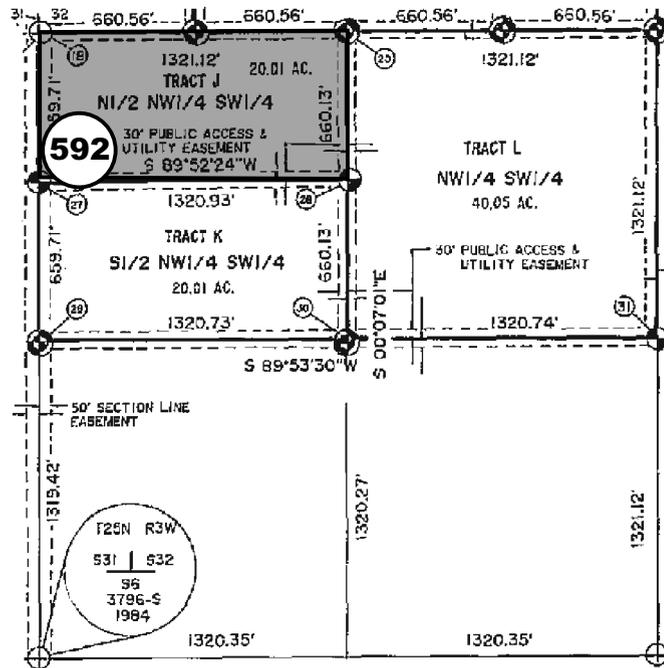
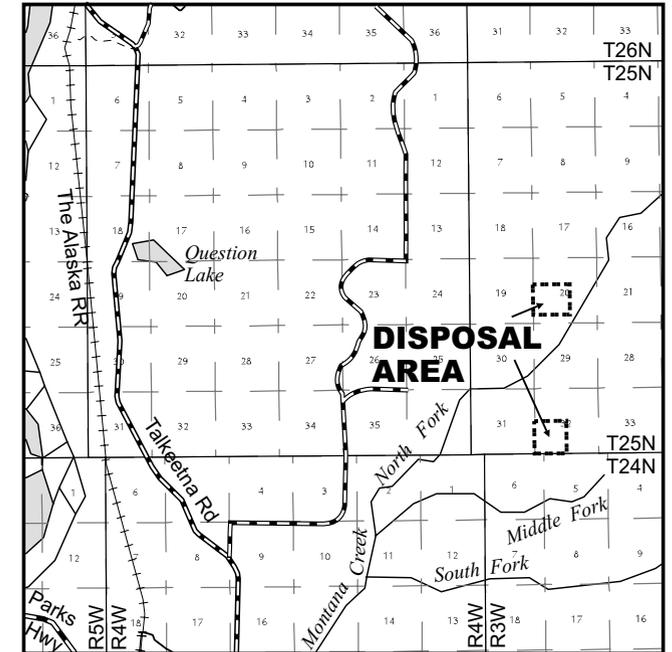
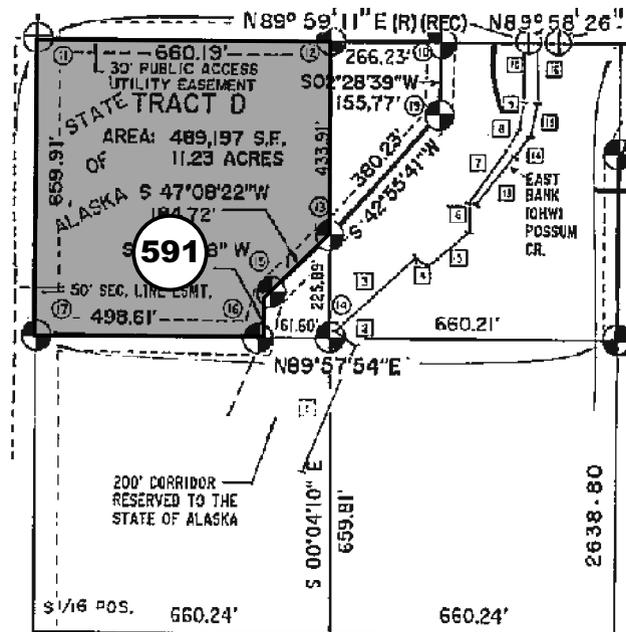


# Map 39 - Talkeetna Foothills Homestead Odd Lots

## ASLS 89-46 SW 1/4 Sec. 32



## ASLS 89-47 SW 1/4 Sec. 20



USGS Quad Talkeetna Mtn A-6, B-6, Alaska

### Vicinity Map

Township 25 North, Range 3 West,  
Sec. 20, 32  
Seward Meridian, Alaska



<b>Location</b>	Located 6 to 8 miles southeast of Larson Lake, approximately 1 to 2 miles east of Baldy Lake, and approximately 10 miles southeast of Talkeetna.
<b>Topo Map</b>	USGS Quad Talkeetna Mts. A-6, B-6
<b>Access</b>	Access is provided by Answer Creek Road and Mastodon Road off Talkeetna Road and by the river corridors along the middle and north forks of Montana Creek, Answer Creek, and Possum Creek. Further access points are provided through platted roads in Bald Mountain Subdivision (ASLS 80-176) and South Bald Mountain Subdivision (ASLS 82-1).
<b>Terrain</b>	Rolling terrain with elevations between 1,000 to 2,300 feet above mean sea level.
<b>Soils</b>	An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Isolated pockets of permafrost may be present.
<b>Vegetation</b>	Vegetation consists of willow, alder, grasses, shrubs, and black spruce.
<b>Water Front</b>	ADL 223437 is adjacent to Possum Creek.
<b>View</b>	View of the Alaska Range and the Talkeetna Mountains.
<b>Climate</b>	Temperatures range from a maximum mean of 68 degrees F in July to a minimum mean of 0 degrees F in December. Rainfall averages 28 inches annually with an average annual snowfall of 106 inches.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	This area has been approved by the Department of Environmental Conservation for non-water carried type sewage disposal systems, (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any other type of disposal system must first receive approval from the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 89-47 and ASLS 89-46. There is a 200-foot staking setback from the ordinary high water mark on each side of Possum Creek.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Unknown
<b>Other</b>	Located within the Susitna Area Plan. The major streams in the area represent valuable anadromous fish habitat and are protected by 400- to 600-foot retained land corridors.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
591	223437	S025N003W20	ASLS 89-47	D	11.230	\$6,700.00
592	223439	S025N003W32	ASLS 89-46	J	20.010	\$12,000.00

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

# 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