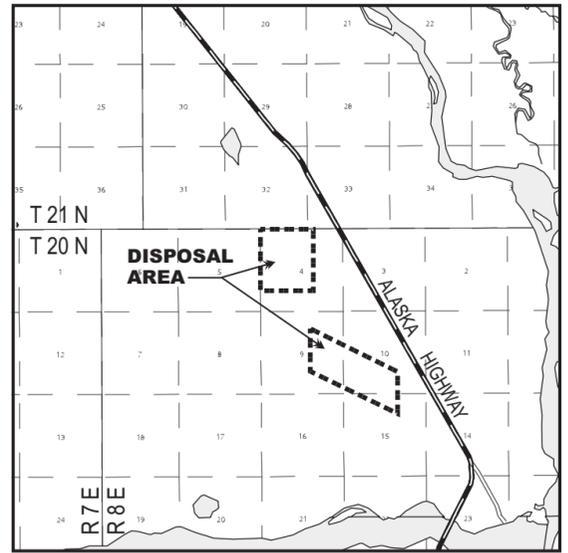


# Map 52 - Tower Bluffs Subdivision

<b>Location</b>	Located west of the Alaska Highway close to the confluence of the Tanana and Robertson Rivers. The community of Tok is approximately 33 miles southeast from the subdivision. Dot Lake is approximately 10 miles to the northwest.
<b>Topo Map</b>	USGS Quads Tanacross C-6
<b>Access</b>	Access to the northern portion of the subdivision is at Milepost 1,351.5 of the Alaska Highway, north of Tok. Access to the southern section is from mile 1,350. The existing trail winds across the platted road (Reitano Road). Access into the southern section is an ATV trail through wetlands.
<b>Terrain</b>	Relatively flat to gently rolling with elevations ranging from 1,700 feet to 1,900 feet above mean sea level.
<b>Soils</b>	Unconsolidated gravel, sand, silt, and clay.
<b>Vegetation</b>	Primarily a lowland spruce-hardwood forest. Undergrowth includes willow, berries, grasses, and ferns as well as occasional thick mats of mosses.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average summer temperatures are approximately 33 degrees to 72 degrees F; winter temperatures range from -32 degrees to 25 degrees F. Extreme temperatures have been recorded at -71 degrees and 96 degrees F. Precipitation is 11 inches annually, including 34 inches of snow.
<b>Water Source</b>	Local residents estimate that the water table in the area is less than 150 feet.
<b>Water/Sewage Disposal</b>	All lots have been approved by the Alaska Department of Environmental Conservation (ADEC) for non-water carried type sewage disposal systems, (e.g., chemical, humus, incendiary, etc.). Anyone wishing to install any other type of disposal system must first receive approval from ADEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-97 and 80-98.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.
<b>Other</b>	Located within the Tanana Basin Area Plan. Care should be taken not to cross parcels of existing property owners within the area.

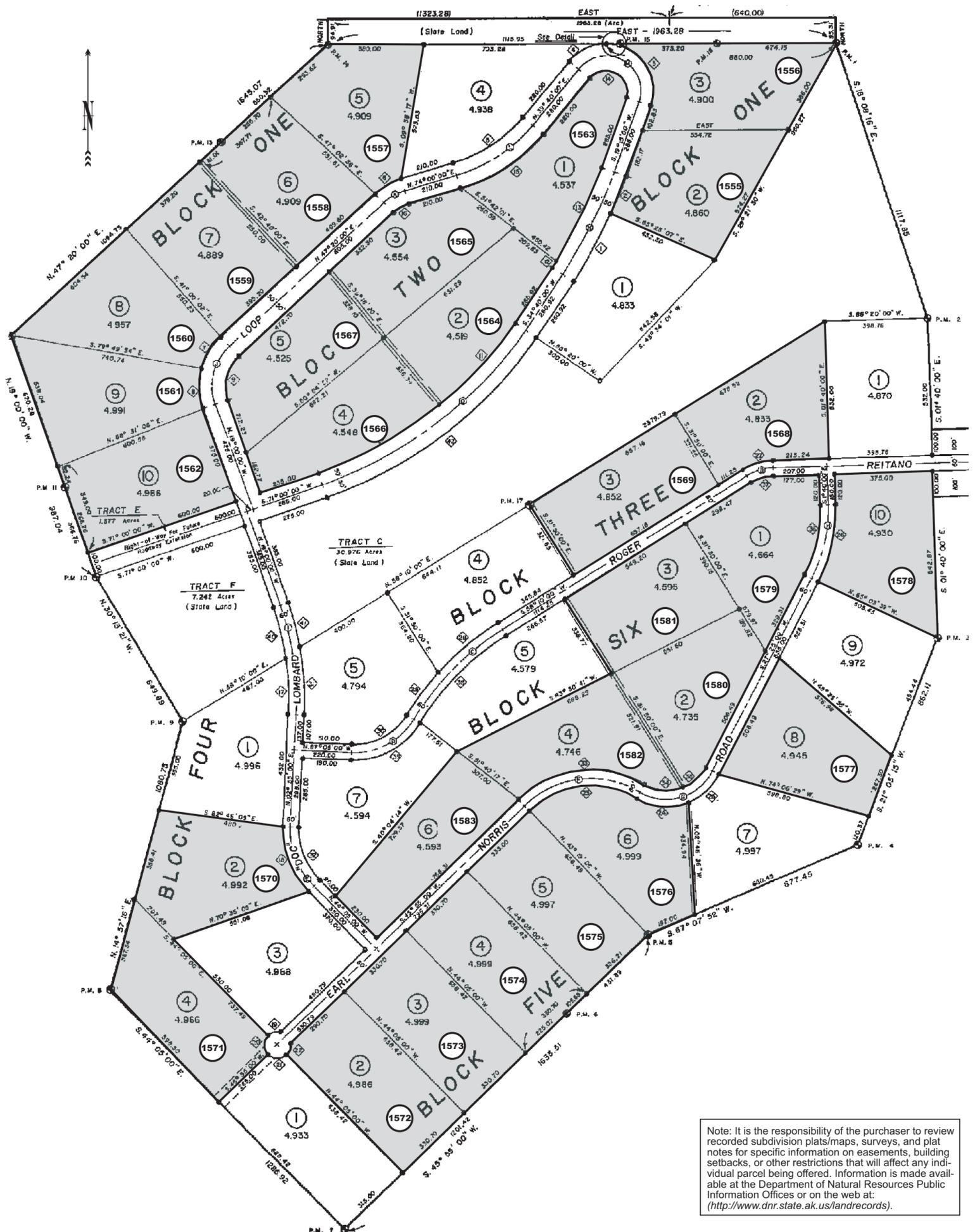


USGS Quad Tanacross C-6, Alaska

## Vicinity Map

Township 20 North, Range 8 East, Sec. 4, 9, 10, 15  
Copper River Meridian, Alaska

## ASLS 80-97 Sec. 4



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: (<http://www.dnr.state.ak.us/landrecords>).

# Map 52 - Tower Bluffs Subdivision

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1555	402842	C020N008E04	ASLS 80-97	2	1	4.860	\$2,900.00
1556	402843	C020N008E04	ASLS 80-97	3	1	4.900	\$2,900.00
1557	402845	C020N008E04	ASLS 80-97	5	1	4.909	\$2,900.00
1558	402846	C020N008E04	ASLS 80-97	6	1	4.909	\$2,900.00
1559	402847	C020N008E04	ASLS 80-97	7	1	4.889	\$2,900.00
1560	402848	C020N008E04	ASLS 80-97	8	1	4.957	\$3,000.00
1561	402849	C020N008E04	ASLS 80-97	9	1	4.991	\$3,000.00
1562	402850	C020N008E04	ASLS 80-97	10	1	4.986	\$3,000.00
1563	402851	C020N008E04	ASLS 80-97	1	2	4.537	\$2,700.00
1564	402852	C020N008E04	ASLS 80-97	2	2	4.519	\$2,700.00
1565	402853	C020N008E04	ASLS 80-97	3	2	4.554	\$2,700.00
1566	402854	C020N008E04	ASLS 80-97	4	2	4.548	\$2,700.00
1567	402855	C020N008E04	ASLS 80-97	5	2	4.525	\$2,700.00
1568	402963	C020N008E04	ASLS 80-97	2	3	4.833	\$3,600.00
1569	402964	C020N008E04	ASLS 80-97	3	3	4.852	\$3,600.00
1570	402859	C020N008E04	ASLS 80-97	2	4	4.992	\$3,000.00
1571	402861	C020N008E04	ASLS 80-97	4	4	4.966	\$3,000.00
1572	402863	C020N008E04	ASLS 80-97	2	5	4.986	\$3,000.00
1573	402864	C020N008E04	ASLS 80-97	3	5	4.999	\$3,000.00
1574	402865	C020N008E04	ASLS 80-97	4	5	4.999	\$3,000.00
1575	402866	C020N008E04	ASLS 80-97	5	5	4.997	\$3,000.00
1576	402867	C020N008E04	ASLS 80-97	6	5	4.999	\$3,000.00
1577	402965	C020N008E04	ASLS 80-97	8	5	4.945	\$3,700.00
1578	402967	C020N008E04	ASLS 80-97	10	5	4.930	\$3,700.00
1579	402968	C020N008E04	ASLS 80-97	1	6	4.664	\$3,500.00
1580	402969	C020N008E04	ASLS 80-97	2	6	4.735	\$3,500.00
1581	402970	C020N008E04	ASLS 80-97	3	6	4.595	\$3,400.00
1582	402869	C020N008E04	ASLS 80-97	4	6	4.746	\$2,800.00
1583	402871	C020N008E04	ASLS 80-97	6	6	4.593	\$2,800.00

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1584	402971	C020N008E10	ASLS 80-98	1	1	4.950	\$3,000.00
1585	402873	C020N008E10	ASLS 80-98	3	1	5.000	\$3,000.00
1586	402874	C020N008E10	ASLS 80-98	4	1	5.000	\$3,000.00
1587	402973	C020N008E10	ASLS 80-98	5	1	4.980	\$3,000.00
1588	402974	C020N008E10	ASLS 80-98	6	1	4.830	\$2,900.00
1589	402975	C020N008E10	ASLS 80-98	7	1	4.950	\$3,000.00
1590	402976	C020N008E10	ASLS 80-98	1	2	4.994	\$3,000.00
1591	402977	C020N008E09, 10	ASLS 80-98	2	2	5.000	\$3,000.00
1592	402875	C020N008E09	ASLS 80-98	3	2	5.000	\$3,000.00
1593	402876	C020N008E09	ASLS 80-98	4	2	5.000	\$3,000.00
1594	402877	C020N008E09	ASLS 80-98	5	2	4.991	\$3,000.00
1595	402878	C020N008E09	ASLS 80-98	6	2	4.815	\$2,900.00
1596	402879	C020N008E09	ASLS 80-98	7	2	4.611	\$2,800.00
1597	402881	C020N008E09	ASLS 80-98	9	2	4.526	\$2,700.00
1598	402882	C020N008E09	ASLS 80-98	10	2	4.723	\$2,800.00
1599	402883	C020N008E09, 10	ASLS 80-98	11	2	4.965	\$3,000.00
1600	402884	C020N008E09, 10	ASLS 80-98	12	2	4.980	\$3,000.00
1601	402885	C020N008E09, 10	ASLS 80-98	13	2	4.579	\$2,700.00
1602	402886	C020N008E10	ASLS 80-98	14	2	4.586	\$2,800.00
1603	402887	C020N008E10, 15	ASLS 80-98	15	2	4.504	\$2,700.00
1604	402888	C020N008E10, 15	ASLS 80-98	16	2	4.575	\$2,700.00
1605	402890	C020N008E10, 15	ASLS 80-98	18	2	4.370	\$2,600.00
1606	402892	C020N008E15	ASLS 80-98	20	2	4.813	\$2,900.00
1607	402893	C020N008E09	ASLS 80-98	1	3	4.914	\$2,900.00
1608	402895	C020N008E09, 10	ASLS 80-98	3	3	5.000	\$3,000.00
1609	402896	C020N008E09	ASLS 80-98	4	3	4.969	\$3,000.00
1610	402978	C020N008E09, 10	ASLS 80-98	5	3	5.000	\$3,000.00
1611	402897	C020N008E09, 10	ASLS 80-98	6	3	4.996	\$3,000.00
1612	402979	C020N008E10	ASLS 80-98	7	3	4.799	\$2,900.00
1613	402898	C020N008E10	ASLS 80-98	8	3	4.756	\$2,900.00
1614	402980	C020N008E10	ASLS 80-98	9	3	4.757	\$2,900.00
1615	402899	C020N008E10	ASLS 80-98	10	3	4.999	\$3,000.00
1616	402900	C020N008E10	ASLS 80-98	11	3	4.816	\$2,900.00
1617	402901	C020N008E10	ASLS 80-98	12	3	4.978	\$3,000.00
1618	402902	C020N008E10	ASLS 80-98	13	3	4.656	\$2,800.00
1619	402903	C020N008E10	ASLS 80-98	14	3	4.757	\$2,900.00
1620	402904	C020N008E10	ASLS 80-98	15	3	4.870	\$2,900.00

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: <http://www.dnr.state.ak.us/landrecords>.

## ASLS 80-98 Sec. 9, 10, 15



# 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
<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 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			