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# SEALED-BID AUCTION

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The parcels being offered in the Fall 2002 Alaska State Land public sealed-bid auction, are located in approximately 150 subdivisions throughout the state. These parcels are listed and described in the map section of this brochure.

**All bids must be received by one of the designated DNR Public Information Offices or submitted on line, no later than 5:00 p.m., Friday, November 22, 2002.** Bids received after the designated date and time will not be considered. All bids will be opened beginning at 9:00 a.m., Tuesday, November 26, 2002 in the 12th Floor Conference Room, Atwood Building, 550 W. 7th Avenue, Suite 1270, Anchorage, Alaska. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised fair market value as indicated in this brochure. Each bid must include a personal check, cashier's check, money order, or Visa/MasterCard information and authorization for at least five percent (5%) of the bid amount. **Two-party checks or cash will not be accepted.** (Credit card transactions will be processed at bid opening for successful bids only.)

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. We will accept bids for the minimum bid price listed in this brochure although there is no assurance a minimum bid will be the high bid. As previously stated, there is no limit on the num-

ber of parcels that can be purchased during the Over-the-Counter offering. Successful high bidders may also participate in the Over-the-Counter Sale.

**The land you choose is taken AS IS - WHERE IS with no guarantees, expressed or implied, as to its suitability for any intended use.**

## ► Auction Procedures

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1. Bids will be kept confidential and stored in a safe until the auction.
2. The auction will begin at **9:00 a.m., Tuesday, November 26, 2002**, in the 12th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. **Attendance at the auction is not required and will not effect the outcome.**
3. The auction will be conducted in two parts. Veteran's Preference bids will be opened first. Any parcels not sold during the Veteran's Preference portion of the auction will carry over to the second portion of the auction when all remaining bids will be opened.
4. In an attempt to accommodate the most number of interested parties, auction bids will be opened in an order determined by the number of bids received. The parcel having the most bids will be opened first. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest parcel number will be opened first.

## Fall 2002 Alaska State Land Auction #425

5. The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid listed for each parcel in this brochure.
  6. Bidders will be awarded their **first** successful bid and will not be eligible to acquire another auction parcel for the remainder of the sealed bid auction. Additional parcels may be purchased through the Over-the-Counter Offering only.
  7. If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the sealed-bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.
  8. Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on the DNR web page at ***<http://www.dnr.state.ak.us/mlw/landsale/index.htm>***.
- Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:
- a) Completed Declaration of Intent Form;
  - b) A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7)(F));
  - c) If applying for a Veterans' Land Discount, a Veterans Eligibility Affidavit along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty;
  - d) Proof of Alaskan residency; and
  - e) Any other documents requested in the Award Notification letter.
9. If a successful bidder fails to comply with the requirements stated in the "Award Notification" letter by the deadline, **the bidder forfeits the bid deposit and all rights to the parcel**. The second highest eligible bidder will then be given the opportunity to purchase the parcel. This does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering, beginning at 9:00 a.m. February 4, 2003.
  10. Parcels not awarded at this auction will be placed in the Over-the-Counter Offering and offered for sale at the minimum bid, which is the appraised fair market value as indicated in this brochure.