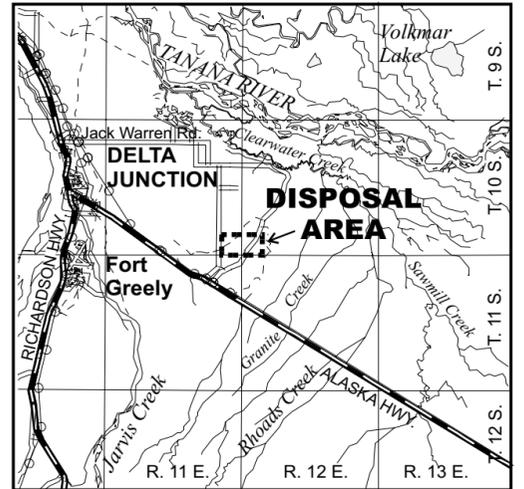


Map 47 - Delta Homesites ASLS 77-162, 77-163

ASLS 77-162, NE 1/4 Sec. 31

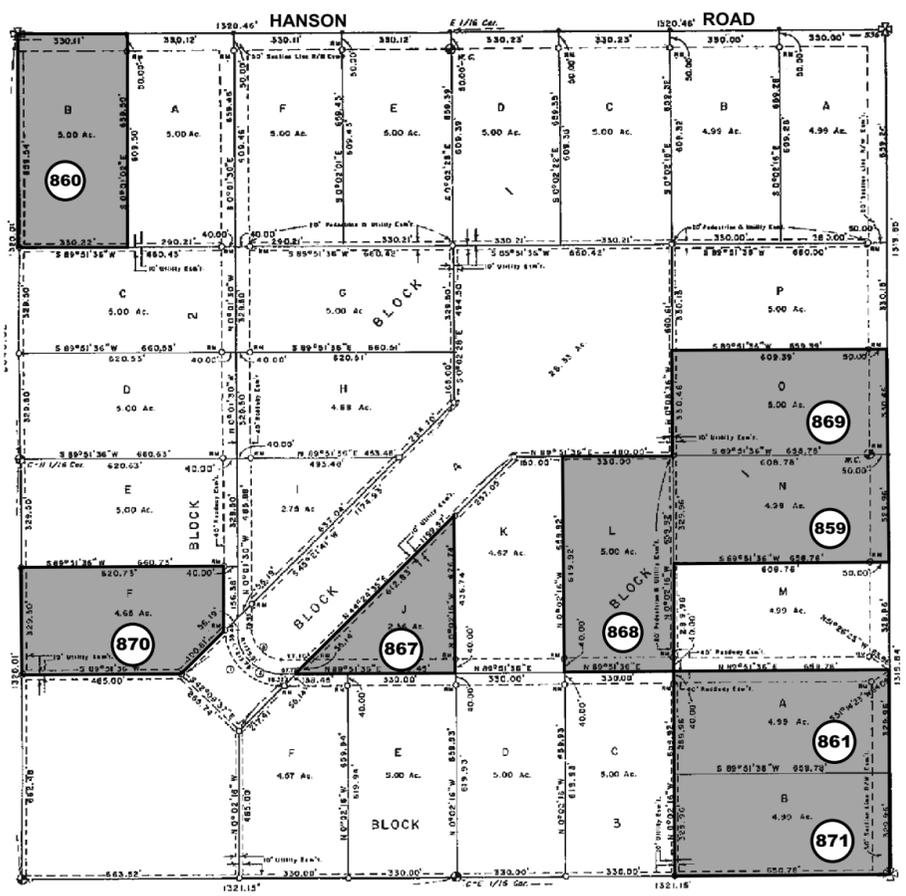


USGS Quad Big Delta A-3, A-4, Alaska

Vicinity Map

Township 10 South, Range 11 East, Sec. 36
Township 10 South, Range 12 East, Sec. 31
Fairbanks Meridian, Alaska

ASLS 77-163, NE 1/4 Sec. 36



Location	Delta Homesites are located approximately 7 miles southeast of Delta Junction and north of the Alaska Highway.
Topo Map	USGS Quad Big Delta A-3, A-4
Access	Access to the parcels is from the Alaska Highway, local roads, and section line easements. Clearwater Road runs along the west edge of section 36 and intersects with Hanson Road, which runs along the north edge of sections 31 and 36. Old Clearwater Ranch Road also intersects the Alaska Highway and may be used to access parcels in section 31. Access to parcels 859, 861, 869, and 871 may require the use of four wheel drive.
Terrain	Parcels are level with elevation from 1,150 to 1,200 feet above mean sea level.
Soils	Silt loam soils that are shallow to deep over gravel and/or sand.
Vegetation	Vegetation includes black and white spruce and aspen.
Water Front	None
View	Unknown
Climate	Very windy area with temperatures ranging from averages of 35 to 72 degrees F in the summer and -31 to 24 degrees F in the winter, with recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Wells in the area run 250 to 300 feet deep.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
Utilities	Roadside utilities are available to most sites, but individual parcels must be independently researched.
Restrictions	Subject to platted easements and reservations, see ASLS 77-162 and 77-163. ADL 400255 is subject to a 30-foot right-of-way along its north lot line (ADL 402784). No more than one single-family residence per lot will be permitted, AAC 91.130.
Municipal Authority	Unknown
Homeowners Assoc.	Unknown
Other	Although the Old Clearwater Ranch road is used extensively, windy conditions can result in temporary blockage due to snowdrifts. ADL 400208 contains some debris. ADL 400251 contains an abandoned trailer and vehicle along with some debris.

Section Line Rights-Of-Way: All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
849	400206	F010S012E31	ASLS 77-162	B	1	2.500	\$6,500.00	
850	400208	F010S012E31	ASLS 77-162	D	1	5.000	\$8,000.00	
851	400209	F010S012E31	ASLS 77-162	E	1	5.000	\$7,200.00	
852	400215	F010S012E31	ASLS 77-162	K	1	4.990	\$7,200.00	
853	400217	F010S012E31	ASLS 77-162	B	2	3.580	\$6,400.00	
854	400220	F010S012E31	ASLS 77-162	E	2	3.890	\$7,000.00	
855	400224	F010S012E31	ASLS 77-162	I	2	4.990	\$7,200.00	
856	400231	F010S012E31	ASLS 77-162	E	3	4.020	\$6,900.00	
857	400233	F010S012E31	ASLS 77-162	G	3	3.640	\$6,600.00	WITHDRAWN
858	400235	F010S012E31	ASLS 77-162	I	3	3.560	\$6,400.00	
859	400251	F010S011E36	ASLS 77-163	N	1	4.990	\$7,200.00	
860	400255	F010S011E36	ASLS 77-163	B	2	5.000	\$8,000.00	
861	400260	F010S011E36	ASLS 77-163	A	3	4.990	\$7,200.00	
862	400986	F010S012E31	ASLS 77-162	D	2	3.450	\$6,200.00	
863	400987	F010S012E31	ASLS 77-162	B	3	2.790	\$6,000.00	WITHDRAWN
864	400989	F010S012E31	ASLS 77-162	F	3	3.470	\$6,200.00	WITHDRAWN
865	400990	F010S012E31	ASLS 77-162	J	3	4.750	\$6,800.00	
866	400991	F010S012E31	ASLS 77-162	K	3	3.110	\$6,200.00	
867	400995	F010S011E36	ASLS 77-163	J	1	2.560	\$6,000.00	
868	400996	F010S011E36	ASLS 77-163	L	1	5.000	\$7,200.00	
869	400998	F010S011E36	ASLS 77-163	O	1	5.000	\$7,200.00	
870	401001	F010S011E36	ASLS 77-163	F	2	4.650	\$7,100.00	
871	401002	F010S011E36	ASLS 77-163	B	3	4.990	\$7,200.00	
872	401821	F010S012E31	ASLS 77-162	A	2	2.880	\$6,900.00	

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

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

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

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

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

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

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre