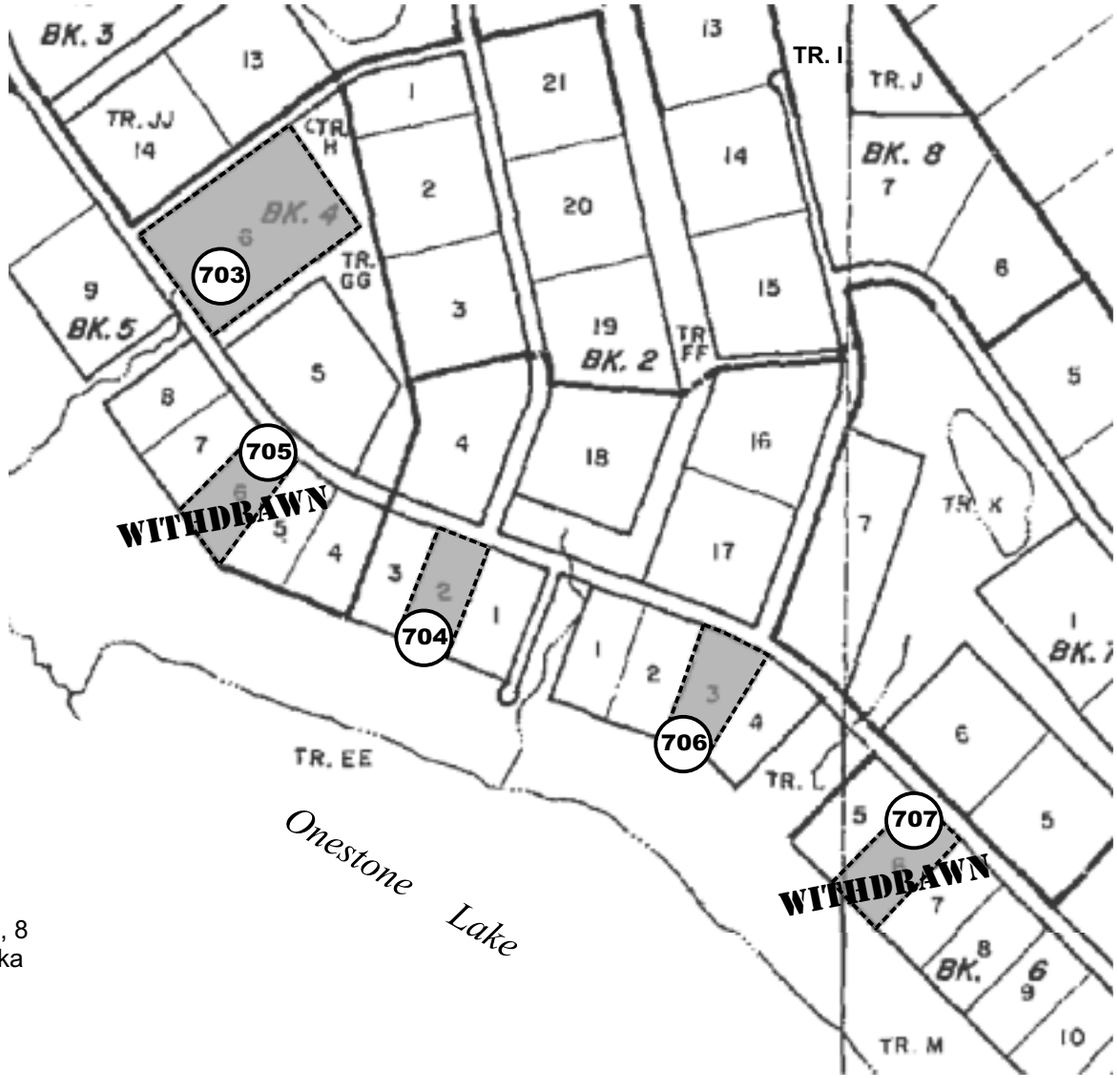
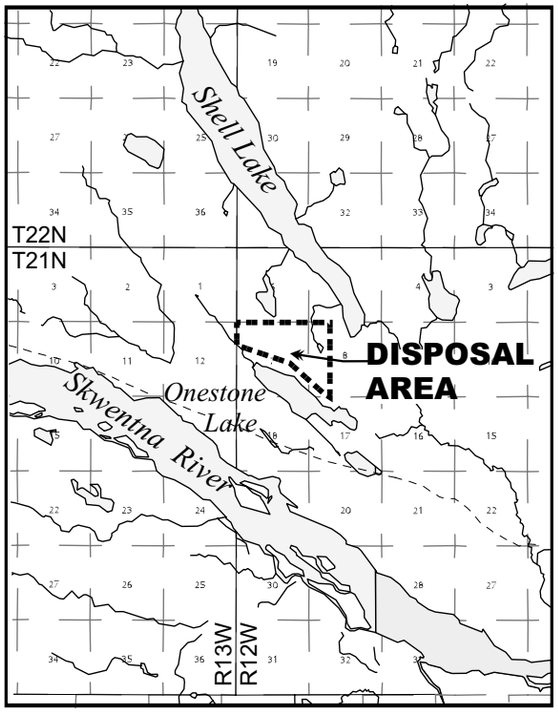
Map 69 - Onestone Lake ASLS 81-110

Location	Approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna, between Onestone Lake and Shell Lake.
Topo Map	USGS Quad Tyonek D-4, D-5
Access	Winter or summer fly in access is possible on Onestone Lake. Snowmachine access may be possible during the winter along existing public trails or platted easements and rights-of-way.
Terrain	Topography consist of flat to gently rolling terrain.
Soils	Soils typically consist of about six inches of organic overburden underlain by a glacial till of silty gravels.
Vegetation	Predominantly lowland spruce-hardwood forests with areas of low bush bog and muskeg.
Water Front	Parcels 704-707 lie adjacent to a tract of state land along Onestone Lake.
View	Potentially excellent view of lake and surrounding hills.
Climate	Temperatures range from a low of 0 degrees F in winter to a high of 68 degrees F in summer. Annual precipitation is approximately 29 inches including 119 inches of snow.
Water Source	Available data indicates favorable conditions for individual potable water wells to yield from 10 to 100 GPM.
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 ADEC
Utilities	None
Restrictions	Subject to platted easement and reservations of record, see ASLS 81-110.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	
703	215803	S021N012W07	ASLS 81-110	6	4	14.88	See Web Page for Current Price.
704	215805	S021N012W07	ASLS 81-110	2	5	4.27	
705	215809	S021N012W07	ASLS 81-110	6	5	4.59	
706	215814	S021N012W07	ASLS 81-110	3	6	4.45	
707	215817	S021N012W07,8	ASLS 81-110	6	6	5.00	

Sec. 7, 8





USGS Quad Tyonek D-4, D-5, Alaska

VICINITY MAP

Township 21 North,
Range 12 West, Sec. 7, 8
Seward Meridian, 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, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. **Have 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. Have 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. Have 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. You are encouraged to request your 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.

If you qualify for the Veterans' Land Discount you 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 person, 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.

Below is an example of how a Veterans' Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of $959 per acre; if the bid price were $14,000.00:

Veterans' 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**

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REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Alder View Addn.1	ASLS 81-207	$374.00/Acre
Alder View Subd.	ASLS 80-137	$277.00/Acre
Alexander Creek West Subd.	ASLS 79-209	$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	$293.00/Acre
Anderson (Sec. 18)	ASLS 79-024	$ 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
Bald Mountain Subd.	ASLS 80-176	$238.00/Acre
Bartlett Hills Alaska Subd.	ASLS 79-143	$234.00/Acre
Bears Den Subd.	ASLS 82-125	$431.00/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
Cannery Creek H.S.	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM	$ 20.00/Acre
Canyon Lake Subd.	ASLS 80-139	$274.00/Acre
Cascade Creek H.S.	Sec. 27-34, T20N, R8E SM	$100.00/Acre
Central Odd Lots	Sec. 24, 26, 34, T9N, R14W, FM	$ 53.00/Acre
Central Subd.	ASLS 77-161	$199.00/Acre
Chandalar Lake Subd.	ASLS 85-224	$408.00/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 & 1-5 77-161	$ 71.00/Acre
Copper Center Subd.	ASLS 79-042	$140.00/Acre
Copper Heights Subd.	ASLS 80-009	$241.00/Acre
Deadman Lake Subd.	ASLS 81-040	$268.00/Acre
Delta "B"	ASLS 77-163	$142.00/Acre
Delta AG Subd.	ASLS 78-093	$ 41.00/Acre
Denali View Subd.	ASLS 80-145	$405.00/Acre
Desperation Subd.	ASLS 81-001	$458.00/Acre
Dinglishna Hills Subd.	ASLS 80-133	$245.00/Acre
Donnelly Subd.	ASLS 80-095	$311.00/Acre
Dune Lake Subd.	ASLS 81-056	$292.00/Acre
Eagle Subd.	ASLS 81-033	$261.00/Acre
Farmview Subd.	ASLS 82-123	$347.00/Acre
Geskakmina Lake	ASLS 81-055	$277.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR	$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
Glennallen Subd.	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM	$122.00/Acre
Goldstreak Subd.	ASLS 79-156	$492.00/Acre
Greely Subd.	ASLS 79-164	$ 61.00/Acre
Greensward Subd.	ASLS 79-154	$492.00/Acre
Hayes Creek Subd.	ASLS 81-020	$302.00/Acre
Haystack Extension Subd.	ASLS 80-163	$274.00/Acre
Haystack Subd.	ASLS 80-117	$274.00/Acre
Heiden View Subd.	ASLS 85-089	$878.00/Acre
Hewitt Whiskey Lake Addn. I	ASLS 79-148	$265.00/Acre
Hewitt Whiskey Lake Addn. II	ASLS 80-134	$235.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	$273.00/Acre
PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Indian River Subd.	ASLS 80-131	$229.00/Acre
Jack Subd.	ASLS 79-165	$ 61.00/Acre
June Creek Subd.	ASLS 79-166	$ 88.00/Acre
Kahiltna Flats Subd.	ASLS 80-175	$204.00/Acre
Keene Channel Subd.	ASLS 81-008	$440.00/Acre
Kenney Creek Subd.	ASLS 80-143	$273.00/Acre
Kenny Lake Subd.	ASLS 81-193	$740.00/Acre
Kentucky Creek	Sec. 4, 5, T3N, R13W, FM	$ 58.00/Acre

PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Kentucky Creek	Sec. S2 28, S2 29, 32, 33, T4N, R13W, FM	$ 58.00/Acre
Kindamina Lake Subd.	ASLS 81-218	$390.00/Acre
Petersburg/Kupreanof Subd.	ASLS 79-182	$411.00/Acre
Kutna Creek Subd.	ASLS 80-157	$264.00/Acre
Lake Louise Small Lots	Various US Surveys on Lake Louise	N/A
Lincoln Creek Subd.	ASLS 82-158	$642.00/Acre
Lockwood Lake Subd.	ASLS 80-091	$248.00/Acre
Mariner's Walk Subd.	ASLS 85-225	$395.00/Acre
Martin Subd.	ASLS 84-021	$257.00/Acre
McCloud Subd.	ASLS 82-157	$609.00/Acre
Mountain Point Subd.	ASLS 80-187	$1863.00/Acre
Mud Bight Subd.	ASLS 79-243	$1622.00/Acre
Murphy Subd.	ASLS 82-159	$284.00/Acre
Nenana South Subd.	ASLS 80-106	$225.00/Acre
Ninemile Creek Subd.	ASLS 80-151	$317.00/Acre
O'Conner Creek Subd.	ASLS 83-023	$271.00/Acre
Olnes East Subd.	ASLS 80-178	$190.00/Acre
Onestone Lake Subd.	ASLS 81-110	$430.00/Acre
Otter Lake Subd.	ASLS 79-147	$225.00/Acre
Panguinge Creek Subd.	ASLS 79-168	$112.00/Acre
Peters Creek Subd.	ASLS 80-144	$302.00/Acre
Riverview Subd.	ASLS 83-128	$262.00/Acre
Robe Lake Subd.	ASLS 79-146	$363.00/Acre
Safari Lake Subd.	ASLS 80-188	$257.00/Acre
Shell Hills Subd.	ASLS 80-177	$314.00/Acre
Shell Lake North Odd Lot	USS 4507	N/A
Shell Lake North Subd.	ASLS 80-174	$437.00/Acre
Skwentna Flats Subd.	ASLS 80-126	$250.00/Acre
Skwentna Station Subd.	ASLS 79-205	$265.00/Acre
Snake Lake Subd.	ASLS 85-085	$207.00/Acre
South Bald Mountain Addn. Subd.	ASLS 82-001	$336.00/Acre
South Bank Homestead	Sec. 18, 19, 20, T8S,R9E, FM	$ 26.00/Acre
South Caribou Lake Addn.	ASLS 81-175	$585.00/Acre
South Caribou Lake Subd.	ASLS 80-155	$271.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	$ 18.00/Acre
Super Cub Subd.	ASLS 80-132	$259.00/Acre
Swan Lake Subd.	ASLS 79-145	$265.00/Acre
Talkeetna Bluffs Addn.	ASLS 81-196	$453.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S	$ 18.00/Acre
Tazlina Hills Subd.	ASLS 79-227	$349.00/Acre
Tazlina NW Subd.	ASLS 79-226	$349.00/Acre
Tazlina SW Subd.	ASLS 79-121	$349.00/Acre
Tenakee Springs Subd.	ASLS 81-216	$1285.00/Acre
Tenderfoot Subd.	ASLS 81-213	$400.00/Acre
Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-136	$ 4.00/Lot
Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-199	$288.00/Acre
Tok (Sec. 15, T18N, R12E, CRM)	ASLS 79-135	$ 4.00/Lot
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	$ 4.00/Lot
Tok (Sec. 25, T18N, R12E, CRM)	ASLS 79-021	$ 4.00/Lot
Tok Replat ASLS 79-006	ASLS 79-132	$ 4.00/Lot
Tok Replat ASLS 79-134	ASLS 80-049	$ 4.00/Lot
Totek Lake Subd.	ASLS 81-057	$305.00/Acre
Tower Bluffs Subd.	ASLS 80-098	$227.00/Acre
Trail Ridge Subd.	ASLS 81-177	$256.00/Acre
Trapper Creek Glen Subd.	ASLS 79-242	$265.00/Acre
Upper George Inlet Subd.	ASLS 84-039	$680.00/Acre
Vault Subd.	ASLS 80-189	$335.00/Acre
West Twin Lake Subd.	ASLS 81-219	$558.00/Acre
Willow Creek Subd.	ASLS 79-122	$156.00/Acre
Wrangell Narrows Subd.	ASLS 81-007	$440.00/Acre