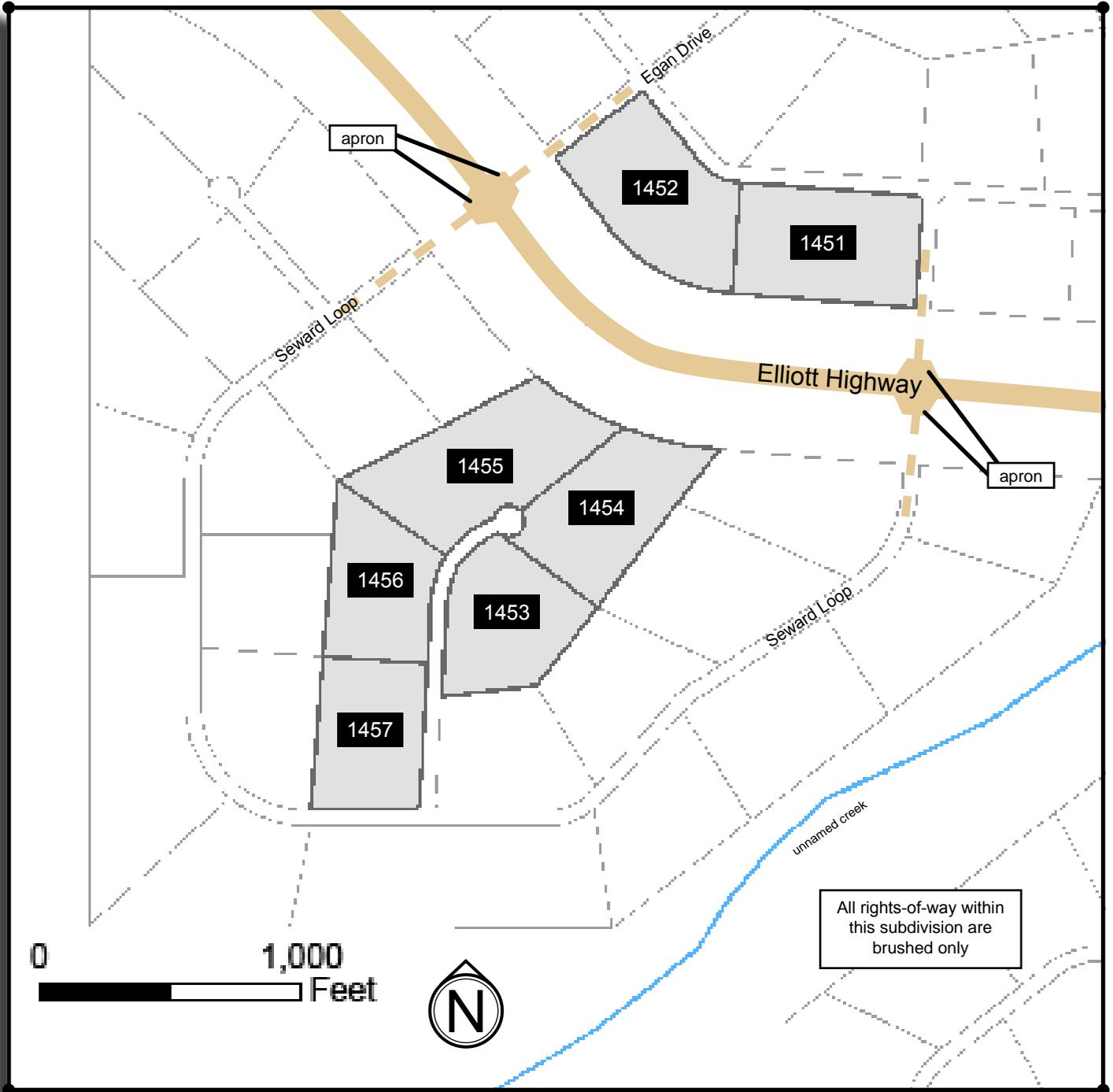
There are active mining claims in the vicinity of this subdivision.

The Trans-Alaska Pipeline runs along the west side of the Elliot Highway. Lots in this subdivision may be impacted by the future location of the proposed natural gasline. (ADL 413342) For more information contact the State Pipeline Coordinator's Office.



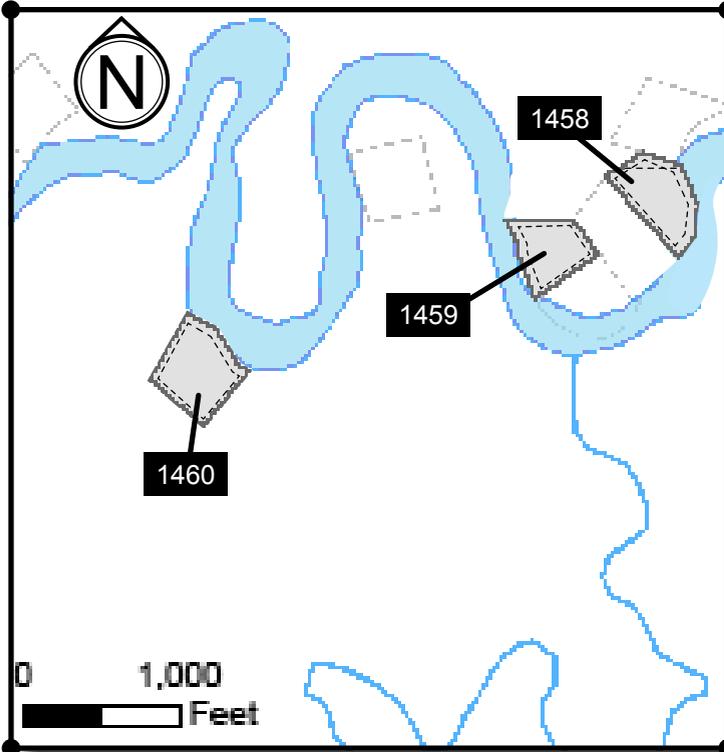
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources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

Tatalina - ASLS 2003 - 14



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1451	418337	F006N003W29, 30,31,32	ASLS 2003-14	6.88	1	4	\$11,900.00
1452	418338	F006N003W30, 31	ASLS 2003-14	6.89	2	4	\$11,900.00
1453	418283	F006N003W31	ASLS 2003-14	5.49	5	5	\$9,200.00
1454	418284	F006N003W31	ASLS 2003-14	6.15	6	5	\$10,000.00
1455	418285	F006N003W31	ASLS 2003-14	7.66	7	5	\$11,400.00
1456	418286	F006N003W31	ASLS 2003-14	5.12	8	5	\$8,800.00
1457	418287	F006N003W31	ASLS 2003-14	5.29	9	5	\$8,900.00

Teklanika II - ASLS 2005 - 28



PARCEL #	1458	1459	1460
AK DIVISION OF LANDS (ADL) #	418150	418151	418152
MERIDIAN TOWNSHIP RANGE SECTION	F006S010W2,11	F006S010W11	F006S010W11
SURVEY	ASLS 2005 - 28	ASLS 2005 - 28	ASLS 2005 - 28
ACRES	5	5	5
TRACT	R	S	T
MINIMUM BID	\$18,500	\$18,500	\$18,500



**LOCATION**  
 Approximately 60 air miles southwest of Fairbanks, and 10 air miles southwest of Nenana.

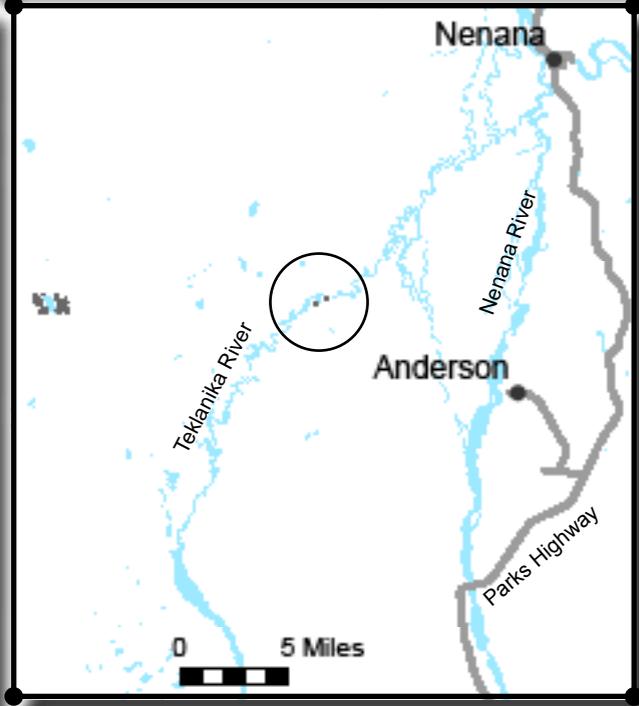
**ACCESS**  
 Nenana-Kantishna Trail - RST 346 (also known as the Old Man Trail) runs along the northwest boundary of this area. The Teklanika River also provides access.

**UTILITIES**  
 None.  
 There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  
 No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).  
 See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**  
 Subject to all platted easements and reservations of record. Please see ASLS 2005-28 and current status plat for up to date restrictions.  
 Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 50-foot public access easement and 100-foot building setback along the ordinary high water line of the Teklanika River. In addition, parcel 1458 is subject to a 100' wide section line easement.

**MUNICIPAL AUTHORITY**  
 This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

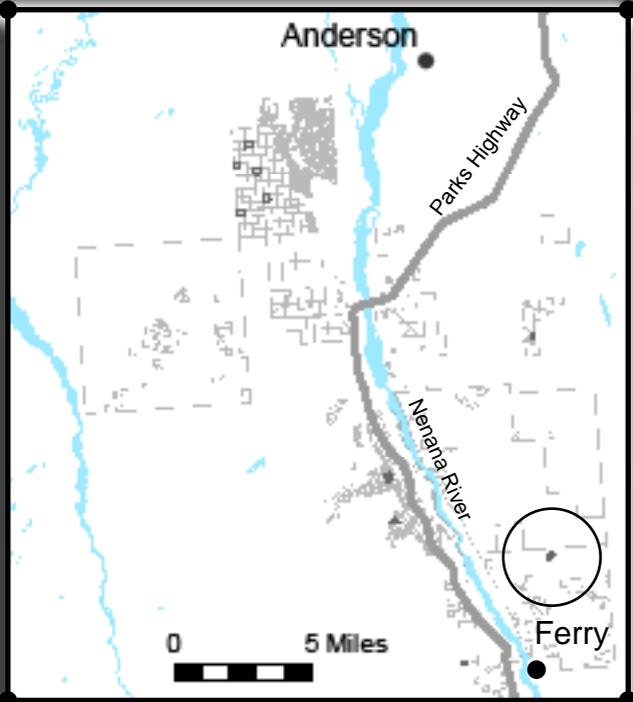
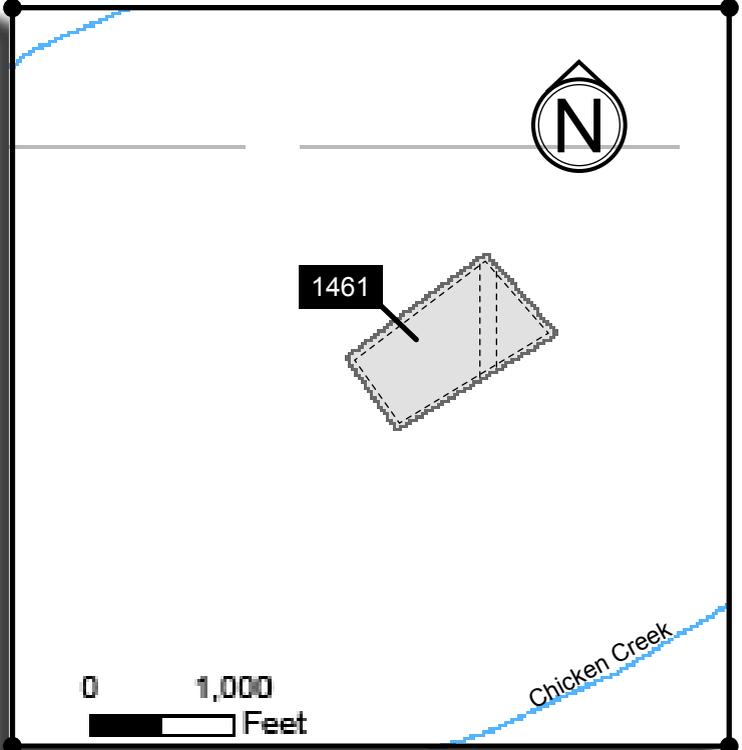
**NOTES**  
 Upstream the Nenana River forms the eastern boundary of Denali National Park and is one of the most popular whitewater rafting destinations in Alaska.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Windy Creek - ASLS 2002 - 4

PARCEL #	1461
AK DIVISION OF LANDS (ADL) #	416717
MERIDIAN TOWNSHIP RANGE SECTION	F010S008W2,3
SURVEY	ASLS 2002 - 4
ACRES	19.91
TRACT	A
MINIMUM BID	\$13,800



<b>LOCATION</b>
Approximately 12 road miles north of Healy on the east side of the Nenana River.
<b>ACCESS</b>
By road from approximately Parks Highway mile 260, then by off road vehicle (ORV) trails east of the Nenana River. There is an ORV crossing along the Alaska Railroad (ARR) bridge. Any other use of the ARR right-of-way is not permitted.
<b>UTILITIES</b>
None
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
<b>RESTRICTIONS</b>
Subject to all platted easements and reservations of record, see ASLS 2002 - 4.
Parcel is subject to a 100' wide section line easement and a 25' public access and utility easement along interior parcel boundary lines
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.
<b>MUNICIPAL AUTHORITY</b>
This area is located within the Denali Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>
Gently rolling high plain to steep bluffs above the Nenana River.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

## ALASKA STATE LAND AUCTION BID FORM

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

Name(s): \_\_\_\_\_

Authorized Agent (if any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Alaska #: \_\_\_\_\_ Home: \_\_\_\_\_

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction 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 in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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, MasterCard or Discover Card 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 covenants 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: \_\_\_\_\_

**NOTES:** This 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 38.05.855(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 40.23.010 and 40.23.020 (unless the information qualifies for confidentiality under AS 38.05.020(a)(2) and confidentiality is requested, or AS 45.49). 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 44.60.300, 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 11.56.300.

**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  Discover Card  Credit Card Number: ---

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

Billing Address (optional): \_\_\_\_\_

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 \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_

2. What land sale programs are you interested in?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

4. Would you prefer areas with road access directly to the parcels or areas 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 most interest you?

1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

8. What time of the year would you choose to see state land sales held?

Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_

9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?

Yes \_\_\_ No \_\_\_

10. Was the website organized so that information was easy to find?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

11. Did you find all the information you needed on the website?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

13. Are the brochures easy to read and understand?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?

Yes \_\_\_ No \_\_\_

Additional comments:

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ALASKA STATE LAND AUCTION BID FORM

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

Name(s): \_\_\_\_\_

Authorized Agent (if any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Alaska #: \_\_\_\_\_ Email: \_\_\_\_\_

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction 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 in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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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 statutes 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 closed 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: \_\_\_\_\_

**NOTES:** This 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 40.23.100 and 40.23.120 (unless the information qualifies for confidentiality under AS 38.05.035(c)(3) and confidentiality is requested, or AS 45-40). 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 necessity or completeness under AS 44.06.300, by giving a written description of the challenged information, the changes needed to accept 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 11.56.200.

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

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

Billing Address (optional): \_\_\_\_\_

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 \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
 Other (please specify) \_\_\_\_\_
2. What land sale programs are you interested in?  
 Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_
3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?  
 Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_
4. Would you prefer areas with road access directly to the parcels or areas 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 most interest you?  
 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?  
 Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
8. What time of the year would you choose to see state land sales held?  
 Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_
9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?  
 Yes \_\_\_ No \_\_\_
10. Was the website organized so that information was easy to find?  
 Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
11. Did you find all the information you needed on the website?  
 Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
12. Have you used the newspaper-style state land brochures to find information on state land sales?  
 Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_
13. Are the brochures easy to read and understand?  
 Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?  
 Yes \_\_\_ No \_\_\_

Additional comments:

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## ALASKA OVER-THE-COUNTER LAND OFFERING INSTRUCTIONS

The State of Alaska, Department of Natural Resources (DNR) has for purchase parcels of land that were not sold during the Alaska State Land Auction. These parcels are available for purchase over the counter at the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>. The parcels will be sold on a first-come-first-served basis. The purchase price is the minimum bid listed in the Alaska State Land Offering brochure in which the parcel was last listed.

### 1. Each purchase applications, whether submitted in person or by mail, must include:

- A completed Over-The-Counter Application form;
- A completed Declaration of Intent form;
- A down payment of not less than five percent (5%) of the sale price (minimum bid amount listed);
- A \$100 document handling fee; and
- If applying for a Veteran's Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of your Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of your discharge and length of service. You must also submit proof to verify you are currently an Alaska resident and have been an Alaska resident for a period of not less than one year immediately preceding the date of sale. If there is more than one applicant, the applicant(s) not applying for the discount must also submit a completed Waiver of Veterans Discount form.

Checks are to be payable to the State of Alaska, Department of Natural Resources. Checks returned for any reason may invalidate the application.

The document handling fee and down payment or purchase price will be returned to the applicant if the parcel is no longer available for purchase.

### 2. The Declaration of Intent form that you sign is binding. Your down payment and document handling fee are non-refundable should you decide to cancel the sale or fail to qualify before the purchase is finalized.

### 3. Applications may be mailed or submitted in person to one of the offices listed below:

#### **SOUTHCENTRAL REGION**

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

Phone: (907) 269-8400 Fax: (907) 269-8901 TDD: (907) 269-8411

Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m., excluding State holidays

#### **NORTHERN REGION**

DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK 99709-4699

Phone: (907) 451-2705 Fax: (907) 451-2706 TDD: (907) 451-2770

Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m. , excluding State holidays

#### **SOUTHEAST REGION**

DNR Public Information Center  
400 Willoughby Avenue, Suite 400  
Juneau, AK 99801-1724

Phone: (907) 465-3400 Fax: (907) 586-2954 TDD: (907) 465-3888

Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m. , excluding State holidays

**STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND, & WATER**

**OVER-THE-COUNTER LAND PURCHASE APPLICATION**

Please read all the information in the 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: \_\_\_\_\_ Home Telephone Number: \_\_\_\_\_

**I hereby apply to purchase:**

Auction # \_\_\_\_\_ Parcel # \_\_\_\_\_ ADL # \_\_\_\_\_ Subdivision/Area Name: \_\_\_\_\_

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the State of Alaska, Department of Natural Resources or have provided Visa, MasterCard, or Discover information and authorization for payment on the Declaration of Intent form, in an amount not less than 5% of the minimum bid listed in the above Alaska State Land Offering brochure. 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 am 18 years of age or older, and;
- I have checked for any Erratas or supplemental information and accept the terms and conditions therein.

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- I have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by DNR, and;
- I am not in default for nonpayment of municipal taxes or assessments on a parcel while under purchase contract or lease issued by DNR.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** This 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 application. 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-owned 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 Public Records Open to Inspection and Copying; Fees and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (9) and confidentiality is requested or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48 certain personal information (such as social security numbers, credit card, numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

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**STATE OF ALASKA  
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**OVER-THE-COUNTER LAND PURCHASE APPLICATION**

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
CONTRACT ADMINISTRATION  
ATWOOD BUILDING, 550 WEST 7<sup>th</sup> AVENUE, SUITE 640  
ANCHORAGE, ALASKA 99501-3576**

**DECLARATION OF INTENT**

ADL Number 

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Division of Mining, Land & Water File No.

**\* AN INCOMPLETE AND/OR UNSIGNED APPLICATION MAY DELAY PROCESSING.**

*Fill in required information on all four pages as applicable.\**

**Purchaser 1: ENTER FULL LEGAL NAME**

Print Last Name      First Name      Middle Name      Suffix

Mailing Address

City      State      Zip Code

Contact Phone No.      Alternative Contact Phone No.

Facsimile number

E-mail Address

**You must include date of birth and**

**Social Security Number on Page 3**

Are you applying for a Veteran's Discount under AS 38.05.940?      Yes      No.

<input type="checkbox"/> Business Organization or Trust (Over-the-Counter purchases only) (Do not check marital status)	
EIN No. _____	
<b>Marital Status (check one)</b>	
<input type="checkbox"/>	Single Person
<input type="checkbox"/>	Married Person
<b>Citizenship</b>	
<input type="checkbox"/>	U.S. Citizen
<input type="checkbox"/>	Resident Alien No. _____
<input type="checkbox"/>	Not U.S. Citizen

**Purchaser 2: \*\* ENTER FULL LEGAL NAME**

Print Last Name      First Name      Middle Name      Suffix

Mailing Address

City      State      Zip Code

Contact Phone No.      Alternative Contact Phone No.

Facsimile number

E-mail Address

**You must include date of birth and**

**Social Security Number on Page 3**

Are you applying for a Veteran's Discount under AS 38.05.940?      Yes      No.

<input type="checkbox"/> Business Organization or Trust (Over-the-Counter purchases only) (Do not check marital status)	
EIN No. _____	
<b>Marital Status (check one)</b>	
<input type="checkbox"/>	Single Person
<input type="checkbox"/>	Married Person
<b>Citizenship</b>	
<input type="checkbox"/>	U.S. Citizen
<input type="checkbox"/>	Resident Alien No. _____
<input type="checkbox"/>	Not U.S. Citizen

**\*\*If more than two purchasers, copy pages 1, 2, and 3 for applicable information and signatures.**

**DECLARATION OF INTENT**

**TENANCY (See Explanation of type of title on Page 4)**

**One applicant**

Title taken individually

**More than one applicant**

Husband and wife, as tenants by the entirety

Husband and wife, as tenants in common

Other, as tenants in common

How do you want to pay? Please check either **CONTRACT** (must meet eligibility under 11 AAC 67.000) or **PAYOFF**.  
Payment options include money order, check, or credit card. Required credit card info on Page 3.

<input type="checkbox"/>	<b>CONTRACT:</b>	<i>(receipt code)</i>	<input type="checkbox"/>	<b>PAYOFF:</b>	<i>(receipt code)</i>
Down Payment Required **	\$ _____	(15)	Amount Required **	\$ _____	(15)
+ Document Handling Fee			+ Document Handling Fee		
Individual (\$100.00)	+ _____	(18)	Individual (\$100.00)	+ _____	(18)
For a TOTAL of	\$ _____		For a TOTAL of	\$ _____	

**\*\*DOWN PAYMENT AMOUNT MUST BE AT LEAST 5% OF THE PURCHASE PRICE.**

*The Contract will provide a monthly level-payment unless the department determines a quarterly or annual payment is more administratively efficient, according to the following financial principal amounts pursuant to 11 AAC 67.075:*

1. \$2,000.00 or less must be paid in full;
2. \$2,000.01 to \$9,999.99, not more than 5 years;
3. \$10,000.00 to \$14,999.99, not more than 10 years;
4. \$15,000.00 to \$19,999.99, not more than 15 years;
5. \$20,000.00 or more, not more than 20 years.

**WARNING TO PURCHASER(S):** This Declaration of Intent is part of the offer to purchase on behalf of the person(s) listed on this form as Purchasers. In the event that the State of Alaska agrees to accept the offer to purchase, the person(s) signing below agree that he/she/they shall not transfer or attempt to transfer ownership of this parcel without prior written approval from the State of Alaska or receipt of a final conveyance document (Patent or Quit Claim Deed). Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable law.

By signing below, I, the purchaser(s), certify that I understand and accept the conditions of title as explained above and agree that I shall not transfer or attempt to transfer ownership of the land that is subject to the Contract to Purchase without prior written approval from the State of Alaska. Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable laws.

\_\_\_\_\_  
Signature, Purchaser 1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature, Purchaser 2

\_\_\_\_\_  
Date



### ***DECLARATION OF INTENT***

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 under AS 40.25.100 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.

### ***DECLARATION OF INTENT INSTRUCTIONS AND DEFINITIONS***

***NAME(S) PROVIDED ON PAGE 1, MUST BE YOUR FULL LEGAL NAME AS IT APPEARS ON YOUR DRIVER'S LICENSE. YOUR CONTRACT AND CONVEYANCE DOCUMENTS WILL BE ISSUED EXACTLY AS YOUR NAME APPEARS ON PAGE 1.***

- Use extra forms if more than two parties are to be part of the contract or title documents.
- **Veteran's discount applicants:** please provide a copy of your Form DD 214 showing character of discharge and length of service. You must currently be an Alaska resident and have been a resident for one year preceding the date of sale; submit proof of such residency.
- If there is more than one purchaser, all purchasers must be residents and submit proof of residency. If co-purchasers are eligible veterans, only one purchaser need submit their DD 214; however, all purchasers will have exhausted their once-in-a-lifetime veteran's land discount.
- Organizations such as Trusts, Limited Liability Companies, or Corporations are not individuals, and are not required to disclose the marital status of the partners.
- **ADDRESS CHANGES** – It is your responsibility to notify the State of any changes in your mailing address, phone number or email. Address changes must be in received in writing and signed by the primary purchaser to be considered valid. When a valid change of address form or a written letter submitted by the customer has been received, the contact address on our case file will be changed. To obtain an address change form, you may contact the Public Information Center at 907-269-8400

#### ***Type of Title***

**Husband and wife, as tenants by the entirety.** This is only available for married persons, e.g., "John Q. Smith and Deborah R. Smith, husband and wife, as tenants by the entirety". The law presumes tenancy by the entirety for a husband and wife unless it is expressly declared otherwise. (AS 34.15.110)

**Husband and wife, as tenants in common.** A husband and wife can choose to purchase property together as tenants in common. A husband and wife are encouraged to seek the services of an attorney before selecting this form of tenancy.

**Other persons as tenants in common.** Those persons who wish to purchase property together can do so as tenants in common. It is possible for each person to have a different marital status. This example illustrates a possible combination, e.g., "William P. Jones, a married person, Sandra S. Smith, a single person, and Andrew X. Reed and Barbara A. Reed, husband and wife, tenants in common." There is no right of survivorship for the tenants under this type of tenancy.

**Title taken individually.** If an application has just one purchaser, whether single or married, that person would select this option.

**It may be advisable to seek the services of an attorney if you have concerns about how your estate and property are affected by the above types of tenancy.**



## 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 \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_

2. What land sale programs are you interested in?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

4. Would you prefer areas with road access directly to the parcels or areas 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 most interest you?

1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

8. What time of the year would you choose to see state land sales held?

Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_

9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?

Yes \_\_\_ No \_\_\_

10. Was the website organized so that information was easy to find?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

11. Did you find all the information you needed on the website?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

13. Are the brochures easy to read and understand?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?

Yes \_\_\_ No \_\_\_

Additional comments:

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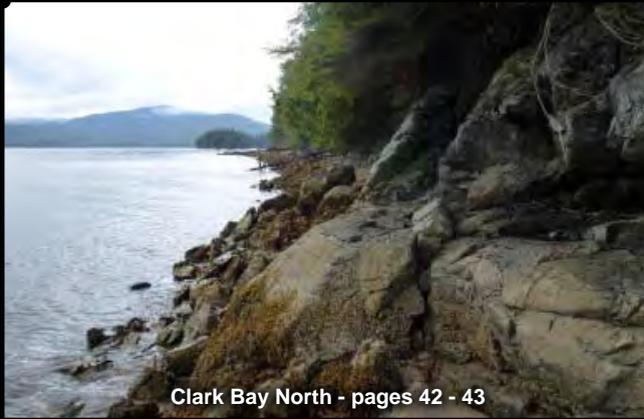
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Photo Album



Clark Bay North - pages 42 - 43



Copper Bluff - pages 64 - 65



Checkpoint - pages 56 - 57



Vita - NEW SUBDIVISION - pages 98 - 99



Ridgeview - pages 87 - 89



Geskakmina Lake - pages 114 - 115

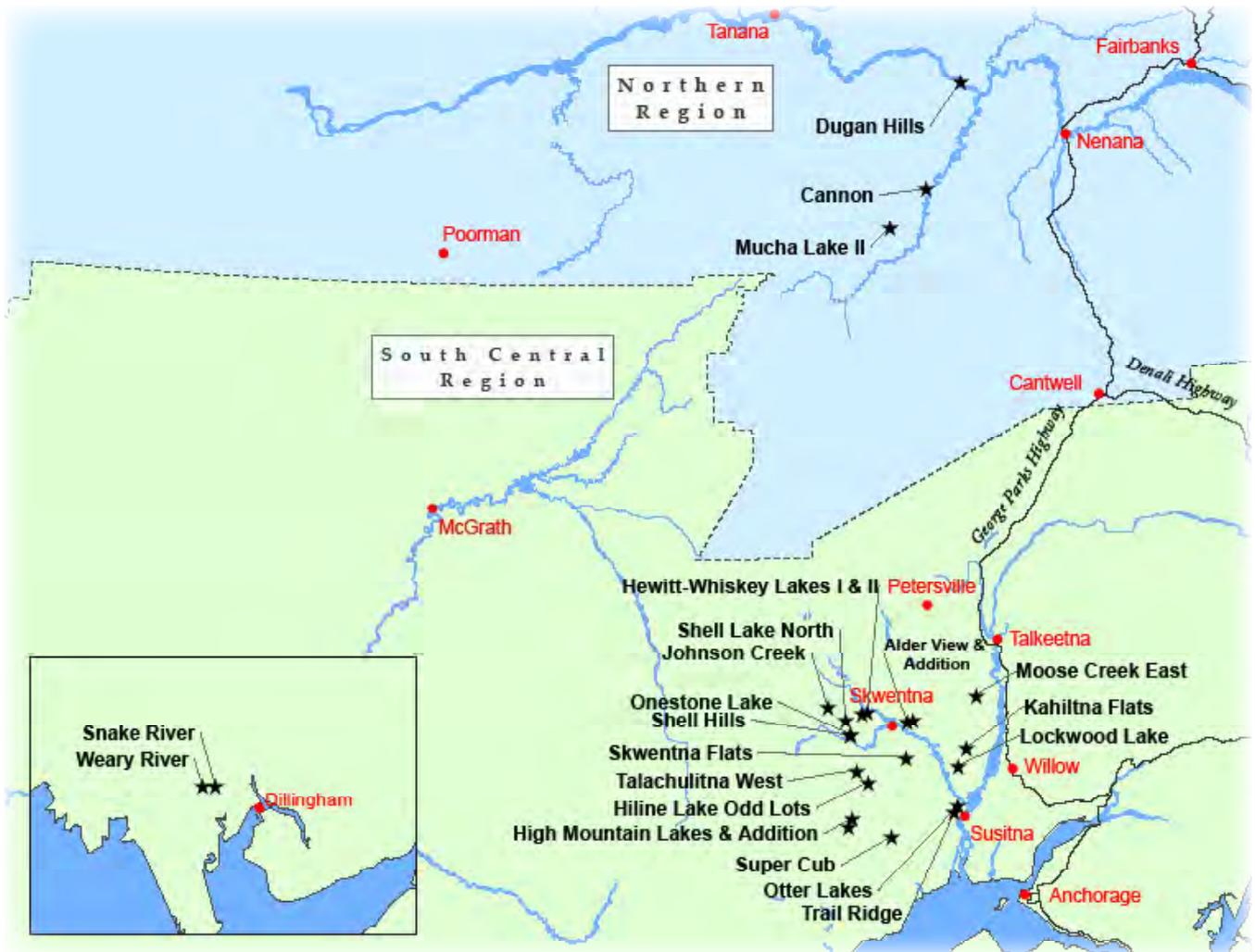


Nenana Ridge West - NEW SUBDIVISION - pages 126 - 127



Tatalina - pages 132 - 133

## Over-the-Counter (OTC) Parcels Available



The Department of Natural Resources currently has over 600 parcels available for purchase over the counter on a first-come-first-served basis. These parcels are available at the minimum bid price and are located throughout the state. A complete listing of parcels available over the counter and purchase information is available at DNR Public Information Centers or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>.

### How to Submit a General Over-the-Counter Application Online

To apply for a parcel online, go to <http://dnr.alaska.gov/mlw/landsale/otc/>. 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 online are available on the individual parcel pages. The online application process will ask for a MasterCard, Visa, or Discover credit card authorization.

## How to Submit a General Over-the-Counter Application by Mail or in Person

Applications and forms are available online at: <http://dnr.alaska.gov/mlw/landsale/> and at the DNR Public Information Centers. Applications and forms may be reproduced.

A complete Over-the-Counter (OTC) Offering application package (for mailing or hand delivery) includes the following 4 items (plus additional items if you are applying for the Veterans' Land Discount):

**1. a completed OTC application form;**

- You must certify and prove that you meet the eligibility requirements for the program (see "IOTC and OTC Applicant Qualifications" section and, if applicable, "Veterans' Land Discount" section of this brochure).
- A separate application must be included for each application submitted for each parcel.

**2. a completed Declaration of Intent form;**

- A separate Declaration of Intent form must be included for each application submitted for each parcel.

**3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);**

- A separate document handling fee must be included for each application submitted for each parcel.

**4. a down payment;**

- A separate down payment must be included for each application submitted for each parcel.
- The deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, **DO NOT** subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

**NOTE: When using the credit card payment option, 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.**

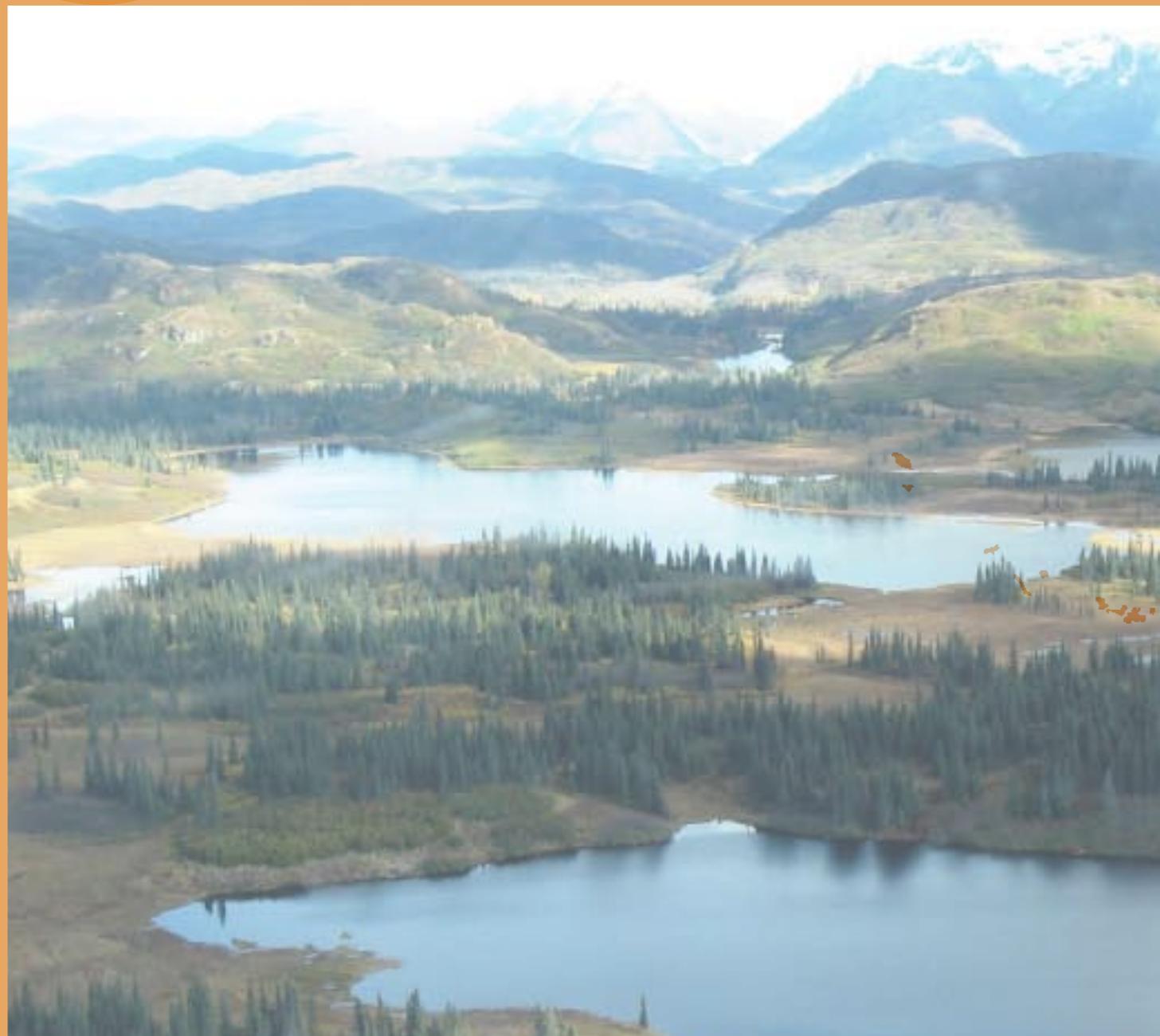
- For successful applicants, the deposit is nonrefundable and will be applied to the purchase price.

**VETERANS:** If you will be applying for the Veterans' Land Discount, DNR must also receive your proof of eligibility for the program (see "Veterans' Land Discount" section of this brochure for more information).

OTC Offering 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.



This publication, produced in Alaska at a cost of \$1.20 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about the 2012 Alaska State Land Offering.



**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 Centers. This brochure can also be viewed in full **COLOR** on the web at:  
<http://dnr.alaska.gov/mlw/landsale/>

“Like” us on Facebook at <http://facebook.com/alaskaland/>  
and follow us on Twitter as **#AlaskaLand4Sale** and **#LandForAlaskans**.