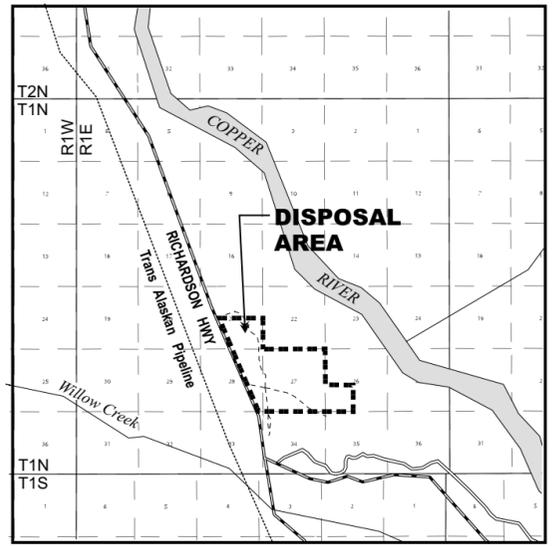


Map 31 - Willow Creek ASLS 79-122

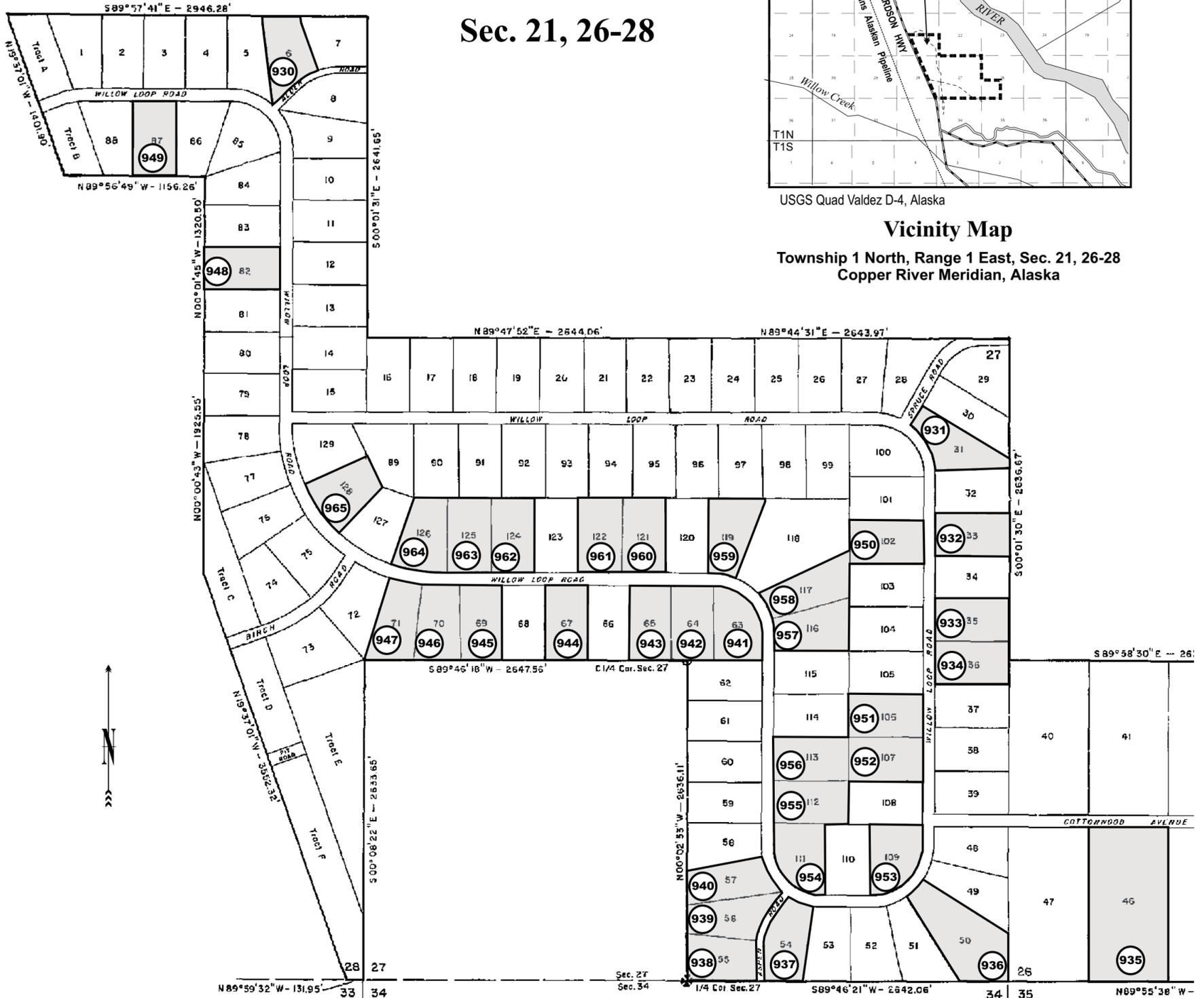
Sec. 21, 26-28



USGS Quad Valdez D-4, Alaska

Vicinity Map

Township 1 North, Range 1 East, Sec. 21, 26-28
Copper River Meridian, Alaska



Location	Located within the Copper River Valley east of the Richardson Highway approximately 9 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access is provided by the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road and Birch Road provide easterly access off the Richardson Highway. Willow Loop Road is improved as a two-lane, gravel road to Lot 14 where it becomes a dirt four-wheeler trail. Birch Road is a single-lane, gravel road.
Terrain	The terrain is generally flat.
Soils	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent.
Vegetation	Spruce forest broken up with muskeg formations.
Water Front	None
View	Unknown
Climate	Temperatures average 39 to 68 degrees F in the summer and -22 to 27 degrees F in the winter. Extremes of -74 and 96 degrees F have been recorded. Average annual precipitation is 10 inches including 39 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water may have to be hauled.
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 Department of Environmental Conservation (ADEC). Approval of such system as installed shall be obtained from said authority.
Utilities	Public electricity and telephone service extends along Willow Loop Road from the Richardson Highway to Lot 80.
Restrictions	Subject to platted easements and reservations, see ASLS 79-122.
Municipal Authority	None
Homeowners Assoc.	Unknown
Other	Located within the Copper River Basin Area Plan. Parcels 930, 948, and 949 may have debris from previous dwellings.

PARCEL	ADL	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
930	203301	C001N001E21	ASLS 79-122	6	4.795	\$12,400.00
931	203353	C001N001E27	ASLS 79-122	31	4.960	\$11,900.00
932	203355	C001N001E27	ASLS 79-122	33	4.960	\$9,800.00
933	203357	C001N001E27	ASLS 79-122	35	4.960	\$9,800.00
934	203358	C001N001E27	ASLS 79-122	36	4.960	\$9,800.00
935	203367	C001N001E26	ASLS 79-122	46	19.218	\$15,400.00
936	203371	C001N001E27	ASLS 79-122	50	8.620	\$9,800.00
937	203075	C001N001E27	ASLS 79-122	54	4.941	\$9,800.00
938	203076	C001N001E27	ASLS 79-122	55	4.689	\$9,800.00
939	203077	C001N001E27	ASLS 79-122	56	4.682	\$9,800.00
940	203078	C001N001E27	ASLS 79-122	57	4.682	\$9,800.00
941	203084	C001N001E27	ASLS 79-122	63	4.818	\$9,800.00
942	203085	C001N001E27	ASLS 79-122	64	4.852	\$9,800.00
943	203086	C001N001E27	ASLS 79-122	65	4.853	\$9,800.00
944	203088	C001N001E27	ASLS 79-122	67	4.853	\$9,800.00
945	203090	C001N001E27	ASLS 79-122	69	4.852	\$9,800.00
946	203091	C001N001E27	ASLS 79-122	70	4.862	\$9,800.00
947	203092	C001N001E27	ASLS 79-122	71	4.845	\$9,800.00
948	203324	C001N001E21	ASLS 79-122	82	4.820	\$13,500.00
949	203329	C001N001E21	ASLS 79-122	87	4.907	\$13,500.00
950	203107	C001N001E27	ASLS 79-122	102	5.000	\$9,800.00
951	203111	C001N001E27	ASLS 79-122	106	5.000	\$9,800.00
952	203112	C001N001E27	ASLS 79-122	107	5.000	\$9,800.00
953	203114	C001N001E27	ASLS 79-122	109	4.827	\$9,800.00
954	203116	C001N001E27	ASLS 79-122	111	4.827	\$9,800.00
955	203117	C001N001E27	ASLS 79-122	112	5.000	\$9,800.00
956	203118	C001N001E27	ASLS 79-122	113	5.000	\$9,800.00
957	203121	C001N001E27	ASLS 79-122	116	4.908	\$9,800.00
958	203122	C001N001E27	ASLS 79-122	117	5.000	\$9,800.00
959	203124	C001N001E27	ASLS 79-122	119	4.943	\$9,800.00
960	203126	C001N001E27	ASLS 79-122	121	5.000	\$9,800.00
961	203127	C001N001E27	ASLS 79-122	122	5.000	\$9,800.00
962	203129	C001N001E27	ASLS 79-122	124	5.000	\$9,800.00
963	203130	C001N001E27	ASLS 79-122	125	5.000	\$9,800.00
964	203131	C001N001E27	ASLS 79-122	126	5.000	\$9,800.00
965	203314	C001N001E27, 28	ASLS 79-122	128	4.864	\$10,800.00

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			