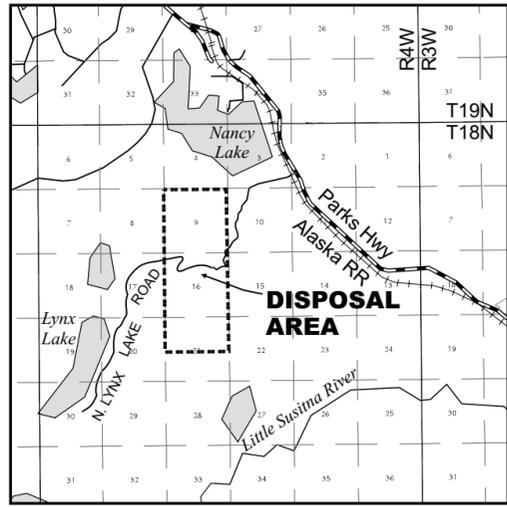
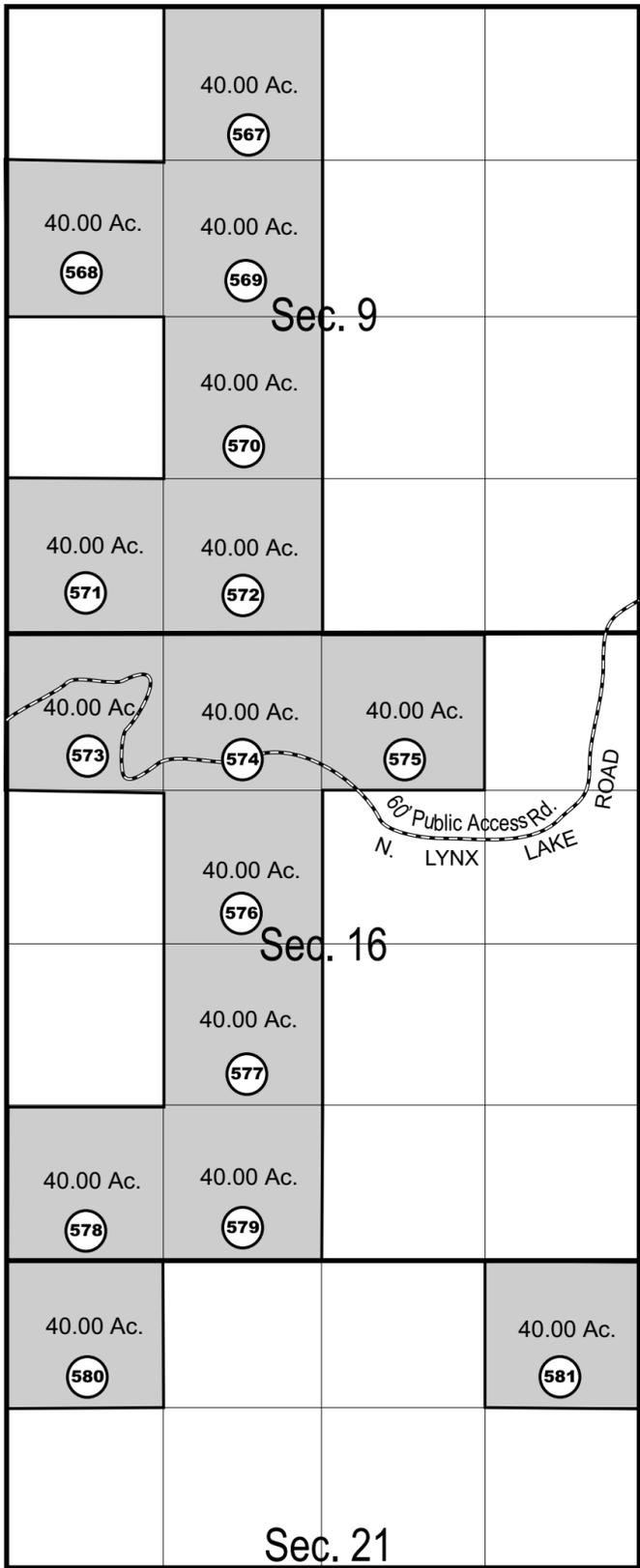


**Map 33 - Mat Valley Odd Lot - Lynx Lake ASCS**



**Vicinity Map**  
 Township 18 North, Range 4 West, Sec. 9, 16, 21  
 Seward Meridian, Alaska

<b>Location</b>	Located in the Lynx Lake District which is 1 to 2 miles south of Nancy Lake and about 2 1/2 miles west of the Parks Highway at Mile Post 63.
<b>Topo Map</b>	USGS Quad Tyonek C-1, Anchorage C-8
<b>Access</b>	The closest road access is from the Parks Highway west along N. Lynx Lake Road. There are several winter roads located to the north and west of the subject area, but development of a year round road would be economically unfeasible.
<b>Terrain</b>	Characterized by rolling uplands and nearly level muskeg formations.
<b>Soils</b>	Dominated by Salamatof peat with concentrations of shallow silt loam soils.
<b>Vegetation</b>	White spruce, paper birch, and alder occupy areas with well-drained soils. Low lying, wet areas are sparsely covered with black spruce, cottonwood, willow, and muskeg formations.
<b>Water Front</b>	Ponds are located on various lots (ADL #'s 219545, 219546, 219555). Visual inspection strongly advised to verify the extent of wet areas.
<b>View</b>	View of the Alaska Range, Talkeetna Mountains, and the Chugach Mountains.
<b>Climate</b>	January temperatures range from 4 to 23 degrees F; July can vary from 47 to 68 degrees F.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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>	All parcels subject to a 25-foot public access and utility easement on all interior lot lines. Parcels adjacent to surveyed section lines are subject to a 50-foot section line easement. ADL 219553, 219554 and 219555 are subject to a 60-foot public access & utility easement for an existing road. Subject to platted easements and reservations, see ASCS sections 9, 16, & 21 Tract A.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. Some parcels may contain high water tables and are considered to be swampy. These parcels will be conveyed by aliquot part. No interior monuments have been set.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid	Comments
567	219545	S018N004W09	ASCS	NE4NW4	40.000	\$28,000.00	Small Pond
568	219546	S018N004W09	ASCS	SW4NW4	40.000	\$22,500.00	Small Pond
569	219547	S018N004W09	ASCS	SE4NW4	40.000	\$21,500.00	
570	219549	S018N004W09	ASCS	NE4SW4	40.000	\$28,000.00	
571	219550	S018N004W09	ASCS	SW4SW4	40.000	\$21,000.00	Swampy
572	219551	S018N004W09	ASCS	SE4SW4	40.000	\$21,000.00	Swampy
573	219553	S018N004W16	ASCS	NW4NW4	40.000	\$35,000.00	
574	219554	S018N004W16	ASCS	NE4NW4	40.000	\$21,000.00	
575	219555	S018N004W16	ASCS	NW4NE4	40.000	\$26,500.00	Small Pond
576	219557	S018N004W16	ASCS	SE4NW4	40.000	\$21,000.00	
577	219559	S018N004W16	ASCS	NE4SW4	40.000	\$15,500.00	
578	219560	S018N004W16	ASCS	SW4SW4	40.000	\$14,500.00	
579	219561	S018N004W16	ASCS	SE4SW4	40.000	\$21,500.00	
580	219562	S018N004W21	ASCS	NW4NW4	40.000	\$21,000.00	
581	219565	S018N004W21	ASCS	NE4NE4	40.000	\$21,000.00	Swampy

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).

# 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