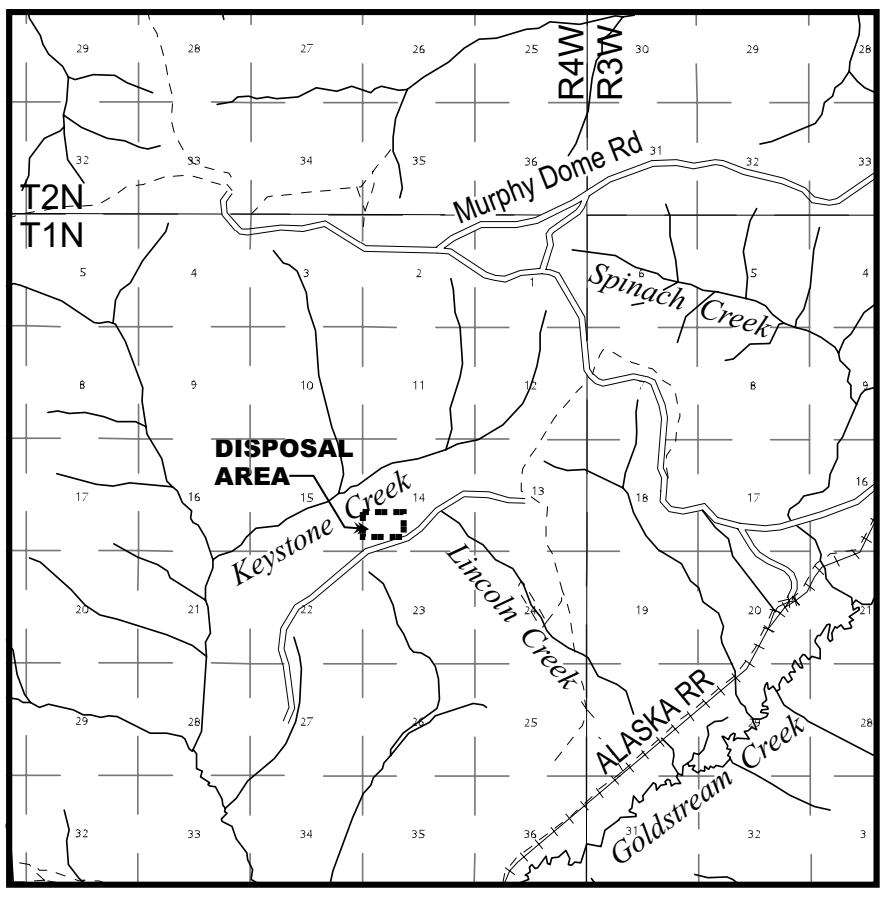
Map 42 - Lincoln Creek ASLS 82-158

Location	Approximately 20 miles west of Fairbanks via Sheep Creek and New Murphy Dome Roads.
Topo Map	USGS Quad Fairbanks D-3
Access	From the intersection of Goldstream Road and New Murphy Dome Road north of Fairbanks, drive north 12.5 miles to Abraham Road (second left past Spinach Creek Bridge). Turn left on Abraham Road into the subdivision. The parcel is located on the north side of Abraham Road approximately 2 to 2.5 miles from the turn off.
Terrain	Parcel lies on a ridge top with north facing slope.
Soils	Shallow soils are composed of rocky and fine-grained particles and are well suited for residential development.
Vegetation	Primarily black spruce.
Water Front	None
View	View of the Keystone Creek Valley.
Climate	Winter temperatures average between –22 degrees to 26 degrees F and summer temperatures range from 35 degrees to 69 degrees F. The temperature extremes average between –55 degrees to 92 degrees F. Average annual precipitation is 15 inches.
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 of the Alaska Department of Environmental Conservation (ADEC). This subdivision has been approved by ADEC for septic tanks and leach fields.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 82-158.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	Unknown
Other	Located within the Tanana Basin Area Plan.



USGS Quad Fairbanks D-3, Alaska

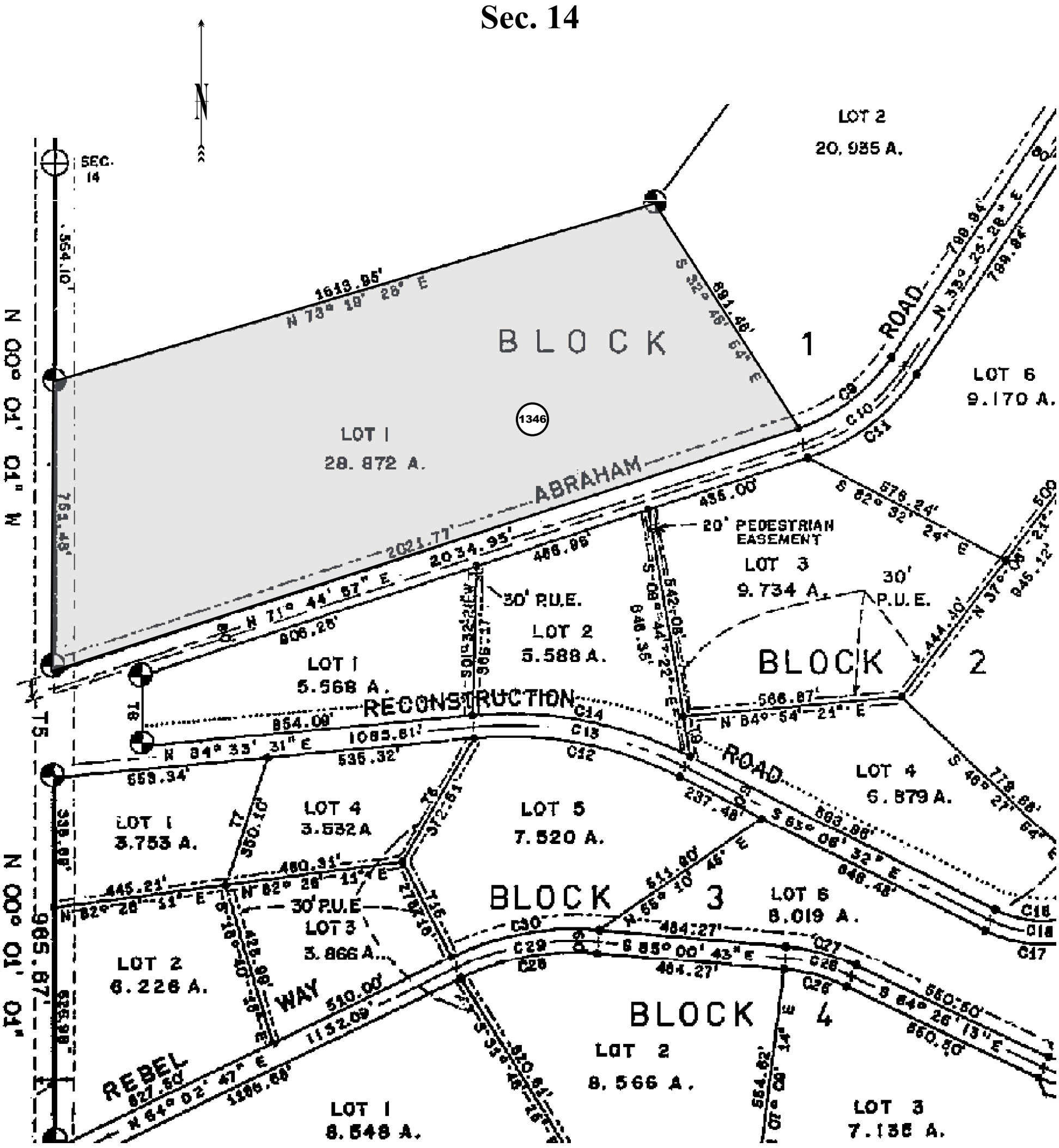
Vicinity Map

Township 1 North, Range 4 West, Sec. 14
Fairbanks Meridian, Alaska

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1346	409815	F001N004W14	ASLS 82-158	1	1	28.872	$31,750.00

Please Note:
Not all of the lots on this map are for sale. Only the parcels listed as available on the OTC web page are currently for sale. Find the Parcel Number on this map that matches the parcel no. and auction no. from the OTC web page.

Sec. 14



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 *(do not submit a bid deposit based upon the discounted purchase price)*		$ -700.00
Balance Due		**$ 10,602.92**

Reimbursable Costs for Calculating Veterans' Discount

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