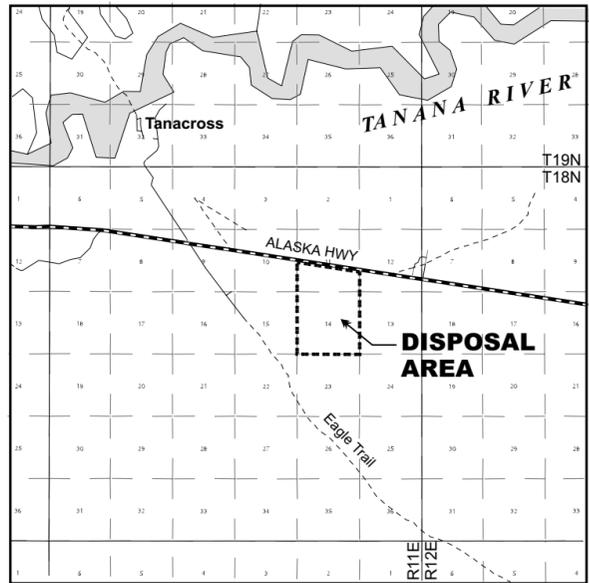


Map 48 - Eagle Subdivision ASLS 81-33

<b>Location</b>	Eagle Subdivision is located approximately ten miles west of Tok on the south side of, and adjacent to, the Alaska Highway.
<b>Topo Map</b>	USGS Quad Tanacross B-5
<b>Access</b>	Access is via the Alaska Highway
<b>Terrain</b>	The area is mostly level with some low rolling dunes; elevations range from 1,200 to 2,200 feet above sea level.
<b>Soils</b>	Soils are well drained and are composed of shallow silt over gravelly sand.
<b>Vegetation</b>	Stands of aspen and birch predominate with black spruce in a few low areas.
<b>Water Front</b>	None
<b>View</b>	View of surrounding woods
<b>Climate</b>	Summer temperatures range from 33 to 72 degrees F. Winter temperatures vary from -32 to 25 degrees F. Extremes of -60 and 95 degrees F have been recorded. Precipitation averages 12 to 15 inches annually.
<b>Water Source</b>	Potable water of high quality is expected at a depth of 50 feet.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 81-33.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Eagle Homeowners' Association created to govern said subdivision.
<b>Other</b>	The historic Tetlin Trail crosses section 11 north of the subdivision. The historic Slana-Tanana Crossing Trail, RST #188, crosses section 15 west of these parcels and is subject to Revised Statute 2477 of the mining law of 1866. The surrounding area may contain traplines. Lot 1, Block 5 (ADL 408121) contains several wood shed frames, several abandoned vehicles, assortment of trash, discarded household appliances. Estimate cost for removal \$1,500.



USGS Quad Tanacross B-5, Alaska

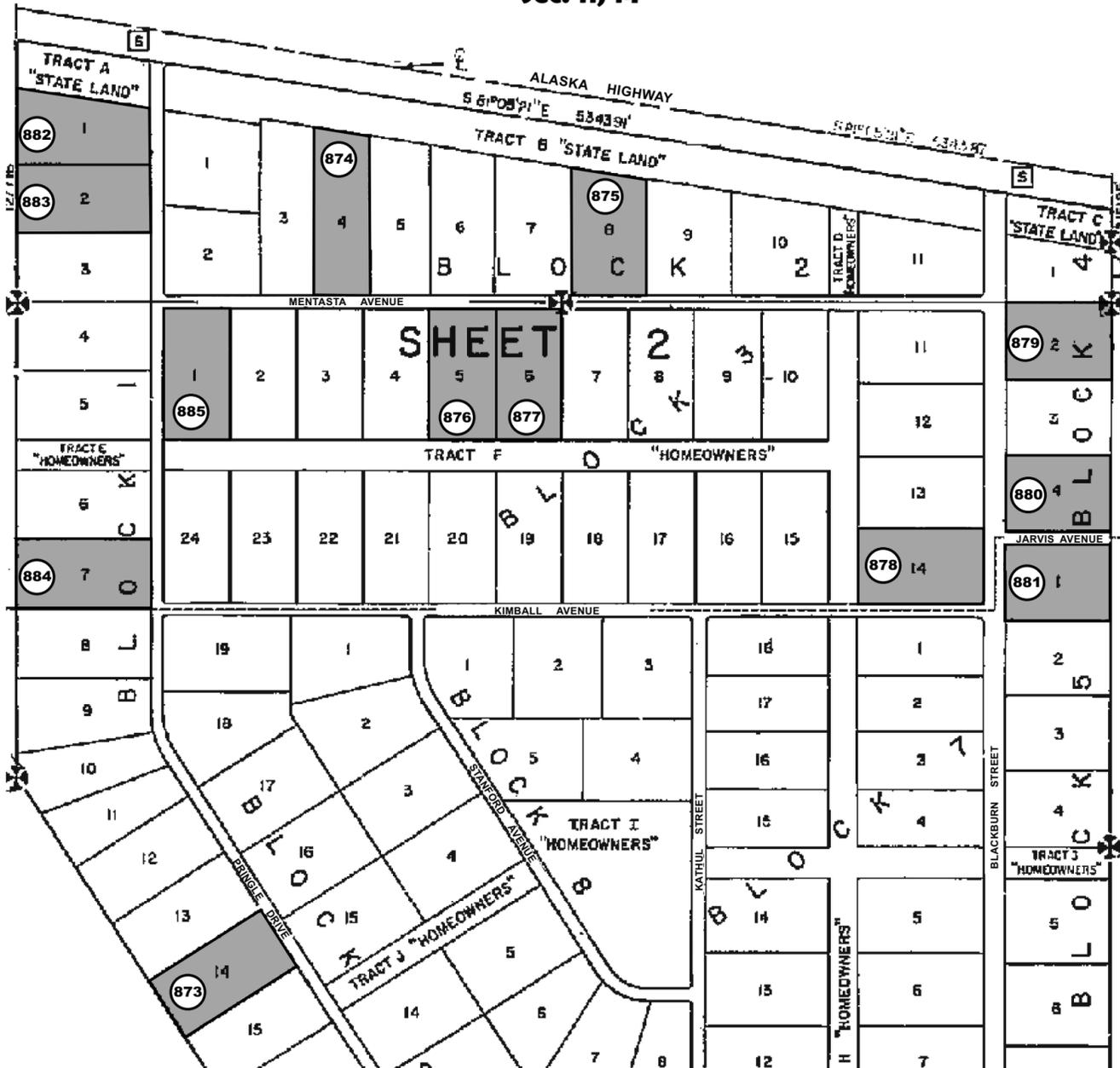
Vicinity Map

Township 18 North, Range 11 East, Sec. 11, 14  
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
873	408031	C018N011E14	ASLS 81-33	14	1	4.850	\$6,300.00	
874	408037	C018N011E11	ASLS 81-33	4	2	4.983	\$8,000.00	
875	408041	C018N011E11	ASLS 81-33	8	2	4.998	\$6,500.00	
876	408047	C018N011E14	ASLS 81-33	5	3	4.738	\$7,600.00	
877	408048	C018N011E14	ASLS 81-33	6	3	4.738	\$6,100.00	
878	408116	C018N011E14	ASLS 81-33	14	3	4.926	\$7,900.00	
879	408118	C018N011E14	ASLS 81-33	2	4	4.314	\$6,000.00	Driveway along northern border
880	408120	C018N011E14	ASLS 81-33	4	4	4.315	\$6,900.00	Debris on site
881	408121	C018N011E14	ASLS 81-33	1	5	4.315	\$5,400.00	Debris On Site
882	408123	C018N011E11	ASLS 81-33	1	1	4.845	\$7,800.00	
883	408124	C018N011E11	ASLS 81-33	2	1	4.993	\$8,100.00	Clearing & garbage pit
884	408129	C018N011E14	ASLS 81-33	7	1	4.999	\$7,400.00	
885	408132	C018N011E14	ASLS 81-33	1	3	4.727	\$7,600.00	

Sec. 11, 14



# 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