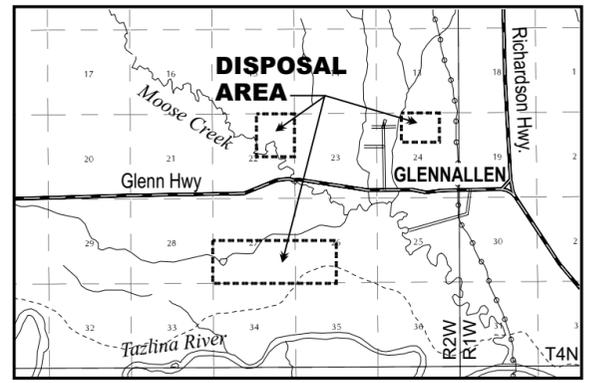
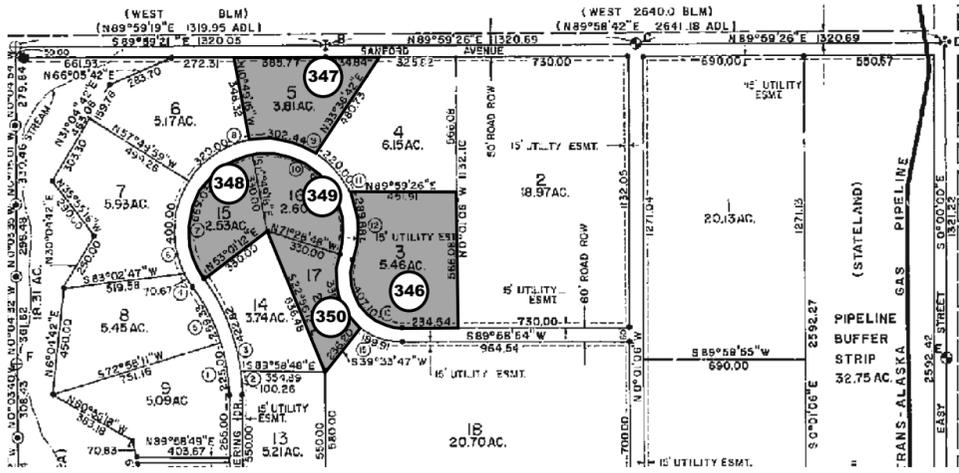


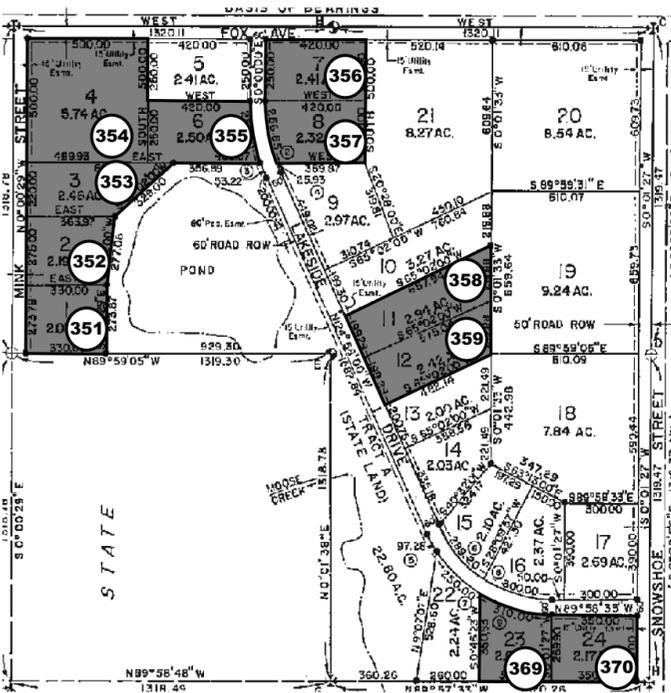
Map 20 - Glennallen II

ASLS 79-249 Sec. 24



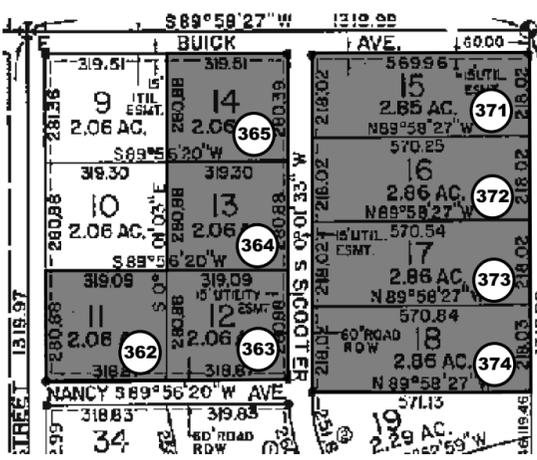
Vicinity Map
Township 4 North, Range 2 West,
Sec. 22, 24, 26, 27
Copper River Meridian, Alaska

ASLS 79-250 Sec. 22

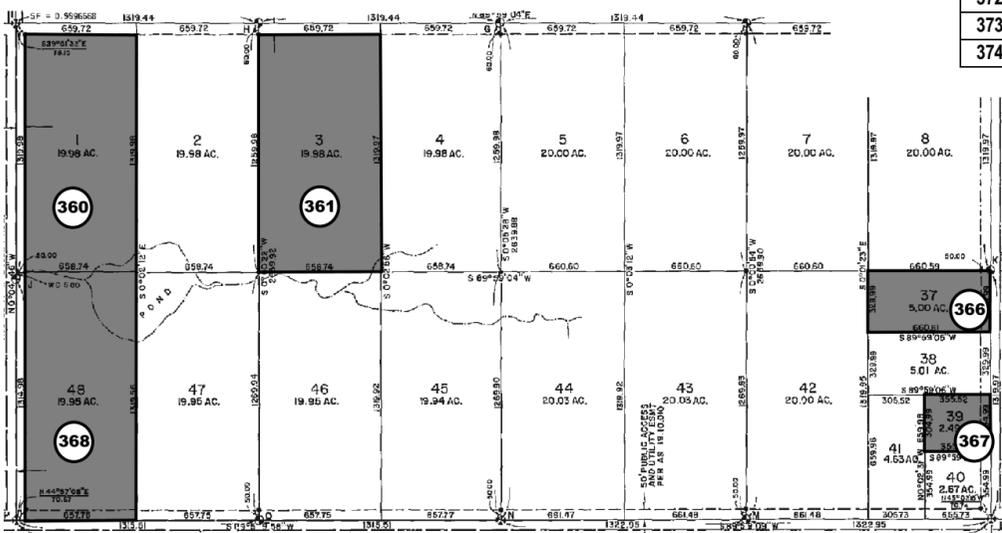


Location	This subdivision is located near Glennallen, about mile 186 on the Glenn Highway east of Anchorage and 2.5 miles west of the intersection with the Richardson Highway.
Topo Map	USGS Quad Gulkana A-4
Access	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
Terrain	Generally flat, on a plateau with an elevation of 1,400 to 1,500 feet comprised of black spruce and muskeg overlying a fairly level permafrost base. There is some standing water and potholes.
Soils	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands and muskeg.
Vegetation	Stands of spruce, willow and aspen.
Water Front	Several parcels in ASLS 79-250 are adjacent to an unnamed pond. Parcels in ASLS 79-251 may have a pond or unnamed stream running through a portion of the lots.
View	Individual lots may have view of Wrangell Mountains.
Climate	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
Water/Sewage Disposal	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.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-249, 79-250, and 79-251. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	Purchasers automatically become a member of the Glennallen II Homeowner's Association, however nothing has been recorded for the association at this time.
Other	Located within the Copper River Basin Area Plan.

ASLS 79-251 Sec. 26



ASLS 79-251 Sec. 27



Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
346	204762	C004N002W24	ASLS 79-249	3	5.460	\$4,800.00
347	204764	C004N002W24	ASLS 79-249	5	3.810	\$6,000.00
348	204774	C004N002W24	ASLS 79-249	15	2.530	\$3,800.00
349	204775	C004N002W24	ASLS 79-249	16	2.600	\$3,800.00
350	204776	C004N002W24	ASLS 79-249	17	2.270	\$3,800.00
351	204780	C004N002W22	ASLS 79-250	1	2.070	\$5,800.00
352	204781	C004N002W22	ASLS 79-250	2	2.190	\$5,800.00
353	204782	C004N002W22	ASLS 79-250	3	2.460	\$5,800.00
354	204783	C004N002W22	ASLS 79-250	4	5.740	\$4,800.00
355	204785	C004N002W22	ASLS 79-250	6	2.500	\$5,800.00
356	204786	C004N002W22	ASLS 79-250	7	2.410	\$3,800.00
357	204787	C004N002W22	ASLS 79-250	8	2.320	\$3,800.00
358	204790	C004N002W22	ASLS 79-250	11	2.840	\$5,400.00
359	204791	C004N002W22	ASLS 79-250	12	2.420	\$5,400.00
360	204797	C004N002W27	ASLS 79-251	1	19.980	\$12,600.00
361	204799	C004N002W27	ASLS 79-251	3	19.980	\$8,400.00
362	204805	C004N002W26	ASLS 79-251	11	2.060	\$9,100.00
363	204806	C004N002W26	ASLS 79-251	12	2.060	\$4,000.00
364	204807	C004N002W26	ASLS 79-251	13	2.060	\$4,000.00
365	204808	C004N002W26	ASLS 79-251	14	2.060	\$4,000.00
366	204817	C004N002W27	ASLS 79-251	37	5.000	\$10,300.00
367	204819	C004N002W27	ASLS 79-251	39	2.490	\$9,100.00
368	204826	C004N002W27	ASLS 79-251	48	19.950	\$12,600.00
369	206092	C004N002W22	ASLS 79-250	23	2.030	\$9,600.00
370	206093	C004N002W22	ASLS 79-250	24	2.170	\$9,600.00
371	206094	C004N002W26	ASLS 79-251	15	2.850	\$4,000.00
372	206095	C004N002W26	ASLS 79-251	16	2.860	\$4,000.00
373	206096	C004N002W26	ASLS 79-251	17	2.860	\$4,000.00
374	206097	C004N002W26	ASLS 79-251	18	2.860	\$4,000.00

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