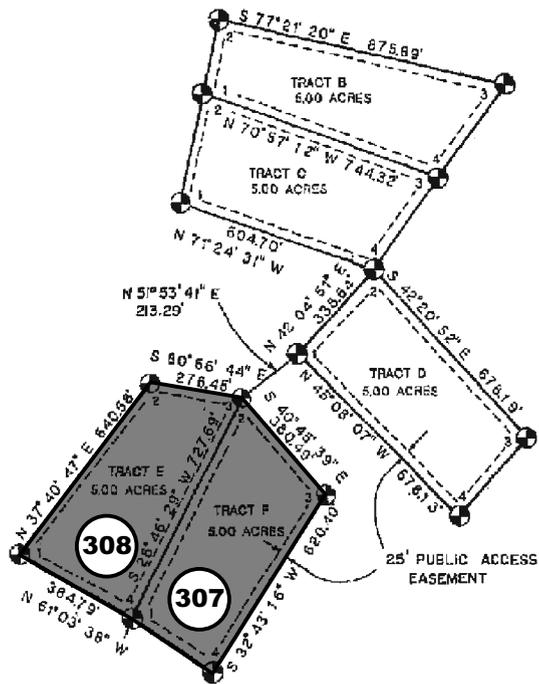
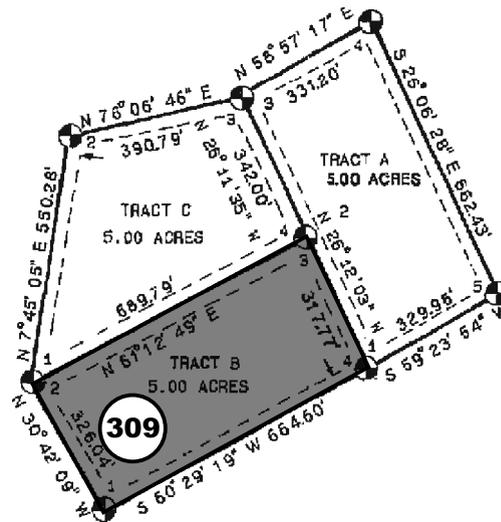


# Map 17 - Dillingham Remote Odd Lots

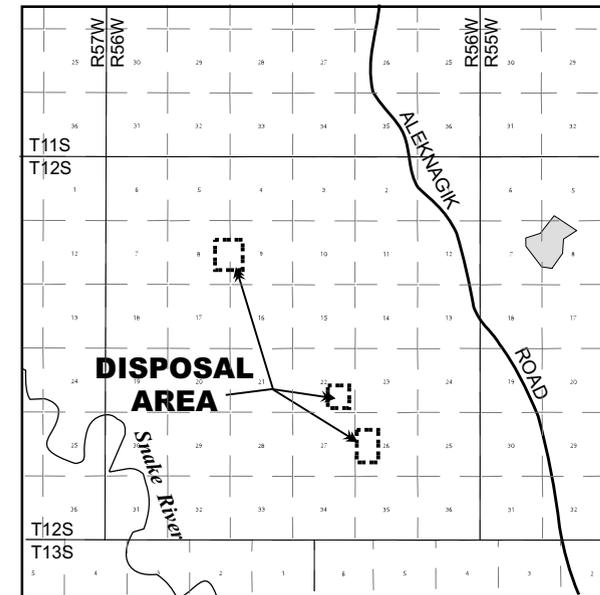
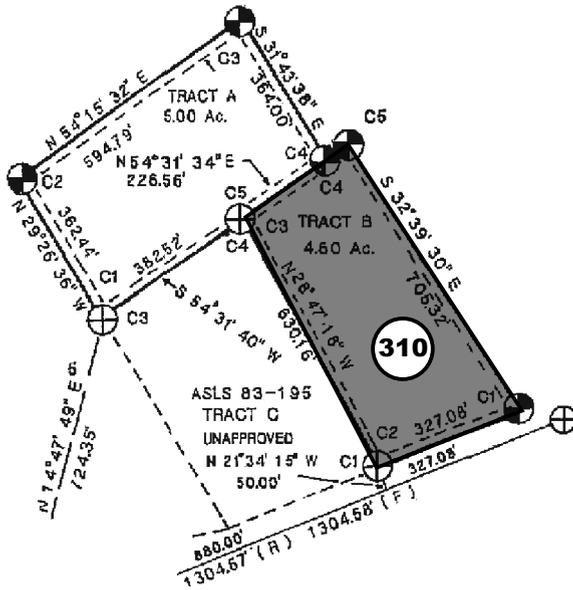
## ASLS 85-322 Sec. 26



## ASLS 83-200 Sec. 8, 9



## ASLS 84-60 Sec. 22



USGS Quad Dillingham A-8, Alaska

### Vicinity Map

Township 12 South, Range 56 West, Sec. 8, 9, 22, 26  
Seward Meridian, Alaska

<b>Location</b>	Located approximately 15 miles northwest of Dillingham.
<b>Topo Map</b>	USGS Quad Dillingham A-8
<b>Access</b>	Area access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is limited to trail easements and fly-in access in the winter.
<b>Terrain</b>	The area is characterized by glacial action with rolling, irregular shaped moraine knolls and ridges. Elevation ranges from 20 feet in the lowlands to 2,000 feet above sea level in an area just east of Warehouse Mountain.
<b>Soils</b>	Well-drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving.
<b>Vegetation</b>	White spruce and paper birch on the uplands with grasses, alder, shrubs and mosses transcending to the muskegs and drainages.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average summer temperatures range from 37 to 66 degrees F and average winter temperatures range from 4 to 30 degrees F. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds up to 60 to 70 mph may occur between December and March.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Site capability for on-site sewage is excellent. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 85-322, 83-200, 84-60.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Bristol Bay Area Plan. Parcels are tentatively approved from the Federal Government.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
307	214757	S012S056W26	ASLS 85-322	F	5.000	\$2,800.00
308	214764	S012S056W26	ASLS 85-322	E	5.000	\$3,400.00
309	215340	S012S056W08, 09	ASLS 83-200	B	5.000	\$3,800.00
310	216977	S012S056W22	ASLS 84-60	B	4.600	\$3,400.00

# 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:*

<b>VETERAN'S DISCOUNT CALCULATION</b>			
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
<b>Discounted Purchase Price</b> (Bid Price Less Discount)			<b>\$ 11,302.92</b>
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
<b>Balance Due</b>			<b>\$ 10,602.92</b>

### 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