



*Spring 2016
Auction # 476*



Agricultural Land Sale



STATE LAND OFFERING ~ NORTHERN REGION

State of Alaska
Department of Natural Resources
Public Information Center
3700 Airport Way
Fairbanks, Alaska 99709
(907) 451-2705

State of Alaska
Department of Natural Resources
Division of Agriculture
Northern Region Office
3700 Airport Way
Fairbanks, Alaska 99709
Dan.Proulx@Alaska.Gov
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Department of Natural Resources
Division of Agriculture
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<http://dnr.alaska.gov/mlw/landsale/>



2016 BROWN'S COURT AGRICULTURAL LAND SALE

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AUCTION SCHEDULE

MARCH 10, 2016 - BROCHURES AVAILABLE

APRIL 22, 2016 - AUCTION # 476

Auction will be held at 1:00 p.m. April 22, 2016 in the large conference room in the DNR Northern Region Office at 3700 Airport Way Fairbanks, AK 99709. All people wanting to participate in the auction must register one half hour prior to the auction. A list of apparent high bidders will be posted at dnr.alaska.gov/mlw/landsale following the opening of the bids.

APRIL 28, 2016 - INITIAL OVER-THE-COUNTER LOTTERY (IOTC) PARCEL LIST

A list of Initial Over-The-Counter Lottery parcels will be posted on April 28, 2016, at dnr.alaska.gov/mlw/landsale, dnr.alaska.gov/ag/ag_sales.htm and will also be available at any of the Department of Natural Resources Public Information Offices.

APRIL 28 – MAY 14, 2016 - INITIAL OVER-THE-COUNTER LOTTERY APPLICATION PERIOD

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., May 14, 2016. Applications received after that time will be rejected.

MAY 20, 2016 - INITIAL OVER-THE-COUNTER LOTTERY

The Initial Over-The-Counter Lottery will be held at 1:00 p.m., May 20, 2016, at the Fairbanks Department of Natural Resources Public Information Center counter, located at 3700 Airport Way, Fairbanks, Alaska 99709. Applicants need not be present to win. A list of IOTC winners will be posted online at dnr.alaska.gov/mlw/landsale following the opening of the applications. Unsuccessful applicants may pick up their deposits after the opening to the applications until 5:00 p.m. on May 20, 2016.

MAY 27, 2016 - GENERAL OVER-THE-COUNTER OFFERING LIST AVAILABLE

A list of parcels available for the General Over-The-Counter Offering will be posted at 10. a.m., May 27, 2016 online at dnr.alaska.gov/mlw/landsale and at the DNR Public Information Centers. Parcel are sold over the counter on a first-come-first-served basis.





INTRODUCTION

This brochure describes the parcels of land available from the Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), in cooperation with the Division of Agriculture (DAg) in the 2016 Alaska State Land Offerings - Auction #476. This brochure also contains information on how to participate in the Out Cry 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; 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 and bid forms. 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 one of the Public Information Centers listed below.

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

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

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





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://www.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 this offerings, all the parcels are on tentatively-approved lands.**



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 agreement, 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 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

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 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

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

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 may 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/>

Subdividing Agriculture Parcels

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

There are exceptions:

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

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 parcel information pages 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 parcel 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. These land offerings may have some restrictions on the types of sewage disposal systems allowed. For more information on a particular 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 (ADFG) to find out the hunting season dates for the project area. More information is available at:

<http://adfg.alaska.gov>

ADFG 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.





Wildlife

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. ADFG’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 ADFG:

<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 ADFG 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 ADFG, Division of Habitat, for activities within or across a stream used by fish if ADFG 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 ADFG 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 ADFG, Division of Habitat. A list of common activities requiring permits is available at:

<http://adfg.alaska.gov/index.cfm?adfg=uselicence.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 ADFG, you may be violating State law and this may lead to the charge of a misdemeanor. Contact ADFG, 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. 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

You may nominate land for agricultural use, 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. 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 proposals before the land can be offered for sale.





State Farm Conservation Plan

The successful bidder will be required to submit a State Farm Conservation Plan (SFCP) that is first reviewed by the local Soil and Water Conservation District and then sent to the Division of Agriculture, 1648 S. Cushman, Suite 201, Fairbanks, Alaska 99701. The director of the Division of Agriculture is responsible for approval of farm plans. For parcels purchased during the Out Cry auction, the SFCP must be submitted to the Division of Agriculture for approval no later than 4:00 p.m., June 15, 2016.

SFCP for parcels purchased Over-the-Counter will be due 60 days from the date the down payment is made. The conservation plan follows a standard format as required by the Department of Natural Resources. The form may be picked up at the Division of Agriculture in Fairbanks or Palmer, and will be given to the successful bidder at the auction. The contract for sale will not be issued until an approved State Farm Conservation Plan is submitted.

A SFCP must be prepared by the successful bidder/purchaser. Information and assistance in the preparation of the SFCP is available from numerous sources including the Division of Agriculture, local Soil and Water Conservation Districts, the USDA Natural Resource Conservation Service, Department of Fish and Game, and the University of Alaska Extension Service. A SFCP must include:

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

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

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

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

Farm Clearing Requirement and Maintenance of Farmland

These parcels may be subject to clearing and tillage requirements. In general the requirement is 25% of the cropland soils as determined by the Division of Agriculture improved to a farmable condition within five years of issuance of the sale contract and maintained in that condition throughout the term of the sale contract. Patent will not be issued until the clearing requirement is met. In addition, patent will not be issued if the land has not been maintained in a farmable condition.

“Improved to a farmable condition” is defined as:

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





Agricultural Land Sales

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

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

Agricultural Purposes are defined in statute as:

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

Special Information

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

Noxious Weeds

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

STATE OF ALASKA PROHIBITED AND RESTRICTED NOXIOUS WEEDS

(A) The following are prohibited noxious weeds:

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





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.

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





GENERAL CONSIDERATIONS FOR ALL PARTICIPANTS

Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the DMLW 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.

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 of DNR within 5 days after the Out Cry 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**.

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 Out Cry 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.





OUTCRY AUCTION PROCEDURES

Bidder Registration

Bidder registration will begin at Noon on the day of the auction. Anyone meeting bidder qualifications may register.

Auction Procedures

Only qualified and registered bidders may submit bids. The following procedures define the conduct of this public outcry auction:

1. Upon registering, bidders will be issued a numbered bidder identification card.
2. Opening bid will begin at the appraised value stated in this Brochure.
3. Holding up the bidder identification card in response to the dollar value called by the auctioneer constitutes a bid when the bidder is recognized by the auctioneer.
4. A bidder may withdraw a bid at any time before the hammer falls.
5. If a bid is made while the hammer is falling, the auctioneer shall decide whether the bid is timely or not.
6. The auctioneer may request confirmation of a bid if a bidder's conduct is confusing or distracting, or if it is clear that the bidder does not hear or understand the call of the bid.
7. The auctioneer may withdraw the parcel from the auction before the hammer falls.
8. A bidder or spectator may be ejected from the auction if, in the judgment of the auctioneer, the person's conduct conflicts with the orderly proceeding of the auction.
9. Immediately after the hammer falls, a successful bidder shall pay the State a bid deposit of five percent of the purchase price and a document handling fee of \$100 by personal check, cash, cashier's check, money order, or a combination thereof. BOTH THE BID DEPOSIT AND THE DOCUMENT HANDLING FEE ARE OWED TO THE STATE UPON BEING DECLARED THE HIGH BIDDER AND BOTH ARE NON-REFUNDABLE (DO NOT BID IF YOU ARE NOT PREPARED TO PURCHASE THE PARCEL). The State will issue a receipt describing the land sold, the purchase price, and the amount deposited. The receipt must be acknowledged in writing by the bidder. If a check is returned because of insufficient funds or a stop payment order, the State may cancel the sale contract for breach of contract and take appropriate legal action.
10. If a successful bidder/purchaser fails to comply with the conditions of this auction, the State may cancel the bid or sale contract, whereupon the defaulting bidder/purchaser shall forfeit the bid deposit and any other moneys owed/paid to the State together with interest from the date of the auction. If the parcel is re-offered, the defaulting bidder/purchaser shall be liable for any deficiency there may be between the defaulting bidder's high bid and the final sale price for the parcel when resold, together with any costs or expenses incurred in a resale or attempted resale. The State shall not be liable to the defaulting bidder for a final sale price in excess of the defaulting bidder's offer.
11. If it is determined that an ineligible bidder is the high bidder, the auctioneer shall, at the auctioneer's discretion: (a) re-offer the parcel or (b) pull the parcel from the auction.
12. The auction will be declared adjourned when the auctioneer determines that the auction procedures have been fulfilled.





PARTICIPATING IN THE OVER-THE-COUNTER AND INITIAL OVER THE COUNTER (OTC & IOTC) 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., April 28, 2016, 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 application (11 AAC 67.005 General Qualifications).

Corporations, businesses, and non-Alaska residents ARE eligible to apply in the IOTC and OTC Offerings.

A business must present a copy of its current Alaska Business License to the Division of Agriculture Fairbanks office in an envelope separate from the one containing the application. Corporations and partnerships must also submit a certificate of compliance issued by the Alaska Department of Commerce, Community and Economic Development, and a corporate resolution affixed with the appropriate corporate seal authorizing the individual to apply and sign sale documents on behalf of the corporation. This documentation should be sent to the Division of Agriculture Fairbanks office in an envelope separate from the one containing the application(s) so the information can be verified prior to the opening of the applications. Additional documentation may be required by the state before a contract will be written for a business.

Past participation in previous open-to-entry, agricultural parcel, 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 Offering

Once you have submitted an application for the Initial 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 "Out Cry 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

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. Business' must also submit the required paperwork, see page 21 prior to the IOTC offering.

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 paperwork in a separate envelope if submitting on behalf of a business, see page 21 for more details):

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 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 purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).
- 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.

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.





INITIAL OVER-THE-COUNTER 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 "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 may 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.

On April 28, 2016, 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 2016 Alaska State Land IOTC Offering must be RECEIVED online or at one of the designated DNR offices no sooner than April 28, 2016 and no later than 5:00 p.m., May 14, 2016. DNR date stamps all applications on the day they are received. In accordance with 11 AAC 67.007, DNR will not accept and will reject applications 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 opening of the applications.

IOTC Application Opening and Drawings to Determine Winner

The IOTC Application Opening will begin at 1:00 p.m., May 20, 2016, in the Fairbanks DNR Public Information Center located at 3700 Airport Way, Fairbanks, Alaska 99709. 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.

Following the drawing, DNR Public Information Centers will display a final list and post the results at:

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

You may need to 'refresh' your browser occasionally to view the updates.

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. if applying for a Veterans’ Land Discount, a Veteran Eligibility Affidavit and proof (see “Veterans’ Land Discount” section of this brochure); and
4. 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/>





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 for these parcels **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 or completion of the Out cry 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 9.5%. 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 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.





PARCEL INFORMATION

Parcel # & ADL #	Minimum Bid	Total Acres	Cropland Acres	Clearing Requirement (Acres)	Reservations
Parcel # 1 ADL 410034	\$22,400	134	56	6.5	A, B, D
Parcel # 2 ADL 410035	\$29,500	160	73	10	A, C, E

EASEMENTS

- A. Subject to a 50-foot Section Line easement per AS 19.10.010
- B. Subject to a public access and utility easement along the northern 30-feet of the parcel.
- C. Subject to a public access and utility easement along the northern 45 feet of the parcel.
- D. Subject to a 15-foot Utility easement along the western edge of parcel.
- E. Subject to a 15-foot utility easement along the eastern edge of the parcel.

Special nature of buying agricultural land from the state

As shown in the above table and mentioned throughout this brochure buying agriculture land from the state comes with a few unique conditions you should consider before submitting a bid.

1. As mentioned above the land is subject to a perpetual covenant restricting the use of the land for agricultural purposes. You cannot pay to have this covenant removed, it stays with the land forever.
2. After you receive patent to the land you can only subdivide the parcel one time into no more than 4 parcels, each being 40-acres or larger. You will have to purchase a housing right for each new parcel created by the subdivision (Contact DNR for current fee). You may have a lien for the housing rights put on the new parcels if you are not transferring them outside your immediate family. You will need new farm conservation plans for each parcel in the subdivision before you can receive the required letter of non-objection from the state to complete the subdivision process.
3. Each parcel comes with a clearing requirement and this can prove to be a significant investment. Call some contractors to get an idea of the cost and factor this into your decision whether to submit a bid. Generally you will have five years to do the clearing and the land must stay in that condition until you payoff the contract and receive patent.
4. You must have an approved state farm conservation plan in place before you can go to contract with the state. The plan can be modified but the farm must be operated according to the most current plan in place. The plans are developed with the help of the local Soil and Water Conservation District and submitted to the Division of Agriculture for final approval.
5. All activities on the land must be "incidental to and not inconsistent with the primary use of the land for agricultural purposes." AS 38.05.321(3)(A)





AREA MAPS





SOIL INFORMATION

The soils information contained in this brochure was derived from the Natural Resources Conservation Services' web soil survey site (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>). The relevant spatial soil data was brought into a GIS program and combined with parcel data. Once the soil composition of the parcel was determined using the web soil survey data the map unit information (soil descriptions) were taken directly from the map unit report.

All the soil descriptions contain a nonirrigated land capability classification rating that consistence of a numerical class and letter subclass, e.g. 3w. Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

These classifications are given as very general guidelines of the potential limiting factors relating to a parcels cropland potential. They are not definitive and potential bidders should inspect any parcel for its suitability for their planned agricultural use.

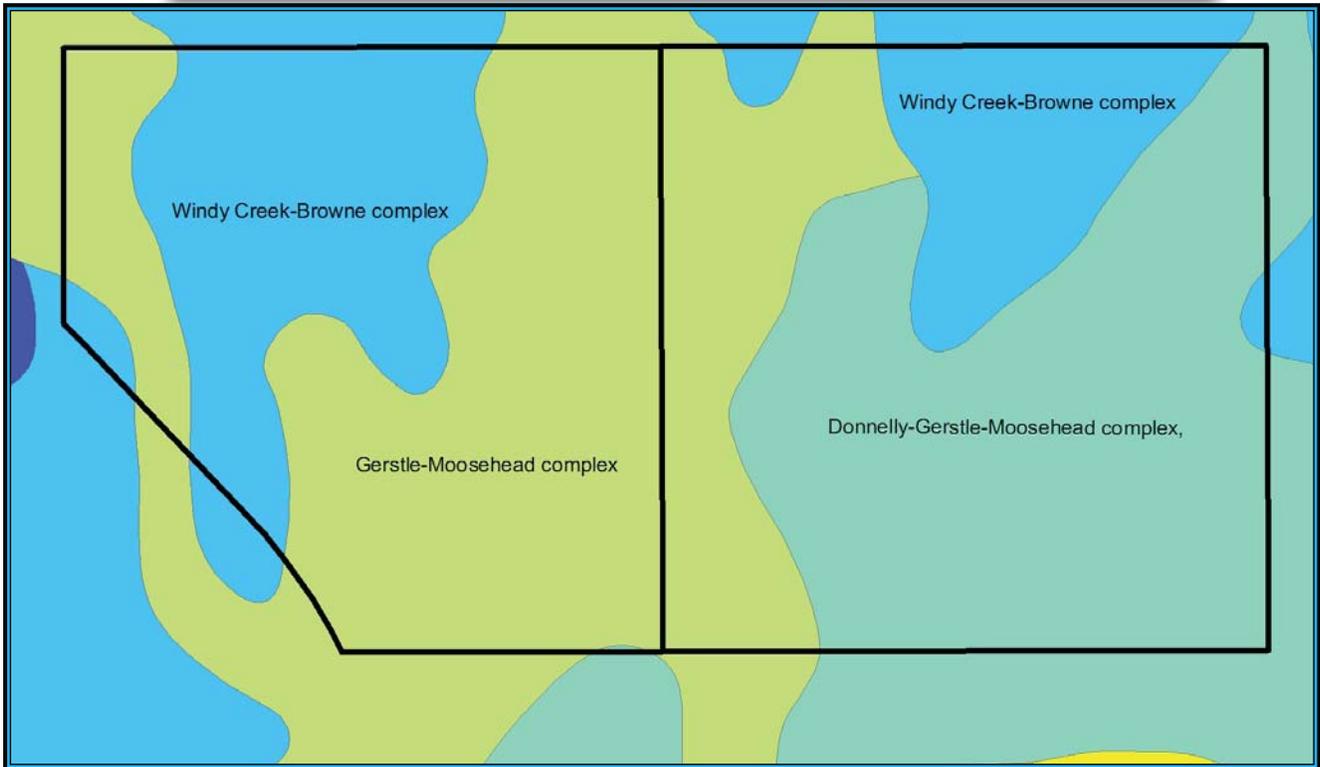
Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have few limitations that restrict their use.
- Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices.
- Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Contact NRCS or the local Soil and Water Conservation District for more information about the soils for a particular area or parcel.





SOILS INFORMATION

See page 30 for more information about the soil data

Windy Creek-Browne complex

Windy Creek -The Windy Creek component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer, permafrost, is 12 to 35 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low.

Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is **6w**. This soil meets hydric criteria.

Browne - The Browne component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer, permafrost, is 14 to 30 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low.

Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is **6w**. This soil meets hydric criteria.





Gerstle-Moosehead complex

Gerstle - The Gerstle component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 50 percent. Nonirrigated land capability classification is **3c**. This soil does not meet hydric criteria.

Moosehead - The Moosehead component makes up 35 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of loess over sandy and silty alluvium over sandy and gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is **3c**. This soil does not meet hydric criteria.

Donnelly-Gerstle-Moosehead complex

Donnelly - The Donnelly component makes up 35 percent of the map unit. Slopes are 1 to 12 percent. This component is on fans. The parent material consists of loess over sandy and gravelly alluvium and/or sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is **6s**. This soil does not meet hydric criteria.

Gerstle - The Gerstle component makes up 25 percent of the map unit. Slopes are 5 to 12 percent. This component is on terraces. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 50 percent. Nonirrigated land capability classification is **4e**. This soil does not meet hydric criteria.

Moosehead - The Moosehead component makes up 25 percent of the map unit. Slopes are 1 to 15 percent. This component is on alluvial fans. The parent material consists of loess over sandy and silty alluvium over sandy and gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is **3s**. This soil does not meet hydric criteria.





Parcel Location Approximate. For representative purposes only.

Parcel #1

ADL 410034

134.09 Acres

Minimum Bid: \$22,400

Clearing Requirement:
6.5Acres

T08S, R08W, Sec. 19, F.M.

Legal Description:

Tract A-2 of Supplemental Plat of Tracts A and B of Alaska State Land Survey No. 79-173, containing 134.09 acres more or less, filed in the Nenana Recording District as Plat No. 84-10. Tract A-2 is within Section 19, Township 8 South, Range 8 West, Fairbanks Meridian, Fourth Judicial District

Title Quality: State Patent (Fee Title subject to Agricultural Covenants per AS 38.05.321)

Acquired under Statehood entitlement: General Purpose Grant - Statehood entitlement under Sec.6(b) of the Act of July , 1958, 72

Stat. 339 as amended. The State received Tentative Approval

(see page 6) for the land and mineral estate under this entitlement on 4/1/80. The State case file is GS-690.

Clearing Requirement: 6.5 Acres

To be completed within five years from the date the purchase contract is signed. Please see page 15 for a description of the clearing and maintenance of farmland requirement.

Improvements Currently on Parcel: None

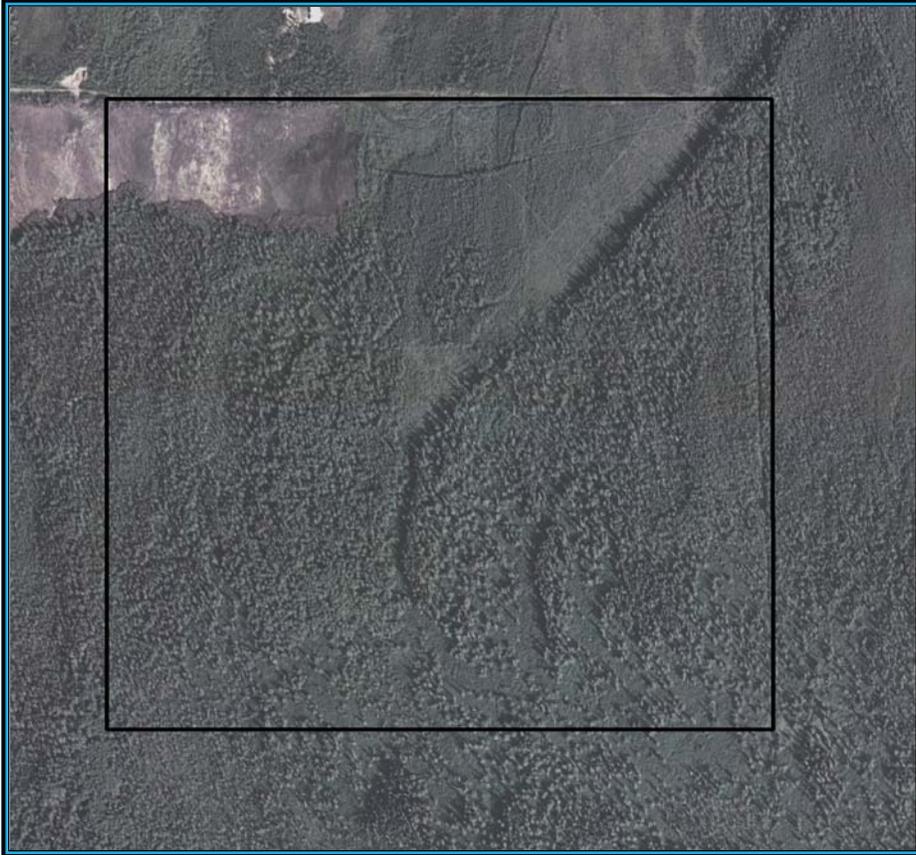
Access: Parks Highway to Rexana road.

Municipality: The parcel is within the Denali Borough and subject to local ordinances and taxing authority

Present Use: Public Recreation and wildlife habitat

Notes: There is a delapidated cabin on site that needs to be tore down. Also there is a large junk pile partially buried on site filled with applainces and at least one car. Lots of 55 gal. drums on site as well as batter-ies. The site itself in not considered to be a hazardous material site though it will require extensive work to clean up. Please keep this expense in mind when calculating cost of ownership. see photos on page 35.





Parcel Location Approximate. For representative purposes only.

Parcel #2
 ADL 410035
 159.96 Acres
 Minimum Bid: \$29,500
 Clearing Requirement: 10 Acres
 T08S, R08W, Sec. 19, F.M.

Legal Description:

Tract A-3 of Supplemental Plat of Tracts A and B of Alaska State Land Survey No. 79-173, containing 159.96 acres more or less, filed in the Nenana Recording District as Plat No. 84-10. Tract A-2 is within Section 19, Township 8 South, Range 8 West, Fairbanks Meridian, Fourth Judicial District

Title Quality: State Patent (Fee Title subject to Agricultural Covenants per AS 38.05.321) Acquired under Statehood entitlement: General Purpose Grant - Statehood entitlement under Sec.6(b) of the Act of July , 1958, 72 Stat. 339 as amended. The State received Tentative Approval (see page 6) for the land and mineral estate under this entitlement on 4/1/80. The State case file is GS-690.

Clearing Requirement: 10 Acres

To be completed within five years from the date the purchase contract is signed. Please see page 15 for a description of the clearing and maintenance of farmland requirement.

Improvements Currently on Parcel: None

Access: Parks Highway to Rexana road.

Municipality: The parcel is within the Denali Borough and subject to local ordinances and taxing authority

Present Use: Public Recreation and wildlife habitat

Notes: Please note that the road to this parcel is washed out with an exposed culvert. The state and Borough will not be fixing this in the near future. Only 4-wheelers and vehicles with very high clearance can make it down the the ditch and back up the other side. Please keep the cost of fixing this or building alternative access when calculating cost of ownership of this parcel. see page 35.





PHOTOS

Parcel #1



Parcel #2

