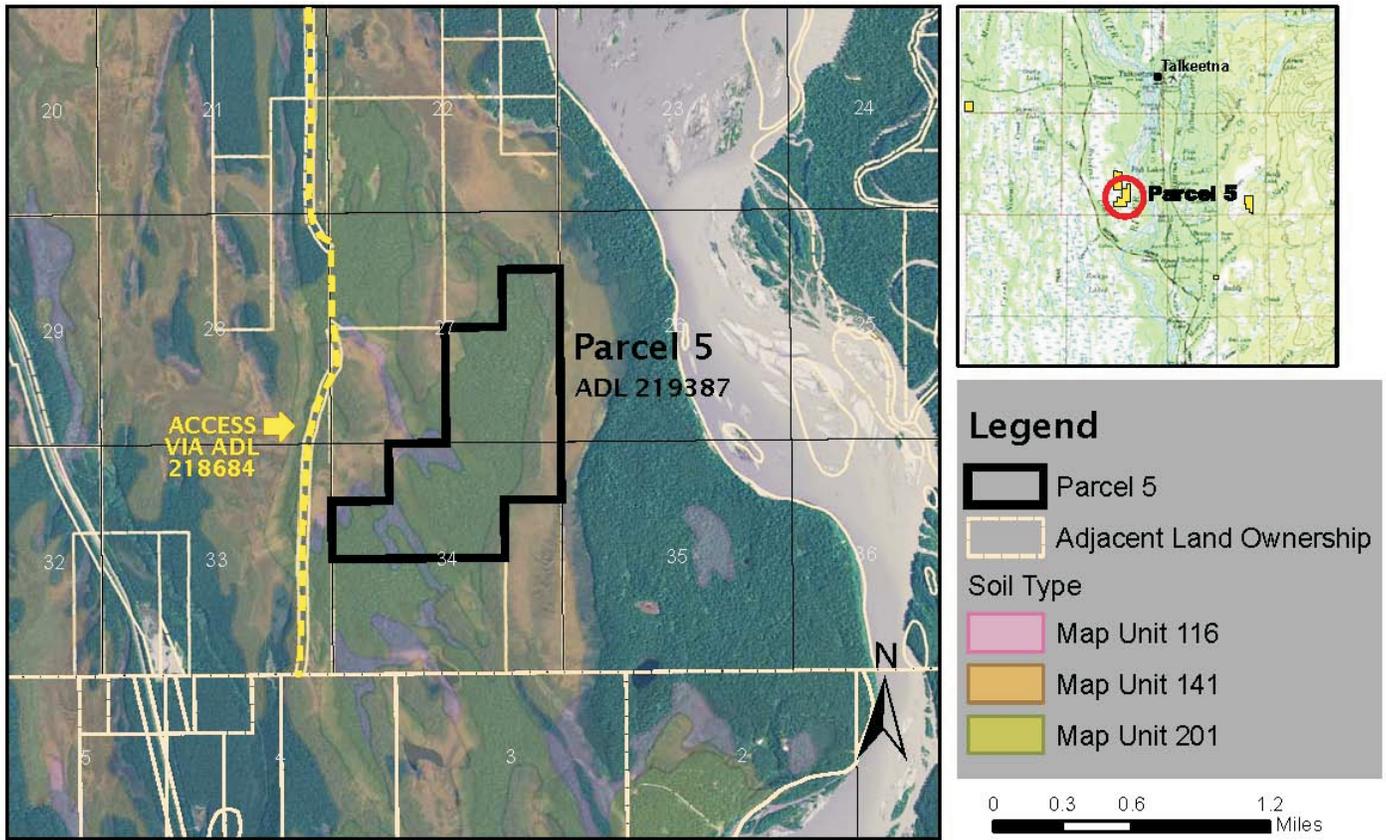


Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels



Parcel 5 – ADL 219387
\$171,600 MINIMUM BID

Title Quality	State patent (Fee title subject to Agricultural Covenants). This property is patented to the State.
Legal Description	TOWNSHIP 25 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA SECTION 27: SE1/4NE1/4, SE1/4, SECTION 34: NE1/4NE1/4, SW1/4NE1/4, NE1/4NW1/4, SE1/4NW1/4, SW1/4NW1/4. CONTAINING 440.40 ACRES, MORE OR LESS. ACCORDING TO THE SUPPLEMENTAL CADASTRAL SURVEY, ASCS S025N005W102, FILED IN THE TALKEETNA RECORDING DISTRICT ON APRIL 29, 1981, AS PLAT NO. 81-57.
Soils	This parcel is predominantly composed of a complex soil that has a large component of class 3 soils but will be harder to develop due to the inclusions of wet class 6 soils. Map Unit 141 (30 acres) - Histosols – greater than 85% hydric, Map Unit 116 (20 acres) - Cryaquepts – depressional greater than 85% hydric, Map Unit 201 – Tokisitna-Chunilna Complex Undulating (390 acres) – is 50 to 85 % agricultural soils with 60% being Tokisitna (class 3e) and 30% inclusions of Chunilna (class 6w) soils.
Improvements	None
Access	Parks Highway, directly across from Petersville Road, take Susitna River Road approximately 1.5 miles to Bradley Road, turn right. Bradley is a good gravel road that turns into a pioneer road across a swamp and through a previously sold agricultural parcel. Go to the end of the road (next to a hay field). At this point there is private property on both sides of the road. Please respect the private property! Proceed due south on the section line and reserved 100-foot R/W (ADL 218684). The walking can be difficult (wet, hilly, thick underbrush).
Present Use	Public recreation, wildlife habitat
Financing Terms	20 years maximum, 5% down, interest rate = prime plus 3 %
Information	Division of Agriculture – Palmer (761-3863 - Steve Trickett)

Fall 2006 Auction #453 - Miscellaneous Agricultural Reoffer Parcels

Office of History and Archaeology	www.dnr.state.ak.us/parks/oha
Water Resources Program.....	www.dnr.state.ak.us/mlw/water
Division of Forestry	www.dnr.state.ak.us/forestry
Land Records Information (DNR).....	www.dnr.state.ak.us/landrecords
Land Records Information (DNR and BLM).....	www.landrecords.info
Department of Fish & Game	www.adfg.state.ak.us
Department of Transportation & Public Facilities	www.dot.state.ak.us
Department of Environmental Conservation	www.state.ak.us/dec
Alaska Railroad Corporation	www.alaskarailroad.com
Department of Community & Economic Development.....	www.dced.state.ak.us
US Government	www.firstgov.gov
Bureau of Land Management Alaska	www.ak.blm.gov
U.S. Fish & Wildlife Service	www.fws.gov
U.S. Army Corps of Engineers.....	www.usace.army.mil
Firewise	www.firewise.org

PARCEL INFORMATION FOR FALL 2006 AUCTION #453

**State of Alaska, Department of Natural Resources
Division of Agriculture/Division of Mining, Land and Water
Southcentral Region
Land Disposal
No Cash Discounts**

Parcel # & ADL #	Title	Minimum Bid	Total Acres	Crop-land Acres	Complex or Soils with class 3 & 4 component Areas	Reservations	Clearing & Tillage Requirement within 5 Years. # of Acres
#1 ADL 50603	State Patent	\$32,000	40	0	37	B,C,D,H, J	0
#2 ADL 203287	State Patent	\$159,600	247	50	190	A,B,C,D,G,H,,J	12.5
#3 ADL 216757	State Patent	\$123,500	160	60	30	A,B,C,D,F,G,H,I,,J	15
#4 ADL 219386	State Patent	\$186,800	321	15	266	A,B,C,D,E,H,,J	4
#5 ADL 219387	State Patent	\$171,600	440	0	390	A,B,C,D,H,,J	0

Condition and Reservation Codes

- A. Subject to a 50-foot section line easement.
- B. A perpetual covenant under AS 38.05.321(a)(1) that restricts or limits the use of the land for agricultural purposes.
- C. A perpetual covenant under AS 38.05.321(a) (2) establishing restrictions on further subdivision of these tracts.
- D. Subject to all platted and other valid existing rights and reservations existing at the time of the sale.
- E. Subject to a 100-foot public right-of-way (ADL 218684) for a public access road and utility facilities.
- F. Subject to a 60-foot public access right-of-way (ADL 200221) on Trail Ridge Road.
- G. Subject to a 50-foot wide public access easement along each side of a public water body (upland from ordinary high water)
- H. Subject to a 50-foot public access and utility easement on all lot lines where a section line easement is not present.
- I. Subject to Oil and Gas Exploration License (ADL 390077)
- J. Other requirements as found in this brochure and the State Amended Final Finding and Decision dated 3/10/05.