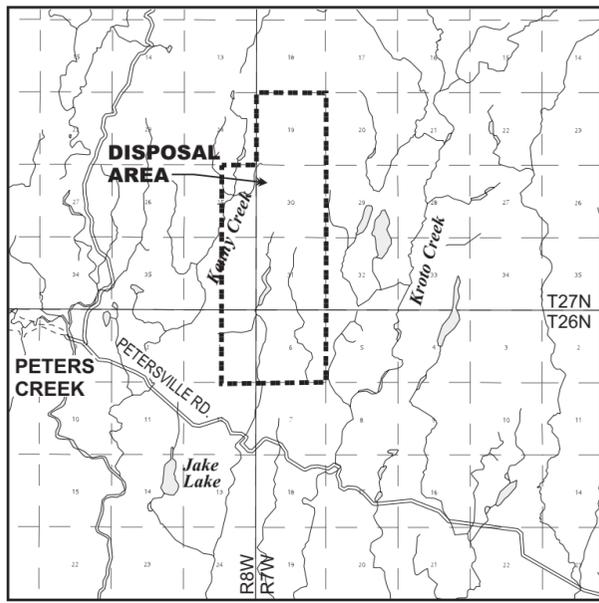


Map 14 Kenny Creek ASLS 80-143



USGS Quad Talkeetna B-2, Alaska

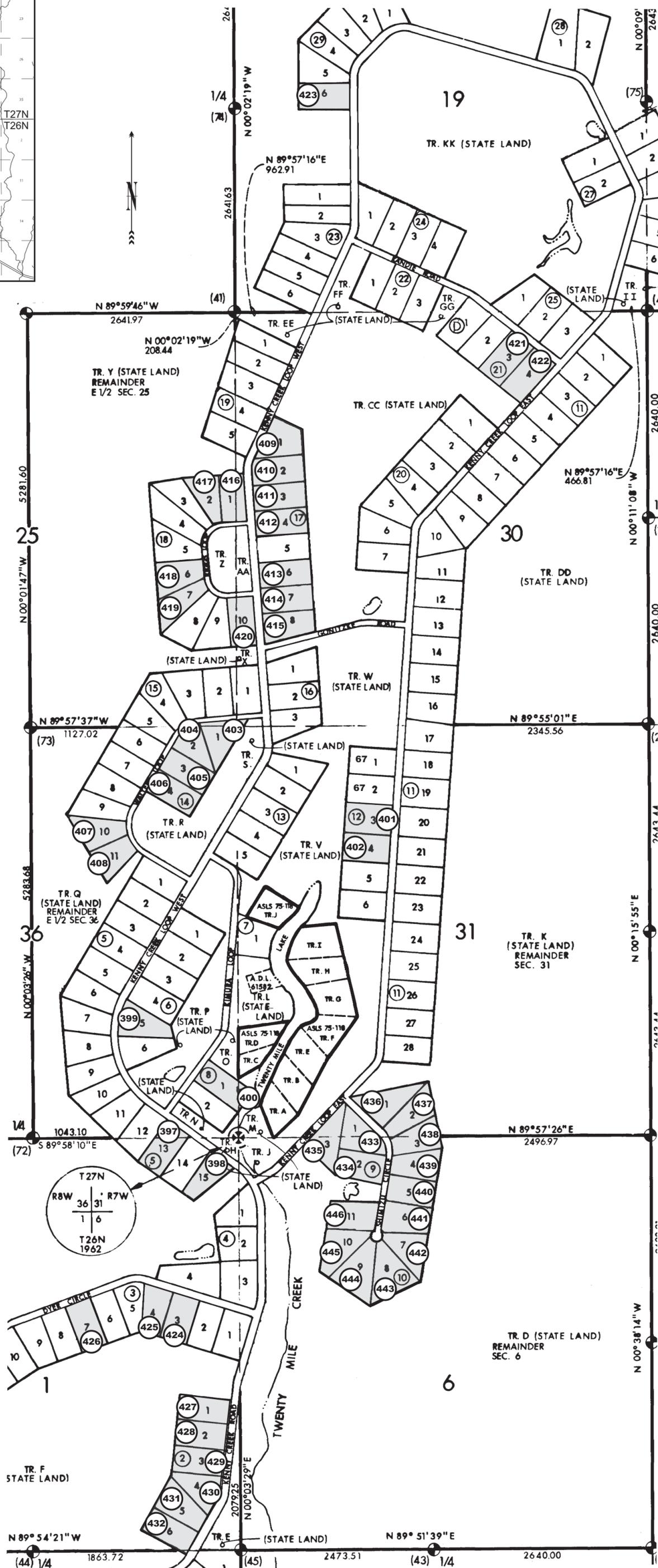
Vicinity Map

Township 26 North, Range 7 West, Sec. 6
 26 North, Range 8 West, Sec. 1
 27 North, Range 7 West, Sec. 19, 30, 31
 27 North, Range 8 West, Sec. 25, 36
 Seward Meridian, Alaska

Mineral Reservations: The State retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The State reserves the right to enter onto land to explore for and develop these mineral resources, lease them to mineral developers, or allow mining locations to be staked. Compensation will be made to the surface owner for damages resulting from mineral exploration and development (AS 38.05.130).

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

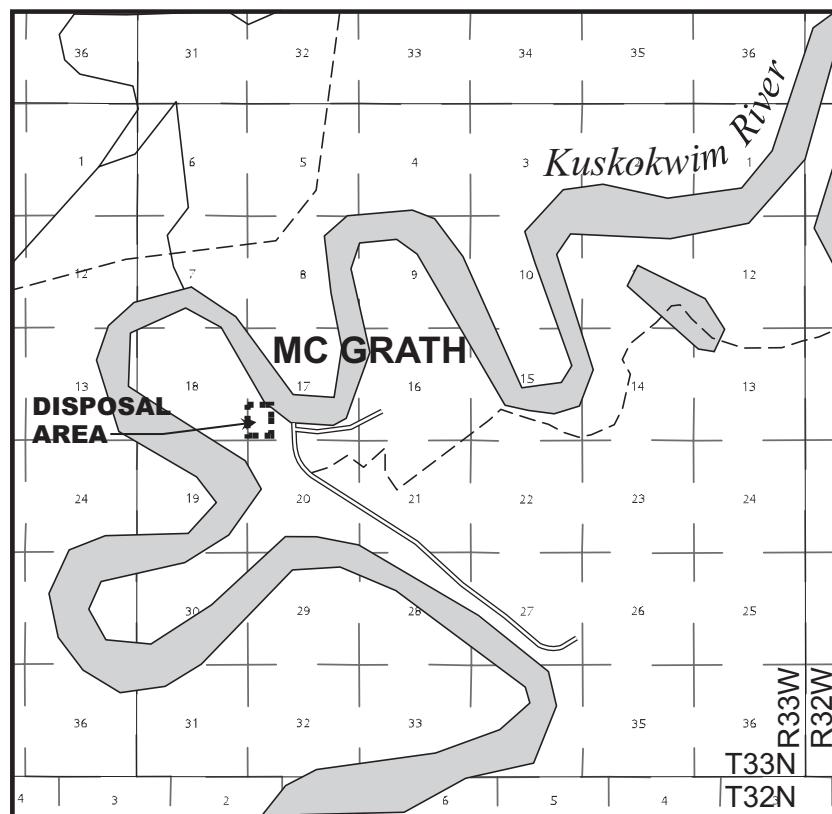
Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.



Map 14 Kenny Creek ASLS 80-143

Location	Approximately one to five miles north of mile 15 of the Petersville Road, about two miles east of the Forks Roadhouse.
Topo Map	USGS Quad Talkeetna B-2
Access	Access is via the Petersville Road and platted rights-of-way. Due to the extensive use of snowmachine trails in the area, special care should be taken to locate oneself on platted rights-of-way.
Terrain	Site topography consists of a nearly level landscape characterized by terraces and moraines of glacial till. The remaining undeveloped lands have been incorporated into a continuous greenbelt system to allow for pedestrian circulation throughout the subdivision.
Soils	Soils consist of slightly silty, gravelly sands to very silty sands. Subsurface soils are well drained with a large portion of course grained material.
Vegetation	A tree cover of paper birch and white spruce is limited to the higher, well-drained areas, while muskeg, black spruce, moss and sedges are present in the wetland areas.
Water Front	None
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in summer, and 0 to 40 degrees F in winter, with extremes between -30 and 90 degrees F. Annual precipitation is 29 inches including 102 inches of snow.
Water Source	Unknown
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. This subdivision has been approved by the ADEC pursuant to 18 AAC 72.065 with the condition that only non-discharge sewage systems (ie. chemical, humus or incendiary toilets) and non-pressured water supply systems (hand hauled) are allowed only on certain lots, see notes ASLS 80-143. All remaining lots within this subdivision should be suitable for development with conventional on-site septic tank disposal systems.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-143.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Kenny Creek Homeowners Association created to govern said subdivision. Covenants recorded in the Talkeetna Recording District, Book 79, Page 865.
Other	Many traditional dog sled and snow machine trails exist in the area. Use existing trails and rights-of-way to reduce further damage to vegetation.

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
397	211464	S026N008W01 S027N008W36	ASLS 80-143	13	5	5.000	\$8,000.00
398	211466	S026N008W01	ASLS 80-143	15	5	5.000	\$8,000.00
399	211471	S027N008W36	ASLS 80-143	5	6	5.000	\$6,700.00
400	211474	S027N007W31 S027N008W36	ASLS 80-143	1	8	5.000	\$8,800.00
401	211506	S027N007W31	ASLS 80-143	3	12	5.000	\$7,100.00
402	211507	S027N007W31	ASLS 80-143	4	12	5.000	\$8,000.00
403	211515	S027N007W30, 31 S027N008W25, 36	ASLS 80-143	1	14	4.320	\$6,700.00
404	211516	S027N008W25, 36	ASLS 80-143	2	14	4.364	\$8,000.00
405	211517	S027N008W36	ASLS 80-143	3	14	5.000	\$8,400.00
406	211518	S027N008W36	ASLS 80-143	4	14	5.000	\$7,100.00
407	211528	S027N008W36	ASLS 80-143	10	15	4.500	\$8,000.00
408	211529	S027N008W36	ASLS 80-143	11	15	4.000	\$7,100.00
409	211533	S027N007W30	ASLS 80-143	1	17	5.000	\$6,700.00
410	211534	S027N007W30	ASLS 80-143	2	17	5.000	\$7,100.00
411	211535	S027N007W30	ASLS 80-143	3	17	5.000	\$7,100.00
412	211536	S027N007W30	ASLS 80-143	4	17	5.000	\$7,100.00
413	211538	S027N007W30	ASLS 80-143	6	17	5.000	\$7,100.00
414	211539	S027N007W30	ASLS 80-143	7	17	5.000	\$7,100.00
415	211540	S027N007W30	ASLS 80-143	8	17	5.000	\$6,700.00
416	211541	S027N007W30 S027N008W25	ASLS 80-143	1	18	5.000	\$7,600.00
417	211542	S027N008W25	ASLS 80-143	2	18	4.982	\$8,400.00
418	211546	S027N008W25	ASLS 80-143	6	18	5.000	\$8,400.00
419	211547	S027N008W25	ASLS 80-143	7	18	4.910	\$8,400.00
420	211550	S027N007W30 S027N008W25	ASLS 80-143	10	18	5.000	\$7,600.00
421	211565	S027N007W30	ASLS 80-143	3	21	5.000	\$7,100.00
422	211566	S027N007W30	ASLS 80-143	4	21	5.000	\$8,400.00
423	211598	S027N007W19	ASLS 80-143	6	29	5.000	\$7,100.00
424	211601	S026N008W01	ASLS 80-143	3	3	5.000	\$7,100.00
425	211602	S026N008W01	ASLS 80-143	4	3	4.941	\$7,600.00
426	211605	S026N008W01	ASLS 80-143	7	3	5.000	\$6,700.00
427	211630	S026N008W01	ASLS 80-143	1	2	5.000	\$7,600.00
428	211631	S026N008W01	ASLS 80-143	2	2	5.000	\$7,600.00
429	211632	S026N008W01	ASLS 80-143	3	2	5.000	\$6,700.00
430	211633	S026N008W01	ASLS 80-143	4	2	5.000	\$8,000.00
431	211634	S026N008W01	ASLS 80-143	5	2	5.000	\$7,100.00
432	211635	S026N008W01, 12	ASLS 80-143	6	2	5.000	\$6,700.00
433	211638	S026N007W06 S027N007W31	ASLS 80-143	1	9	5.000	\$8,400.00
434	211639	S026N007W06	ASLS 80-143	2	9	5.000	\$8,000.00
435	211640	S026N007W06 S027N007W31	ASLS 80-143	3	9	5.000	\$8,400.00
436	211641	S027N007W31	ASLS 80-143	1	10	4.928	\$8,000.00
437	211642	S026N007W06 S027N007W31	ASLS 80-143	2	10	5.000	\$7,600.00
438	211643	S026N007W06 S027N007W31	ASLS 80-143	3	10	5.000	\$7,600.00
439	211644	S026N007W06	ASLS 80-143	4	10	5.000	\$8,400.00
440	211645	S026N007W06	ASLS 80-143	5	10	5.000	\$7,600.00
441	211646	S026N007W06	ASLS 80-143	6	10	5.000	\$7,100.00
442	211647	S026N007W06	ASLS 80-143	7	10	5.000	\$8,400.00
443	211648	S026N007W06	ASLS 80-143	8	10	5.000	\$8,400.00
444	211649	S026N007W06	ASLS 80-143	9	10	5.000	\$8,400.00
445	211650	S026N007W06	ASLS 80-143	10	10	5.000	\$8,400.00
446	211651	S026N007W06	ASLS 80-143	11	10	5.000	\$8,400.00



USGS Quad McGrath D-6, Alaska

Veterans' Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used **once** in an applicant's lifetime.

Veterans' 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 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 Veterans' 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 below.

Successful bidders who qualify for the Veterans' 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 bidders. If both are also eligible veterans, 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 Veterans' 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% Veterans' Discount Rate		x 0.25	
Veterans' 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 Veterans' Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre	Quota	ASLS 80-120	\$220.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre	Safari Lake	ASLS 80-188	\$275.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre	Snake Lake	ASLS 85-085	\$207.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre	South Bald Mountain	ASLS 82-001	\$336.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre	Sunnyside	ASLS 80-182	\$524.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre	Sunnyside Subd.	USS 2912	N/A
Farmview	ASLS 82-123	\$347.00/Acre	Swan Lake	ASLS 79-145	\$265.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Tazlina Hills	ASLS 79-227	\$349.00/Acre
Glenn	ASLS 81-205	\$410.00/Acre	Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre	Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre	Tenderfoot	ASLS 81-213	\$400.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre	Three Mile	ASLS 82-010	\$405.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre	Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Iksigiza Lake	ASLS 81-054	\$328.00/Acre	Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Jack II	ASLS 82-140	\$241.00/Acre	Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Jack	ASLS 79-165	\$61.00/Acre	Tok Area	ASLS 77-164	\$91.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre	Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Kahiltna Flats	ASLS 80-175	\$204.00/Acre	Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Kenney Lake	ASLS 81-193	\$740.00/Acre	Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Kenny Creek	ASLS 80-143	\$273.00/Acre	Totek Lake	ASLS 81-057	\$305.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre	Tower Bluffs	ASLS 80-097	\$227.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre	Tower Bluffs	ASLS 80-098	\$227.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A	Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre	Tungsten	ASLS 80-099	\$211.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre	Warren	ASLS 79-138	N/A
Northridge	ASLS 81-214	\$374.00/Acre	Wigwam	ASLS 83-022	\$704.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre	Willow Creek	ASLS 79-122	\$156.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre	Willow Crest	ASLS 80-008	\$310.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre	Windy Hills	ASLS 79-173	\$219.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre			