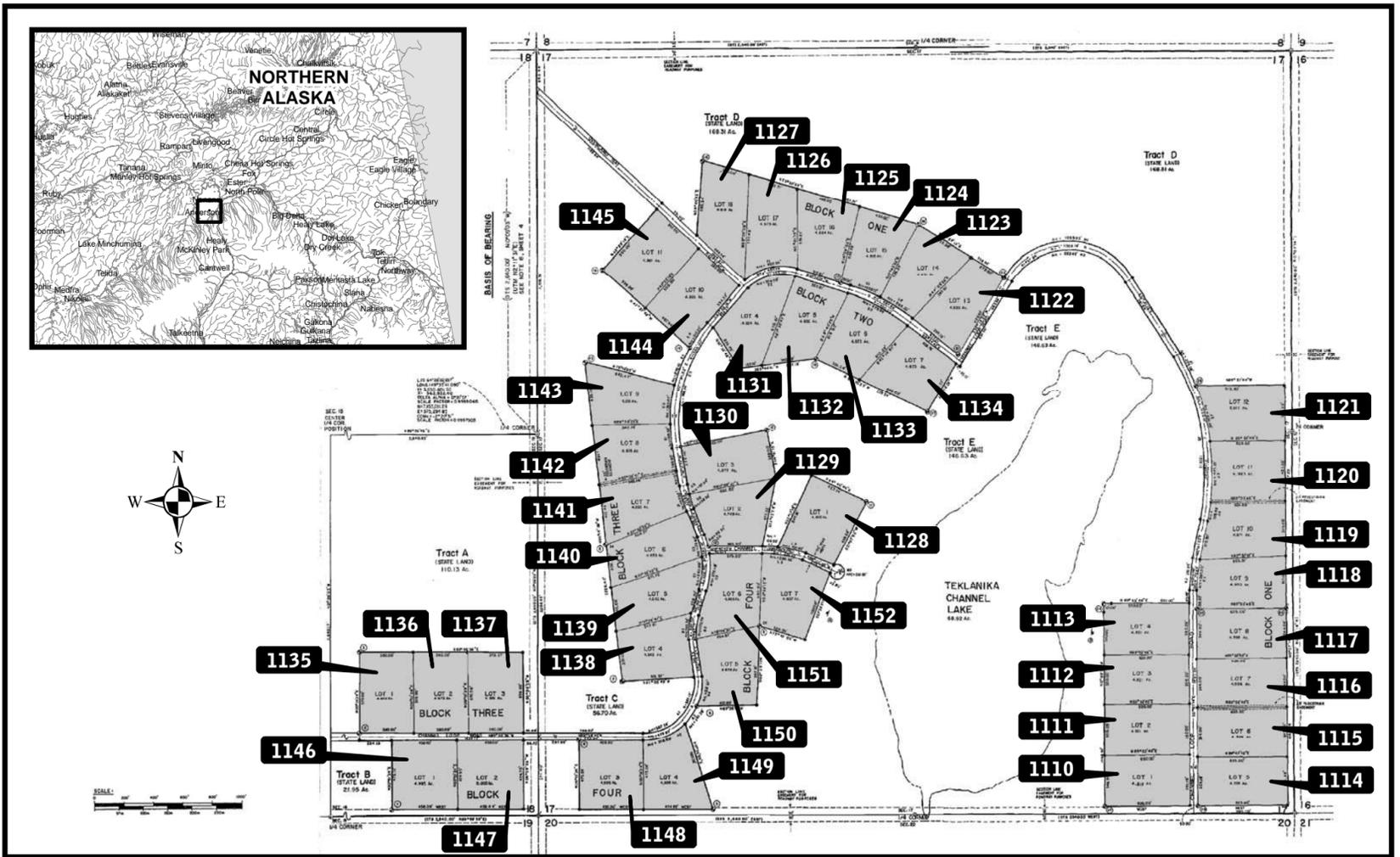


Spring 2005 Alaska State Land Offering -- Auction #435

Map 28 - Teklanika Channel Lake Subdivision, ASLS 81-58

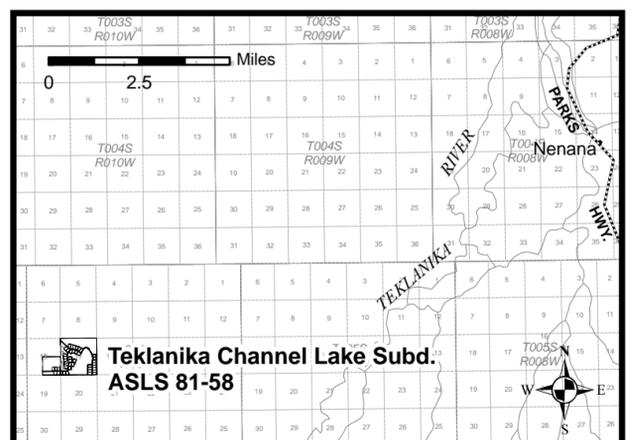
Northern Region



<b>Location</b>	Teklanika Channel Lake Subdivision is located approximately 15 air miles southwest of Nenana and 3 miles west of the Teklanika River.
<b>Topo Map</b>	USGS Quad Fairbanks B-6
<b>Access</b>	Access is available by ski-plane and float-plane, and by snowmachine via the Nenana-Kantishna Trail and other existing trails, including a well-established seismic line trail (application ADL 417386) which runs northwest from the Nenana-Kantishna Trail and passes within 1/2 mile of the subdivision. Due to fluctuating lake levels, pilots should carefully inspect conditions before landing float planes.
<b>Terrain</b>	Lots are situated back from the shores of Teklanika Channel Lake. The subdivision is generally level, with elevation ranging from 425 to 450 feet above sea level.
<b>Soils</b>	Soils are generally a well-drained sandy-loam, with pure sand found at 2 to 4 feet. Care should be taken not to expose this underlying sand because wind erosion may be experienced. Although discontinuous permafrost may be present, the soils investigation did not encounter any ice.
<b>Vegetation</b>	Lots are primarily situated in open hardwood stands, with some pockets of spruce understorey. Dense willow thickets and bogs are present within the vicinity of the subdivision.
<b>Water Frontage</b>	None. Subdivision lots are set back from the lake shore, which is marshy.
<b>View</b>	View of the surrounding forest, with potential views of the Teklanika Channel Lake from many lots.
<b>Climate</b>	Average winter temperatures range from -20 to 20 degrees F; average summer temperatures range from 38 to 72 degrees F. Average annual precipitation is 11 inches.
<b>Water Source</b>	Water quality unknown. Wells are expected to be shallow.
<b>Water/Sewage Disposal</b>	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).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-58.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	The subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Teklanika Channel Lake, along with much of the land within the Nenana Basin, is within the boundaries of oil and gas exploration license ADL 390079. Seismic studies (permit MLUP/ AK 04-05) associated with this exploration license are currently underway near Teklanika Channel Lake. Future oil and gas development in this area is possible. Contact the Division of Oil and Gas for further information regarding exploration activities. The mineral estate underlying this subdivision, as well as the land and mineral estate for the surrounding area have been proposed for possible conveyance to the University of Alaska. This proposal is currently under consideration by the legislature. If this transfer takes place, requirements regarding surface owner compensation in the event of resource exploration and development will still apply (see the 'Mineral Estate' section of the narrative for this brochure). For more information on the University land transfer, please contact the Division of Mining, Land & Water Director's Office at (907) 269-8600.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1110	417320	F005S010W17	81-58	1	1	4.815	\$6,500
1111	417321	F005S010W17	81-58	2	1	4.821	\$6,500
1112	417322	F005S010W17	81-58	3	1	4.821	\$6,500
1113	417323	F005S010W17	81-58	4	1	4.821	\$6,500
1114	417324	F005S010W17	81-58	5	1	4.739	\$3,600
1115	417325	F005S010W17	81-58	6	1	4.929	\$3,600
1116	417326	F005S010W17	81-58	7	1	4.936	\$3,600
1117	417327	F005S010W17	81-58	8	1	4.938	\$3,600
1118	417328	F005S010W17	81-58	9	1	4.950	\$6,500
1119	417329	F005S010W17	81-58	10	1	4.971	\$6,500
1120	417330	F005S010W17	81-58	11	1	4.983	\$6,500
1121	417331	F005S010W17	81-58	12	1	4.977	\$6,500
1122	417332	F005S010W17	81-58	13	1	4.689	\$6,500
1123	417333	F005S010W17	81-58	14	1	4.631	\$3,600
1124	417334	F005S010W17	81-58	15	1	4.615	\$2,600
1125	417335	F005S010W17	81-58	16	1	4.664	\$2,600
1126	417336	F005S010W17	81-58	17	1	4.973	\$2,600
1127	417337	F005S010W17	81-58	18	1	4.919	\$2,600
1128	417338	F005S010W17	81-58	1	2	4.910	\$6,500
1129	417339	F005S010W17	81-58	2	2	4.749	\$3,600
1130	417340	F005S010W17	81-58	3	2	4.877	\$3,600
1131	417341	F005S010W17	81-58	4	2	4.824	\$2,600
1132	417342	F005S010W17	81-58	5	2	4.832	\$2,600
1133	417343	F005S010W17	81-58	6	2	4.873	\$3,600
1134	417344	F005S010W17	81-58	7	2	4.833	\$6,500
1135	417345	F005S010W18	81-58	1	3	4.972	\$2,600
1136	417346	F005S010W18	81-58	2	3	4.972	\$2,600
1137	417347	F005S010W18	81-58	3	3	4.961	\$2,600
1138	417348	F005S010W17	81-58	4	3	4.592	\$2,600
1139	417349	F005S010W17	81-58	5	3	4.642	\$2,600
1140	417350	F005S010W17	81-58	6	3	4.653	\$2,600
1141	417351	F005S010W17	81-58	7	3	4.553	\$2,600
1142	417352	F005S010W17	81-58	8	3	4.615	\$2,600
1143	417353	F005S010W17	81-58	9	3	4.611	\$2,600
1144	417354	F005S010W17	81-58	10	3	4.899	\$2,600
1145	417355	F005S010W17	81-58	11	3	4.987	\$2,600
1146	417356	F005S010W18	81-58	1	4	4.995	\$2,600
1147	417357	F005S010W18	81-58	2	4	5.000	\$2,600
1148	417358	F005S010W17	81-58	3	4	4.996	\$2,600
1149	417359	F005S010W17	81-58	4	4	4.656	\$3,600
1150	417360	F005S010W17	81-58	5	4	4.876	\$6,500
1151	417361	F005S010W17	81-58	6	4	4.963	\$3,600
1152	417362	F005S010W17	81-58	7	4	4.827	\$6,500

Vicinity Map  
Township 5 South,  
Range 10 West, Sections 17 & 18  
Fairbanks Meridian, Alaska



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>.