



PARCEL INFORMATION

Parcel # & ADL #	Minimum Bid	Total Acres	Cropland Acres	Clearing Requirement (Acres)	Easements & Reservations
Parcel # 1 ADL 407096	\$40,500	100	40	10	A, B, C, D, E, F

Easement & Reservation Codes

- A. Subject to a 50-foot Section Line Easement per AS 19.10.010.
- B. Subject to a 60-foot Public Access and Utility Easement along “Country Road” where it crosses the parcel. ADL 420160
- C. Subject to a perpetual Agriculture covenant under AS 38.05.321(a)(1) that restricts the use of the land for agricultural purposes.
- D. Subject to a perpetual covenant under AS 38.05.321(a)(2) establishing restrictions on Subdivision of parcel.
- E. Subject to all platted and other valid existing rights and reservations existing at time of sale.
- F. Subject to the requirements listed under the “General Information” section of this brochure.

Special nature of buying agricultural land from the state

As shown in the above table and mentioned throughout this brochure buying agriculture land from the state comes with a few unique conditions you should consider before submitting a bid.

1. As mentioned above the land is subject to a perpetual covenant restricting the use of the land for agricultural purposes. You cannot pay to have this covenant removed, it stays with the land forever.
2. After you receive patent to the land you can only subdivide the parcel one time into no more than 4 parcels, each being 40-acres or larger. You will have to purchase a housing right for each new parcel created by the subdivision (Contact DNR for current fee). You may have a lien for the housing rights put on the new parcels if you are not transferring them outside your immediate family. You will need new farm conservation plans for each parcel in the subdivision before you can receive the required letter of non-objection from the state to complete the subdivision process.
3. Each parcel comes with a clearing requirement and this can prove to be a significant investment. Call some contractors to get an idea of the cost and factor this into your decision whether to submit a bid. Generally you will have five years to do the clearing and the land must stay in that condition until you payoff the contract and receive patent.
4. You must have an approved state farm conservation plan in place before you can go to contract with the state. The plan can be modified but the farm must be operated according to the most current plan in place. The plans are developed with the help of the local Soil and Water Conservation District and submitted to the Division of Agriculture for final approval.
5. All activities on the land must be “incidental to and not inconsistent with the primary use of the land for agricultural purposes.” AS 38.05.321(3)(A)





AREA MAPS





Parcel location is approximate. For representative purposes only

Legal Description:

S1/2SE1/4NE1/4, E1/2SE1/4 of Section 28, Township 5 South, Range 4 East; Fairbanks Meridian

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321

The State Received Patent for the land and mineral estate on 12/3/63. The Patent Number is 1234301. The applicable state case file is MH-100. The land was re-designated general grant land pursuant to Chapter 5, FSSLA 1994, Dated June 23, 1994.

Parcel # 1
 ADL 407096
 100 acres
 Minimum Bid: \$40,500
 Clearing requirement: 10 Acres
 T05S, R04E, Sec.28, F.M.

Clearing Requirement: 10 Acres

Improvements: None

Access : Richardson Highway. 2+miles south of Salcha River bridge then west on undeveloped section lines easements between sections 16/35 and 27/34. Practical access can be had by using "Country Road", which is 2+ miles south of the Salcha River bridge on the west side of the highway just before reaching Harding Road. This developed road is not a legally platted road.

Municipality: This parcel in located within the Fairbanks North Star Borough and is subject to local ordinances and taxing authority.

Present use: Public recreation and wildlife habitat

