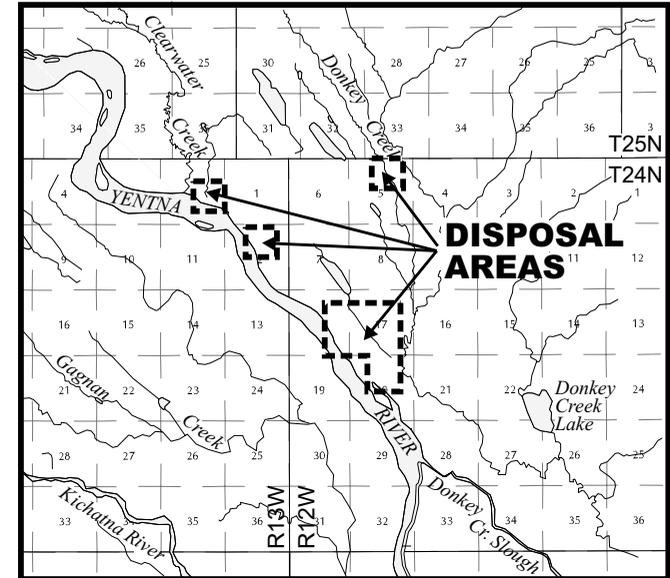


Map 98 - Yenlo Hills Remote Odd Lots

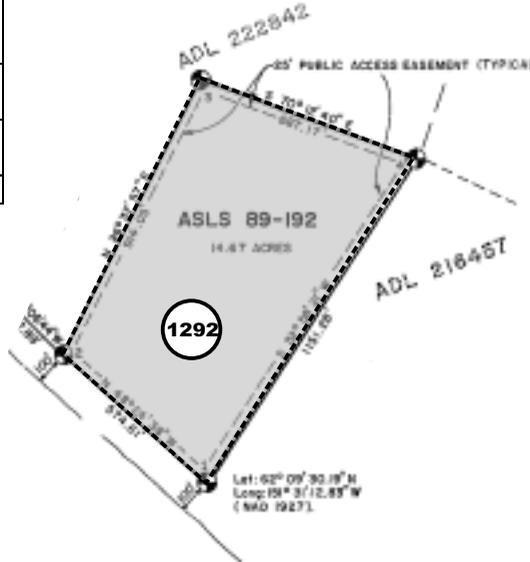
Location	Located approximately 85 air miles northwest of Anchorage between the Alaska range and Yenlo Hills. The Yentna river borders the area on the west.
Topo Map	USGS Quad Talkeetna A-4
Access	Access is by boat via the Susitna and Yentna Rivers. Floatplane access may be possible onto one of several lakes within the area or onto gravel bars along the Yentna River. Snowmachine access is possible during the winter.
Terrain	Topography consists of low terraces changing into foothills in the eastern portion of the area. The area consists predominately of the southwest-facing flank of the Yenlo Hills with an elevation change of 1,500 feet.
Soils	The dominant soils of the area vary from well-drained sediment of variable thickness over gravel, sand, and cobblestone in the floodplain to organic material in the sloping valley bottoms.
Vegetation	The area is forested with cottonwood, white and black spruce, and birch.
Water Front	Parcels 1288, 1289, 1291 & 1292 are located adjacent to the Yentna River. Parcel 1290 is setback from Donkey Creek approximately 300 feet.
View	Unknown
Climate	Temperatures in the area usually range from 44 degrees F in summer and from -4 to 40 degrees F in winter, with extremes of between -50 and 90 degrees F. Annual precipitation is about 29 inches with between 115 and 140 inches of snow.
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, standards, and recommendations of ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see appropriate survey plat. Parcel 1291 is subject to a 100 foot building setback and a 50 foot public access easement from the ordinary high water mark of the Yentna River and Clearwater Creek. Parcel 1291 is further subject to a 25 foot public access easement along the interior, upland lot lines.
Municipal Authority	Entirely within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcel 1290 and 1291 may have existing improvements on site along with some debris.



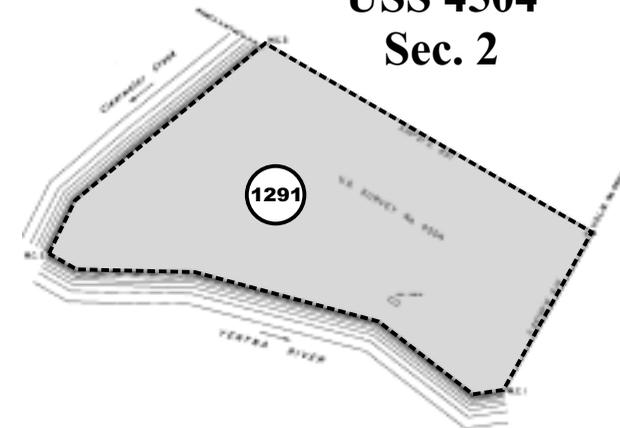
VICINITY MAP
 Township 24 North,
 Range 12 West, Sec. 5, 17, 18, 20
 Township 24 North,
 Range 13 West, Sec. 1, 2, 12
 Seward Meridian, Alaska

USGS Quad Talkeetna A-4, Alaska

ASLS 89-192 Sec. 20



USS 4504 Sec. 2

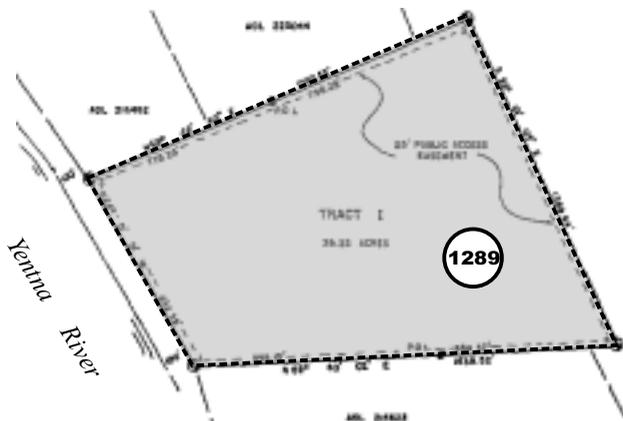
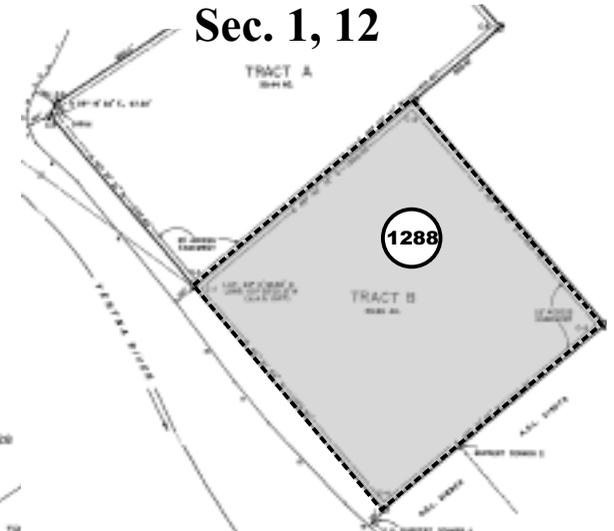


PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
1288	217099	S024N013W01, 12	ASLS 85-71	B	39.99	\$32,800.00
1289	216461	S024N012W17, 18	ASLS 86-86	I	39.22	\$35,300.00
1290	223147	S024N012W05	ASLS 90-7		31.09	\$15,900.00
1291	57797	S024N013W02	USS 4504		4.83	\$14,200.00
1292	212964	S024N012W20	ASLS 89-192		14.67	\$26,800.00

ASLS 90-07 Sec. 5



ASLS 85-71 Sec. 1, 12



ASLS 86-86 Sec. 17, 18

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	

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE	PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE
Alder View Addn. I.....	ASLS 81-207.....	\$374.00/Acre	Kentucky Creek.....	Sec. S2 28, S2 29, 32, 33, T4N, R13W, FM.....	\$ 58.00/Acre
Alder View Subd.....	ASLS 80-137.....	\$277.00/Acre	Kindamina Lake Subd.....	ASLS 81-218.....	\$390.00/Acre
Alexander Creek West Subd.....	ASLS 79-209.....	\$225.00/Acre	Petersburg/Kupreanof Subd.....	ASLS 79-182.....	\$411.00/Acre
Amber Lake North Subd.....	ASLS 80-152.....	\$293.00/Acre	Kutna Creek Subd.....	ASLS 80-157.....	\$264.00/Acre
Anderson (Sec. 18).....	ASLS 79-024.....	\$ 54.00/Acre	Lake Louise Small Lots.....	Various US Surveys on Lake Louise.....	N/A
Anderson (Sec. 30).....	ASLS 79-029.....	\$ 54.00/Acre	Lincoln Creek Subd.....	ASLS 82-158.....	\$642.00/Acre
Anderson (Sec. 31).....	ASLS 79-030.....	\$ 54.00/Acre	Lockwood Lake Subd.....	ASLS 80-091.....	\$248.00/Acre
Anderson (Sec. 32).....	ASLS 79-031.....	\$ 54.00/Acre	Mariner's Walk Subd.....	ASLS 85-225.....	\$395.00/Acre
Bald Mountain Subd.....	ASLS 80-176.....	\$238.00/Acre	Martin Subd.....	ASLS 84-021.....	\$257.00/Acre
Bartlett Hills Alaska Subd.....	ASLS 79-143.....	\$234.00/Acre	McCloud Subd.....	ASLS 82-157.....	\$609.00/Acre
Bears Den Subd.....	ASLS 82-125.....	\$431.00/Acre	Mountain Point Subd.....	ASLS 80-187.....	\$1863.00/Acre
Bench Lake Subd.....	ASLS 80-147.....	\$323.00/Acre	Mud Bight Subd.....	ASLS 79-243.....	\$1622.00/Acre
Berg Subd.....	ASLS 82-181.....	\$531.00/Acre	Murphy Subd.....	ASLS 82-159.....	\$284.00/Acre
Bruce Lake Subd.....	ASLS 79-155.....	\$492.00/Acre	Nenana South Subd.....	ASLS 80-106.....	\$225.00/Acre
Cannery Creek H.S.....	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM.....	\$ 20.00/Acre	Ninemile Creek Subd.....	ASLS 80-151.....	\$317.00/Acre
Canyon Lake Subd.....	ASLS 80-139.....	\$274.00/Acre	O'Conner Creek Subd.....	ASLS 83-023.....	\$271.00/Acre
Cascade Creek H.S.....	Sec. 27-34, T20N, R8E SM.....	\$100.00/Acre	Olmes East Subd.....	ASLS 80-178.....	\$190.00/Acre
Central Odd Lots.....	Sec. 24, 26, 34, T9N, R14W, FM.....	\$ 53.00/Acre	Onestone Lake Subd.....	ASLS 81-110.....	\$430.00/Acre
Central Subd.....	ASLS 77-161.....	\$199.00/Acre	Otter Lake Subd.....	ASLS 79-147.....	\$225.00/Acre
Chandalar Lake Subd.....	ASLS 85-224.....	\$408.00/Acre	Panguinge Creek Subd.....	ASLS 79-168.....	\$112.00/Acre
Chase II Subd.....	ASLS 79-149.....	\$236.00/Acre	Peters Creek Subd.....	ASLS 80-144.....	\$302.00/Acre
Chena Hot Springs II Subd.....	ASLS 80-138.....	\$260.00/Acre	Riverview Subd.....	ASLS 83-128.....	\$262.00/Acre
Circle Subd.....	ASLS 78-163 Replat A-J77 & I-5 77-161.....	\$ 71.00/Acre	Robe Lake Subd.....	ASLS 79-146.....	\$363.00/Acre
Copper Center Subd.....	ASLS 79-042.....	\$140.00/Acre	Safari Lake Subd.....	ASLS 80-188.....	\$257.00/Acre
Copper Heights Subd.....	ASLS 80-009.....	\$241.00/Acre	Shell Hills Subd.....	ASLS 80-177.....	\$314.00/Acre
Deadman Lake Subd.....	ASLS 81-040.....	\$268.00/Acre	Shell Lake North Odd Lot.....	USS 4507.....	N/A
Delta "B".....	ASLS 77-163.....	\$142.00/Acre	Shell Lake North Subd.....	ASLS 80-174.....	\$437.00/Acre
Delta AG Subd.....	ASLS 78-093.....	\$ 41.00/Acre	Skwentna Flats Subd.....	ASLS 80-126.....	\$250.00/Acre
Denali View Subd.....	ASLS 80-145.....	\$405.00/Acre	Skwentna Station Subd.....	ASLS 79-205.....	\$265.00/Acre
Desperation Subd.....	ASLS 81-001.....	\$458.00/Acre	Snake Lake Subd.....	ASLS 85-085.....	\$207.00/Acre
Dinglishna Hills Subd.....	ASLS 80-133.....	\$245.00/Acre	South Bald Mountain Addn. Subd.....	ASLS 82-001.....	\$336.00/Acre
Donnelly Subd.....	ASLS 80-095.....	\$311.00/Acre	South Bank Homestead.....	Sec. 18, 19, 20, T8S, R9E, FM.....	\$ 26.00/Acre
Dune Lake Subd.....	ASLS 81-056.....	\$292.00/Acre	South Caribou Lake Addn.....	ASLS 81-175.....	\$585.00/Acre
Eagle Subd.....	ASLS 81-033.....	\$261.00/Acre	South Caribou Lake Subd.....	ASLS 80-155.....	\$271.00/Acre
Farmview Subd.....	ASLS 82-123.....	\$347.00/Acre	Southwind.....	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM.....	\$ 18.00/Acre
Geskakmina Lake.....	ASLS 81-055.....	\$277.00/Acre	Super Cub Subd.....	ASLS 80-132.....	\$259.00/Acre
Glennallen Area I.....	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR.....	\$122.00/Acre	Swan Lake Subd.....	ASLS 79-145.....	\$265.00/Acre
Glennallen Area II.....	ASLS 79-249 Sec. 24, T4N, R2W, CRM.....	\$122.00/Acre	Talkeetna Bluffs Addn.....	ASLS 81-196.....	\$453.00/Acre
Glennallen Area II.....	ASLS 79-250 Sec. 22, T4N, R2W, CRM.....	\$122.00/Acre	Talkeetna Foothills Subd.....	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S.....	\$ 18.00/Acre
Glennallen Area II.....	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM.....	\$122.00/Acre	Tazlina Hills Subd.....	ASLS 79-227.....	\$349.00/Acre
Glennallen Subd.....	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM.....	\$122.00/Acre	Tazlina NW Subd.....	ASLS 79-226.....	\$349.00/Acre
Goldstreak Subd.....	ASLS 79-156.....	\$492.00/Acre	Tazlina SW Subd.....	ASLS 79-121.....	\$349.00/Acre
Greely Subd.....	ASLS 79-164.....	\$ 61.00/Acre	Tenakee Springs Subd.....	ASLS 81-216.....	\$1285.00/Acre
Greensward Subd.....	ASLS 79-154.....	\$492.00/Acre	Tenderfoot Subd.....	ASLS 81-213.....	\$400.00/Acre
Hayes Creek Subd.....	ASLS 81-020.....	\$302.00/Acre	Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-136.....	\$ 4.00/Lot
Haystack Extension Subd.....	ASLS 80-163.....	\$274.00/Acre	Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-199.....	\$288.00/Acre
Haystack Subd.....	ASLS 80-117.....	\$274.00/Acre	Tok (Sec. 15, T18N, R12E, CRM).....	ASLS 79-135.....	\$ 4.00/Lot
Heiden View Subd.....	ASLS 85-089.....	\$878.00/Acre	Tok (Sec. 23, T18N, R12E, CRM).....	ASLS 79-019.....	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. I.....	ASLS 79-148.....	\$265.00/Acre	Tok (Sec. 25, T18N, R12E, CRM).....	ASLS 79-021.....	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. II.....	ASLS 80-134.....	\$235.00/Acre	Tok Replat ASLS 79-006.....	ASLS 79-132.....	\$ 4.00/Lot
High Mountain Lakes Subd.....	ASLS 80-154.....	\$273.00/Acre	Tok Replat ASLS 79-134.....	ASLS 80-049.....	\$ 4.00/Lot
PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE	Totek Lake Subd.....	ASLS 81-057.....	\$305.00/Acre
Indian River Subd.....	ASLS 80-131.....	\$229.00/Acre	Tower Bluffs Subd.....	ASLS 80-098.....	\$227.00/Acre
Jack Subd.....	ASLS 79-165.....	\$ 61.00/Acre	Trail Ridge Subd.....	ASLS 81-177.....	\$256.00/Acre
June Creek Subd.....	ASLS 79-166.....	\$ 88.00/Acre	Trapper Creek Glen Subd.....	ASLS 79-242.....	\$265.00/Acre
Kahiltna Flats Subd.....	ASLS 80-175.....	\$204.00/Acre	Upper George Inlet Subd.....	ASLS 84-039.....	\$680.00/Acre
Keene Channel Subd.....	ASLS 81-008.....	\$440.00/Acre	Vault Subd.....	ASLS 80-189.....	\$335.00/Acre
Kenney Creek Subd.....	ASLS 80-143.....	\$273.00/Acre	West Twin Lake Subd.....	ASLS 81-219.....	\$558.00/Acre
Kenny Lake Subd.....	ASLS 81-193.....	\$740.00/Acre	Willow Creek Subd.....	ASLS 79-122.....	\$156.00/Acre
Kentucky Creek.....	Sec. 4, 5, T3N, R13W, FM.....	\$ 58.00/Acre	Wrangell Narrows Subd.....	ASLS 81-007.....	\$440.00/Acre