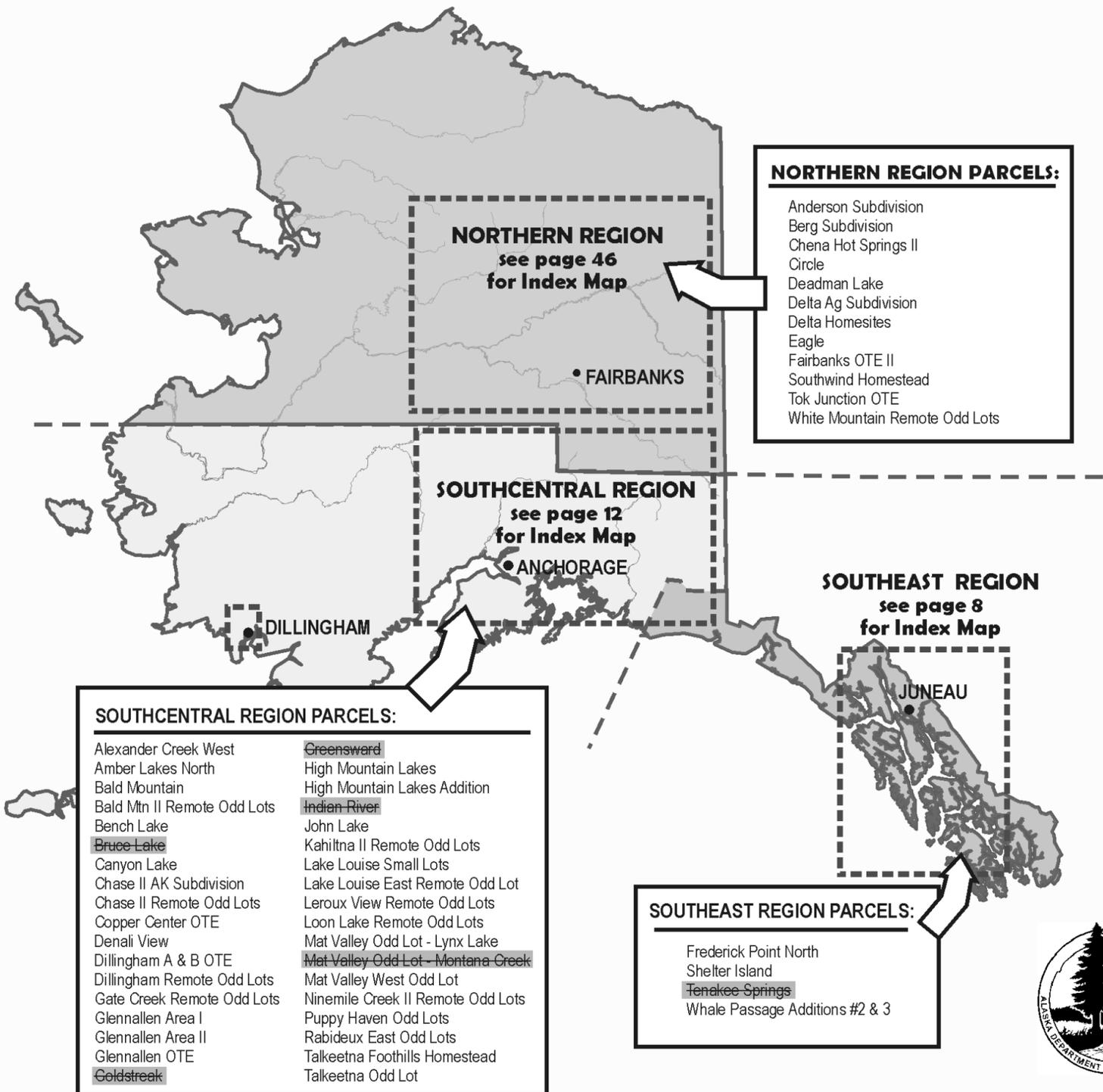


# SUMMER 2001 ALASKA STATE LAND OFFERING AUCTION #416



## SUMMER 2001 AUCTION #416 SCHEDULE

<b>June 1-July 16, 2001</b>	Bids will be accepted within this period. All bids must be received by DNR at one of the offices listed on page 2 no later than <b>5:00 p.m., Monday, July 16, 2001</b> . Bids received after the designated date and time will not be considered.
<b>July 24, 2001</b>	Bids for Veteran's Preference on parcels 1-26 will be opened first, beginning at <b>9:00 a.m., Tuesday, July 24, 2001</b> , in the 6th Floor Conference Room, Atwood Building, 550 W. 7th Avenue, Suite 602, Anchorage, Alaska. Parcels not sold during the Veteran's Preference portion of the auction will then be auctioned along with the remaining parcels to qualified bidders during the second portion of the Sealed-Bid Auction. Bidders do not need to be present at the auction.
<b>July 25, 2001</b>	Unsuccessful bidders may pick up their deposits until 4:00 p.m., Wednesday, July 25, 2001 at the Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska. Deposits not picked up will be returned in self-addressed stamped envelopes immediately after 4:00 p.m.
<b>July 31, 2001</b>	Award Notification letters will be mailed to successful bidders.
<b>October 3, 2001</b>	Over-the-Counter Sale begins.

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# General Information

## Introduction

This brochure describes the lands being offered by the Department of Natural Resources (DNR) in the Summer 2001 Alaska State Land Offering - Auction #416 and explains how to bid for a parcel. The Summer 2001 Alaska State Land Offering is a public Sealed-Bid Auction Sale of 864 parcels of land. Eligible veterans will be offered a preference to purchase 26 Southeast Alaska parcels in this offering.

The narrative portion of this brochure is arranged to first present general information about this land offering, followed by conditions for purchase and the specific requirements and procedures for participating in the Veteran's Preference Auction, Sealed-Bid Auction and Over-the-Counter Sale. The brochure lists and describes the auction parcels in each of the three DNR regions (Southeast, Southcentral, and Northern). Application forms are provided at the end of this brochure. Additional copies of this brochure and application materials may be obtained at the following DNR Public Information Offices located in Juneau, Anchorage, and Fairbanks. Copies may also be downloaded from our web site

([http://www.dnr.state.ak.us/pic/res\\_sales.htm](http://www.dnr.state.ak.us/pic/res_sales.htm)).

## DNR Contact Offices

Each DNR Information Office also has display maps, appraisal reports, land use plans and other information pertinent to the lands offered in this brochure.



### SOUTHCENTRAL REGION

DNR Public Information Office  
550 West 7th Ave., Suite 1260  
Anchorage, AK 99501-3557

Tel: (907) 269-8400, fax: (907) 269-8901,  
TDD: (907) 269-8411

Recorded land sales information (907) 269-8400  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

### NORTHERN REGION

DNR Public Information Office  
3700 Airport Way  
Fairbanks, AK 99709-4699

Tel: (907) 451-2705, fax: (907) 451-2706,  
TDD: (907) 451-2770

Office hours: Monday through Friday, 9:00 a.m.-5:00 p.m.

### SOUTHEAST REGION

Division of Mining, Land & Water  
Information Office  
400 Willoughby Avenue, 4th Floor  
Juneau, AK 99801

Tel: (907)465-3400, fax: (907)586-2954,  
TDD: (907)465-3888

Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.

The 2001 Alaska State Land Offering brochure and auction sale results will be available on the Internet web site

(<http://www.dnr.state.ak.us/land/disposals.htm>).

## Locating Topographic Maps

Topographic maps may be purchased from the United States Geological Survey, Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011, or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99757-7320, (907) 474-6960, fax (907) 474-2645, or other commercial sources.

## Bidder Qualifications

**It is the applicant's responsibility to prove that he or she is eligible to participate in the program.**

Regulation changes **11 AAC 67.005** and **11 AAC 67.008** adopted in February, 2001 have affected bidder/applicant qualifications. Please read this section thoroughly before you consider submitting a bid.

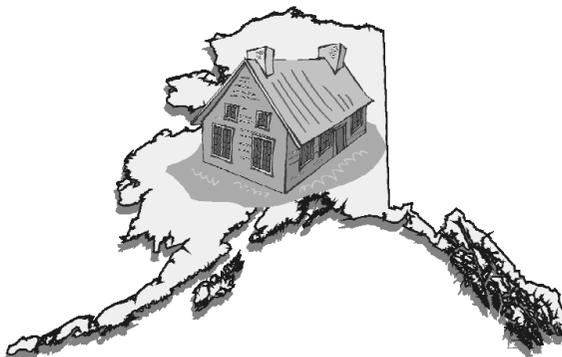
Corporations, businesses and non-Alaska residents are **NOT** eligible to bid for parcels at the Sealed-Bid Auction but are eligible to participate in the Over-the-Counter Sale, beginning October 3, 2001.

Bidders must be residents of the State of Alaska and must certify their participation eligibility by signing a certification statement that he/she:

1. Has been a resident of Alaska for the past 12 months;
2. Is 18 years of age or older at the date of sale;
3. Has not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. Is not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. Has not been notified by the department that he/she is currently in default for nonpayment of municipal taxes or assessments on property currently under either a DNR lease or purchase contract.

## Multiple Bidders on One Form

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. Successful bidders' names will carry forward to the contract or patent if the purchase price is paid in full. No names will be added or removed before the contract is executed.



## Residency Requirement

To be eligible to bid in the Sealed-Bid Auction, a prospective bidder must be an Alaska resident for at least one year immediately preceding the date of the auction (AS 38.05.055).

You are not allowed to claim Alaska residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must have either been an Alaska resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

## Proof of Residency

Prospective bidders will be required to verify their Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including:

- 1) Voter registration and voting records;
- 2) Hunting, fishing, driver's, or other licenses;
- 3) School records;

- 4) Rent receipts, or proof of home ownership or a home purchase contract;
- 5) Motor vehicle registration;
- 6) Tax records;
- 7) Employment, unemployment, or military records;
- 8) Court or other government agency records;
- 9) Birth or other vital statistic records;
- 10) Affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or
- 11) Other proof of residency acceptable to the Director.

## False Information

A land program participant who gives false information on forms or other required documents may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, the participant forfeits all monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

## Site Inspection



The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to **first review all information and then personally inspect the land** before submitting a bid. **The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.** The land disposal described in this brochure is only one of the land uses that may occur in any given area. A variety of other authorized uses, such as mining or timber sales, can and do occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect abutting land, but also land near roads that are intended to access those uses. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate such traffic. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Full-scale copies of the recorded survey plats are available at the DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet. State status plats and survey plats are also available on the DNR Land Status web page (<http://www.dnr.state.ak.us/landrecords>).

## Use of Adjacent State Land

Uses of state land, other than those uses "generally allowed" as stated on the DNR Fact Sheet "Generally Allowed Uses on State land" (available at DNR Public Information Offices or ([http://www.dnr.state.ak.us/land/gen\\_use.htm](http://www.dnr.state.ak.us/land/gen_use.htm)), may require a land use authorization from the Department of Natural Resources.

## Right to Adjourn/Postpone/Cancel

The Department of Natural Resources reserves the right to adjourn, postpone, or cancel land offerings, in whole or in part, at any time prior to or during the offering, including Over-the-Counter Sales, if necessary, to protect the interests of the state. One or more parcels may be withdrawn at any time prior to or during the auction and prior to or during the Over-the-Counter offering.

## Brochure Amendments

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible. You may obtain a copy of the supplemental information sheets, if any, from the DNR Public Information Offices or from the DNR web page. It is the bidder's responsibility to keep informed of any changes or corrections. **A prospective bidder should inquire whether there are any supplemental information sheets before submitting a bid.**

## Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file a sealed bid during the last 15 days of the bidding period and may not acquire land within the first 30 days that it is offered over-the-counter (11 AAC 67.005(c)).

## Submitting Sealed Bids

The three DNR Public Information Offices previously listed and the Department of Natural Resources Financial Services Section are the only offices that will accept completed bid packets to participate in the 2001 Alaska State Land Offering. Faxed submittals will **not** be accepted. **If you are mailing your bid, send it directly to the following address:**

Alaska State Land Auction #416  
Department of Natural Resources  
Financial Services Section  
550 West 7th Avenue, Suite 1410  
Anchorage, AK 99501-3561

Tel: (907) 269-8500

Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

## Withdrawing Bids Prohibited

Once a bid has been submitted it cannot be removed from the pool. If you feel your bid was submitted with an error, you must submit a new bid to be eligible for the parcel.

## Buying Multiple Parcels - NEW THIS YEAR!!



11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each department land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person, however, additional parcels from this offering may be purchased during the Over-the-Counter Sale.

## Appeals

Aggrieved bidders may appeal the determination of a high bid for a Sealed-Bid Auction parcel by writing to the Commissioner of the Department of Natural Resources. The Commissioner must receive appeals within five days after the auction is conducted. Send appeals to:

Commissioner Pat Pourchot  
Department of Natural Resources  
550 W. 7th Ave., Suite 1400  
Anchorage, AK 99501-3561  
or by fax to 1-907-269-8918

The Summer 2001 Alaska State Land Offering brochure and auction sale results will be available on the DNR web page

(<http://www.dnr.state.ak.us/land/disposals.htm>).

# Conditions of Purchase

## Tentatively Approved Lands

Lands for which the state has not received final patent from the federal government are designated as tentatively approved. In the Summer 2001 Alaska State Land Offering, the following disposal areas are all, or in part, on tentatively approved land: Deadman Lake, Delta Agricultural Homesites, Circle, Bench Lake, Dillingham OTE, Dillingham Remote, and Indian River.

Title for parcels on tentatively approved land will be conditioned on the State of Alaska receiving patent from the federal government. If for any reason the state does not receive patent to this tentatively approved land, a sale will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser for the termination of the contract. (11 AAC 67.015)

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems. For example, if you resell your parcel before the state receives patent, a title insurance company might not provide title insurance unless the contingency is "excepted" from coverage.

## Access

The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section-line easements when crossing both public and private lands.



## Subdivisions:

**The state has no legal obligation to build roads (physical access) to and/or through a subdivision.** Legal access exists to all subdivisions. For instance, access may be via a section-line easement (unless the section-line easement has been vacated) or platted right-of-way. Physical access may be via roads, trails and/or water bodies.

Rights-of-way shown on subdivision plats designate areas reserved for road construction and access **but do not necessarily indicate the existence of a constructed road.** In most cases, the more remote subdivisions will not have the platted access roads constructed. Potential purchasers should inquire at the DNR Public Information Office, or borough land office to see if there is an existing road on the reserved right-of-way.

Purchasers are strongly urged to apply for a Right-of-Way Permit or obtain an Access Easement to document the existing or newly established routes used to access their parcels. It is the responsibility of all purchasers to properly locate themselves when crossing both public and private land to ensure they are on legal right-of-way or section-line easements.

**Please note:** Use of the Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may **NOT** be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

## Remote Parcels

Access across unreserved state land **without a permit** may be by foot, snow machine, or similar means **provided road construction is not undertaken.** For state land, limited trail construction may be allowed without a permit under certain conditions. Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land".

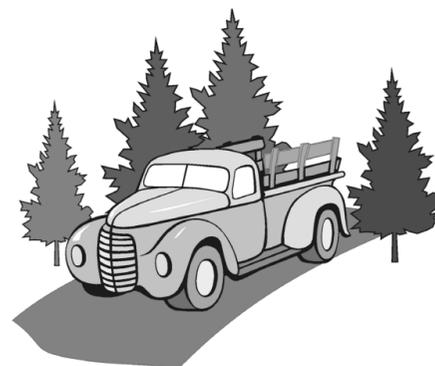
The use of off-road vehicles (ORVs) is allowed on or off an established right-of-way, if use off the right-of-way does not kill or break through the plant cover and expose the soil to erosion. Off-road vehicle users are required to use existing trails where possible. Where no trails exist, ORV users are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR Public Information Office.

Crossing anadromous streams requires a permit from the Alaska Department of Fish and Game. Contact the local Fish and Game office for further information.

**Revised Statute 2477** is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails/roads may or may not exist on state land, and the transfer of state land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, consult with the landowner or land manager and with public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and on-line (<http://www.dnr.state.ak.us/land/f2477.htm>).

Public access easements along public or navigable water bodies are reserved for public use of the water body.

Purchasers may not obstruct a public access easement or make it unusable by the public.



## Driveways and Approach Roads

Driveways and/or approach roads may need to be constructed in order to provide access to individual parcels, and a permit may be required. **The Right-of-Way Section of the appropriate regional office of the State of Alaska Department of Transportation and Public Facilities must be consulted prior to any driveway or approach road construction utilizing a state right-of-way.**

## Reservations

All parcels offered in this disposal are subject to platted easements and reservations including rights-of-way, setbacks, roads, and trails. These easements and reservations may be shown graphically on the plat or may be listed in the Notes Section of the plat. Additional reservations, generally established after the survey or subdivision plat was created, are also listed in the reservations section for each subdivision narrative in this brochure. It is the responsibility of the bidder/applicant to thoroughly review both the recorded survey or subdivision plat and the additional reservations represented in this brochure for a complete picture of the restrictions that may affect each individual lot.

In most cases, on a state subdivision plat, where a section line passes through the subdivision and is not shown as a road, easement vacation plats have been filed. All state-owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width from the centerline. No access is allowed on vacated section lines.

Subdivision plats and land surveys may be viewed on-line at <http://www.dnr.state.ak.us/landrecords> or by visiting the nearest DNR Public Information Offices located in Juneau, Anchorage, and Fairbanks.

## Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner. Should any sites be discovered during field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks & Outdoor Recreation (907-269-8721) and the appropriate Coastal District Office shall be notified immediately.

## Minerals Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

**Before receiving title to state land, purchasers are not permitted to sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.**

## Wetlands

Some state land offerings contain wetlands. The purchaser may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or adding fill without a valid permit may result in civil fines or criminal charges. For further information or a wetlands delineation, contact the U.S. Army Corps of Engineers.



## Homeowners' Associations

If a subdivision has an incorporated Homeowners' Association, subsequent owners of parcels automatically become members. The by-laws of a Homeowners' Association generally allow it to assess lots within the subdivision for the costs of capital improvements and maintenance. To find out if a subdivision has an active incorporated Homeowners' Association, contact the Department of Community and Economic Development, Division of Banking, Securities, and Corporations (907) 465-2530, or via the Internet (<http://www.dced.state.ak.us/bsc/bsc.htm>).



## Improvements

It is the responsibility of the purchaser to properly locate his/her own parcel(s) and to contain any improvements within the parcel(s) (11 AAC 67.020). No improvements (other than access improvements) may be placed or constructed within any easements (including section-line easements) or rights-of-way of record. There may be additional requirements, building setbacks, etc. It is the purchaser's responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.



## Previously Authorized Improvements/Hazards

Many of the parcels in this offering were previously offered under a Homestead, Homesite, Remote Parcel Lease, or Open-to-Entry Lease, and some development may have already occurred. Some parcels may have abandoned improvements on the land. The minimum bid price of the parcel includes the value of the improvements, if any. DNR has not inspected these parcels to determine if garbage or hazardous waste is present. **The purchaser is responsible for disposal of any existing garbage or wastes. Potential purchasers should inspect parcels prior to bidding/purchasing.**

Certain parcels are offered under special terms because they contain improvements worth more than \$10,000.00 left by the previous owner. In this situation, DNR is obligated to reimburse the previous owner for the value of the improvements; less all expenses incurred preparing the sale. **Applicants bidding on subject parcels must be prepared to pay the state, in full, the stated cost for these improvements before a purchase contract for the land can be issued.** Payment must be in the form of a cashier's check, certified check, or money order made out to the Department of Natural Resources.

## Taxes

Once patented or under purchase contract, property offered in this disposal is subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased and under contract with the state is a violation of the purchase contract and may result in termination.

## Restrictions on Subdividing

The successful applicant may not subdivide the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements.

## Sewer and Water

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 of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.



## Water Rights and Usage

To obtain water rights, the purchaser must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at DNR Public Information Offices and on the DNR web page ([http://www.dnr.state.ak.us/mine\\_wat/water/wrfact.htm](http://www.dnr.state.ak.us/mine_wat/water/wrfact.htm)).

## Fire Protection

Some state lands are in areas with or without limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires

should be considered a serious potential hazard even in areas designated for fire protection. For information regarding wildfire mitigation and Burning Permits you will need to contact your local Division of Forestry office. A list of their locations, addresses and telephone numbers can be obtained from one of the three Department of Natural Resources Public Information Offices.



## Timber Purchase and Use

The Department of Natural Resources, Division of Forestry issues personal use permits for the purchase of fuel wood you wish to obtain from state land. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

## Future Offerings

**The state reserves the right to offer more land at any time, thereby increasing the population density in the area of the offering.**

## Fish and Game Requirements

A permit is required from the Alaska Department of Fish and Game before any obstruction is constructed or installed on a fish stream, including a water intake device.

Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

## Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.





## Veteran's Preference Auction (Parcels 1-26 only)

Only Parcels 1-26, located within the Tenakee Springs Subdivision 45 miles southwest of Juneau; Shelter Island within the City and Borough of Juneau; and Frederick Point

Subdivision within the City of Petersburg, will be offered with a Veteran's Preference during this disposal. A Veteran's Preference Auction is a restricted sale at which only qualified veterans have first option to purchase the parcels being offered. Parcels that are offered under this preference must be five acres or less, classified as settlement land and zoned for residential use only. For a purchase to be made jointly with another, both purchasers must be eligible veterans.

The bids for the Veteran's Preference Auction will be opened first beginning at **9:00 a.m., Tuesday, July 24, 2001**, in the 6th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 602, Anchorage, Alaska. Any of the 26 parcels not sold during the Veteran's Preference portion of the auction will then be auctioned along with the remaining parcels to qualified bidders during the second portion of the Sealed-Bid Auction.

Parcels purchased at the Veteran's Preference Auction are subject to the following restrictions as stipulated by 11 AAC 67.050:

1. The purchaser may not sell or otherwise transfer ownership of the land for five years **except** to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the Director.
2. The purchaser shall submit proof within **two** years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been undertaken. These improvements can be utility installations, a permanent foundation, or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate municipality. The two-year development requirement will begin on the effective date of the Contract for Sale or on the date of payoff if a contract has not been issued.

The Director may not convey title to the parcel until the above requirements have been met. **This includes cash purchase transactions.**

### Veteran's Preference Bidder Qualifications

In addition to the "General Bidder Qualifications," stated at the beginning of this brochure, a person applying for a Veteran's Preference must also submit a copy of their Form DD 214, Report of Separation

from Active Duty, or the equivalent as proof with their bid that:

1. The bidder is a veteran with an honorable discharge; and
2. The bidder has served on active duty in the U.S. armed forces or the Alaska Territorial Guard for at least 90 days.

Any bid submitted for the Veteran's Preference portion of the auction without this proof will not be considered for a Veteran's Preference but will be considered in the second phase of the auction. If two or more individuals jointly submit a bid, all bidders must be eligible veterans and provide the required proof. **A Veteran's Preference can be used only once in an applicant's lifetime and cannot be used in conjunction with a Veteran's Land Discount on the same parcel.**

### Clearly Mark Your Bid



If your Veteran's Preference bid is not clearly marked as such on the outside of your sealed-bid envelope, DNR will consider the bid a non-veteran bid for the purposes of conducting this Veteran's Preference Sale.

## Sealed-bid Auction

### Auction Procedures

1. Sealed-bids will be confidential and stored in a safe until the auction.
2. The auction will begin at **9:00 a.m., Tuesday, July 24, 2001**, in the 6th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 602, Anchorage, Alaska. **Attendance at the auction is not required and will not impact 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 each portion of the 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.
5. The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the successful 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 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 successful 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 successful bidders will be posted at the DNR Public Information Offices and on the DNR web page (<http://www.dnr.state.ak.us/land/disposals.htm>). Successful 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) \$100.00 document handling fee (11 AAC 05.010 (7)(F));
  - c) If applying for a Veteran's Land Discount, a Veteran's 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; and
  - d) 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 bidder from purchasing another parcel in the following Over-the-Counter Offering.
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.

## Over-the-Counter Offering

Any auction parcels not sold during the Summer 2001 Alaska State Land Auction #416 will be offered Over-the-Counter (OTC). OTC applications may be made by mail, in person, or by an agent with power of attorney. An agent may only represent one person per day, in addition to himself.

For the Over-the-Counter Sale, **all completed application packages are due by 5:00 p.m. Friday, September 28, 2001.** Applications received after 5:00 p.m. September 28, 2001, will not be accepted or included in the OTC sale. All walk-in and mail-in applications received by the Financial Services Section on or before Friday, September 28, 2001, will be treated as a group for the purposes of assigning a priority of service. No distinction will be made between walk-in applicants and mail-in applicants.

**On Wednesday, October 3, 2001, the three regional DNR Public Information Offices will open at 8:00 a.m. The doors will close at 9:00 a.m. and the OTC sale will begin.** The DNR Public In-

formation Offices in Juneau and Fairbanks will participate in the auction via conference call.

After the doors close at 9:00 a.m., October 3, 2001, and the lottery has begun, late walk-ins will **not** be allowed to participate in the sale. Applications will not be accepted by phone, by fax, or by e-mail.

Applications received after the designated date and time will not be accepted. Parcels remaining after this initial opening will be available for purchase the following day.

Applicants do not need to be present for the OTC sale. Following the sale, a list of successful applicants will be available at the Public Information Offices or online: (<http://www.dnr.state.ak.us/pic>).

The OTC sale is **not** limited to one parcel per person. Applicants may apply for and purchase multiple parcels by timely submitting a correctly completed application, a \$100.00 application fee, and a five percent deposit (based on the minimum bid price of the parcel being requested) in the form of a cashiers

check or money order, for each parcel. **NO PERSONAL CHECKS will be accepted.** Applications may be mailed to:

State of Alaska  
Financial Services Section  
550 West 7th Avenue, Suite 1410  
Anchorage, AK 99501-3561

Complete application packages may also be dropped off at all DNR Public Information Offices up to 5:00 p.m. on Friday, September 28, 2001.

A lottery to determine the winning applicant will be held for any parcel where multiple applications have been received. The applicant's five percent down payment and application fee will be returned to the applicant if not awarded a parcel. If an applicant is selected and then subsequently decides not to complete the sale, the five percent deposit and application fee will be retained by DNR.

## Application Requirements

All purchase applications, whether submitted in person or by mail, must include:

1. A completed Over-the-Counter application form. If purchasing multiple parcels, complete a separate application for each parcel.
2. \$100.00 document handling fee **for each parcel**.

3. A down payment of five percent of the minimum bid amount for **each** parcel the applicant wishes to purchase, in the form of a cashier's check or money order. **NO PERSONAL CHECKS WILL BE ACCEPTED.** And
4. A completed Declaration of Intent form.

If applying for a Veteran's Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of the applicant's discharge and length of service must also be submitted.



## Purchase Information

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative. Contracts will be issued only on a per parcel basis; multiple parcels will not be combined on one contract.

The purchaser is responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence to the purchaser is sufficient if sent by U.S. certified mail to the last address that the purchaser furnished to the regional office.

### Lump Sum Payment

If the purchase price minus the down payment, per parcel, is \$2,000 or less, the purchase price **must** be paid in full. A land sale contract will **not** be issued. (11 AAC 67.875)

### Sale Contracts

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once the purchaser has signed a State Land Sale Contract, the purchaser has entered into a legal, binding contract. The purchaser's money cannot be refunded if the contract is in default, relinquished, or otherwise terminated.

The terms for purchasing state lands by sale contract are:

- 1) Down payment of five percent of the purchase price;
- 2) Non-refundable document handling fee of \$100.00;
- 3) Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:  
DNR will provide for a **monthly** installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):
  - a) \$ 2,000.00 or less must be paid in full;
  - b) \$ 2,000.01 to \$9,999.99, not more than 5 years;
  - c) \$10,000.00 to \$14,999.99, not more than 10 years;
  - d) \$15,000.00 to \$19,999.99, not more than 15 years;
  - e) \$20,000.00 or more, not more than 20 years.

Purchasers may, at any time, pay more than their required payment. DNR does not charge a prepayment penalty.

DNR will record the sale contract with the appropriate Recording District. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

### Contract Interest Rate

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to the purchaser for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue on the date shown on the face of the contract. Purchasers may accelerate their payments at any time.

### Service Charge

Once the contract for sale has been executed, the purchaser shall pay a service charge for any late payment or returned check as follows:

- 1) Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of \$50.00 or five percent of the sum in default, whichever is larger.
- 2) Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under (a) of this section shall continue to accumulate.

## Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

### Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has 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. Has 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. Has 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. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's 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 on page 7.

Successful bidders who qualify for the Veteran's Land Discount **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, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

*At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:*

VETERAN'S 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% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
<b>Discounted Purchase Price</b> (Bid Price Less Discount)			<b>\$ 11,302.92</b>
Less 5% bid deposit of the full purchase price (do not submit a bid deposit based upon the discounted purchase price)			\$ -700.00
<b>Balance Due</b>			<b>\$ 10,602.92</b>

### Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre	Denali View Subd.	ASLS 80-145	\$405.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre	Eagle Subd.	ASLS 81-033	\$261.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre	Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre	Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM.	\$122.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre	Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre	Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre	Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre	Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre	Greensward Subd.	ASLS 79-154	\$492.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre	High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre	High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre	Indian River Subd.	ASLS 80-131	\$229.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre	John Lake Subd.	ASLS 82-190	\$458.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre	Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Berg Subd.	ASLS 82-181	\$531.00/Acre	Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre	Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre	Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre	Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre	Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre	Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre	Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre	Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre	Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre

## Summer 2001 Alaska State Land Offering Sealed-Bid Auction #416

### Instructions to Applicant

#### How and Where to Submit a Bid

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. **Bids must be received** at one of the designated DNR offices listed on page 2 **no later than 5:00 p.m., July 16, 2001**. The envelope containing a bid should have no additional markings except as follows:

Summer 2001 Alaska State Land Auction #416

\_\_\_\_\_  
(Subdivision Name)

\_\_\_\_\_  
(Parcel #)

\_\_\_\_\_  
(Bidder's Name)

Veteran's Preference: (Circle one)  
**YES NO**

The subdivision name, parcel number and bidder's name should be entered and either "yes" or "no" should be circled, as appropriate. If an envelope does not have a "yes" or "no" marked on the front, DNR will consider the bid to be a non-veteran's bid for the purposes of Veteran's Preference.

Place the envelope containing the bid inside a larger envelope for mailing. **Be sure to include "SUMMER 2001 AUCTION BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for inadvertently opening improperly marked bid envelopes.** (Preprinted bid envelopes are available at the Public Information Offices.) Bidders are required to submit mail-in bids to the Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska

99501-3561. Each bid must be submitted in a separate sealed envelope.

Walk-in bids must be submitted at the nearest DNR Public Information Office:

#### SOUTHCENTRAL REGION

DNR Public Information Office  
550 West 7th Ave., Suite 1260  
Anchorage, AK 99501-3557  
Tel: (907) 269-8400  
TDD: (907) 269-8411

Recorded land sales information (907) 269-8400  
Office hours: Monday through Friday, 10:00 a.m. -5:00 p.m.

#### NORTHERN REGION

DNR Public Information Office  
3700 Airport Way  
Fairbanks, AK 99709-4699  
Tel: (907) 451-2705  
TDD: (907) 451-2770  
Office hours: Monday through Friday, 9:00 a.m. -5:00 p.m.

#### SOUTHEAST REGION

Division of Mining, Land & Water  
Information Office  
400 Willoughby Avenue, 4th Floor  
Juneau, AK 99801  
Tel: (907)465-3400  
TDD: (907)465-3888

Office hours: Monday through Friday, 8:00 a.m. -5:00 p.m.

Each bid must include:

1. A completed Alaska State Land Auction Bid Form. **Incomplete forms will be rejected.**
2. The required bid deposit:
  - a. Must be at least five percent of the total bid amount;
  - b. A separate bid deposit must be included for each bid submitted;
  - c. The bid deposit must be in the form of a cashiers check, certified check, or money order made

out to the Department of Natural Resources. **Personal or two-party checks will not be accepted. DO NOT SEND CASH.**

d. For successful bidders, the deposit is non-refundable and will be applied to the purchase price.

3. **A self-addressed, stamped envelope to return an unsuccessful bidder's deposit.**

a) The deposit for unsuccessful bidders will be returned immediately after the auction. A self-addressed, stamped envelope must be included with the bid for this purpose.

4. Bids submitted for Veteran's Preference **must include a separate envelope** with a copy of Form DD 214, or equivalent military discharge form.

**VETERANS PLEASE NOTE:** If you will be applying for the Veteran's Land Discount (AS 38.05.940), **DO NOT** subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who has applied for the Veteran's Land Discount, the discount will be deducted from the purchase price after the auction (please see information regarding Veteran's Land Discount in this brochure). Note: State law prohibits the use of a Veteran's Land Discount when a parcel is acquired with a Veteran's Preference.

#### Returned Bid Deposits

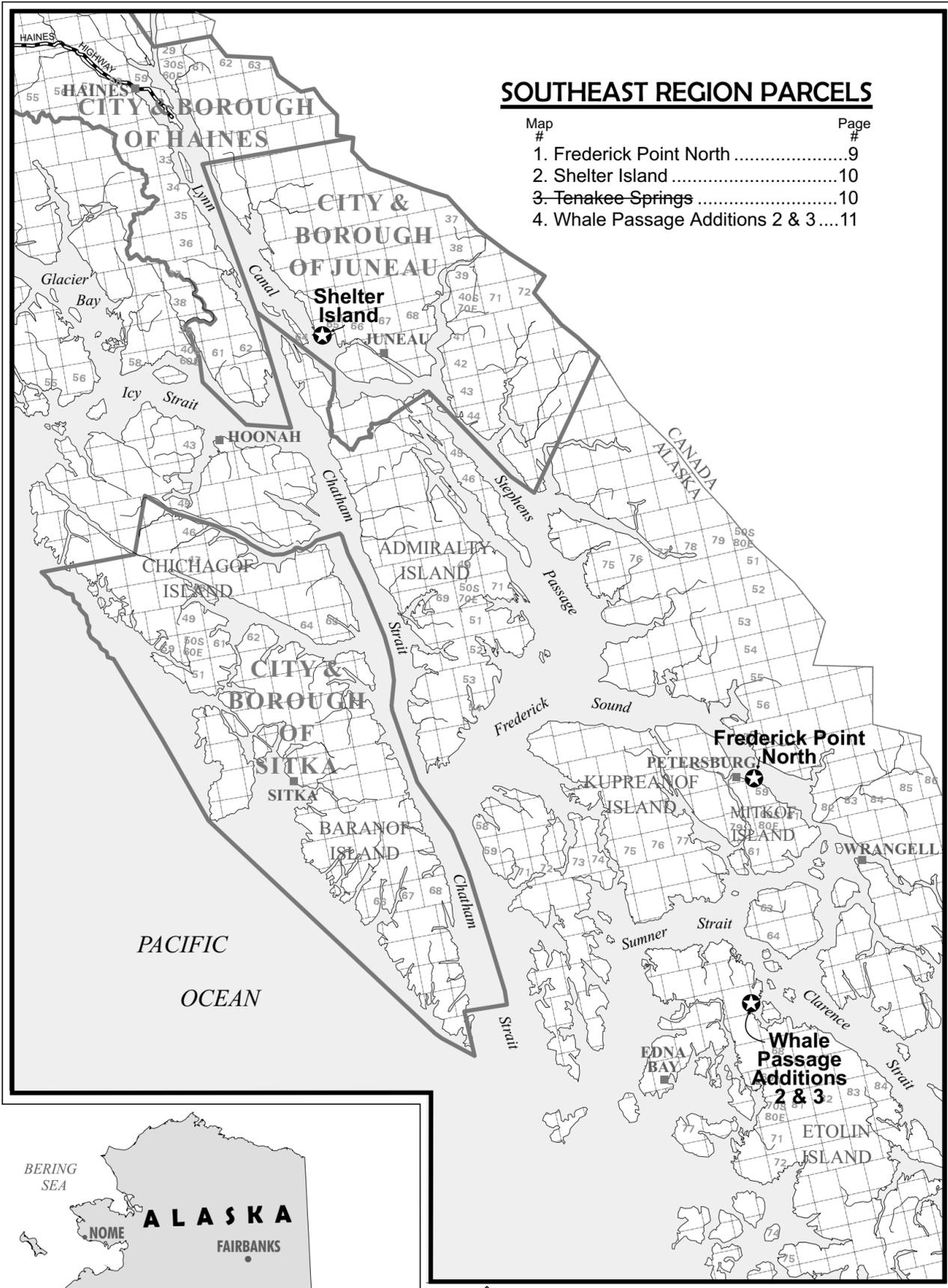
- Unsuccessful bidders may pick up their deposits until 4:00 p.m., Tuesday, July 25, 2001, upon presentation of proper identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at DNR Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska, (907) 269-8500. Deposits not picked up will be mailed immediately after 4:00 p.m., July 25, 2001.
- **NO** interest will be paid on the bid deposit while it is in the possession of the state.



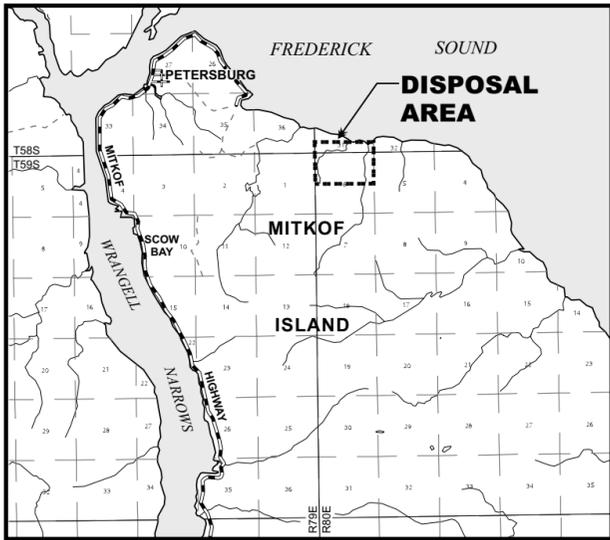
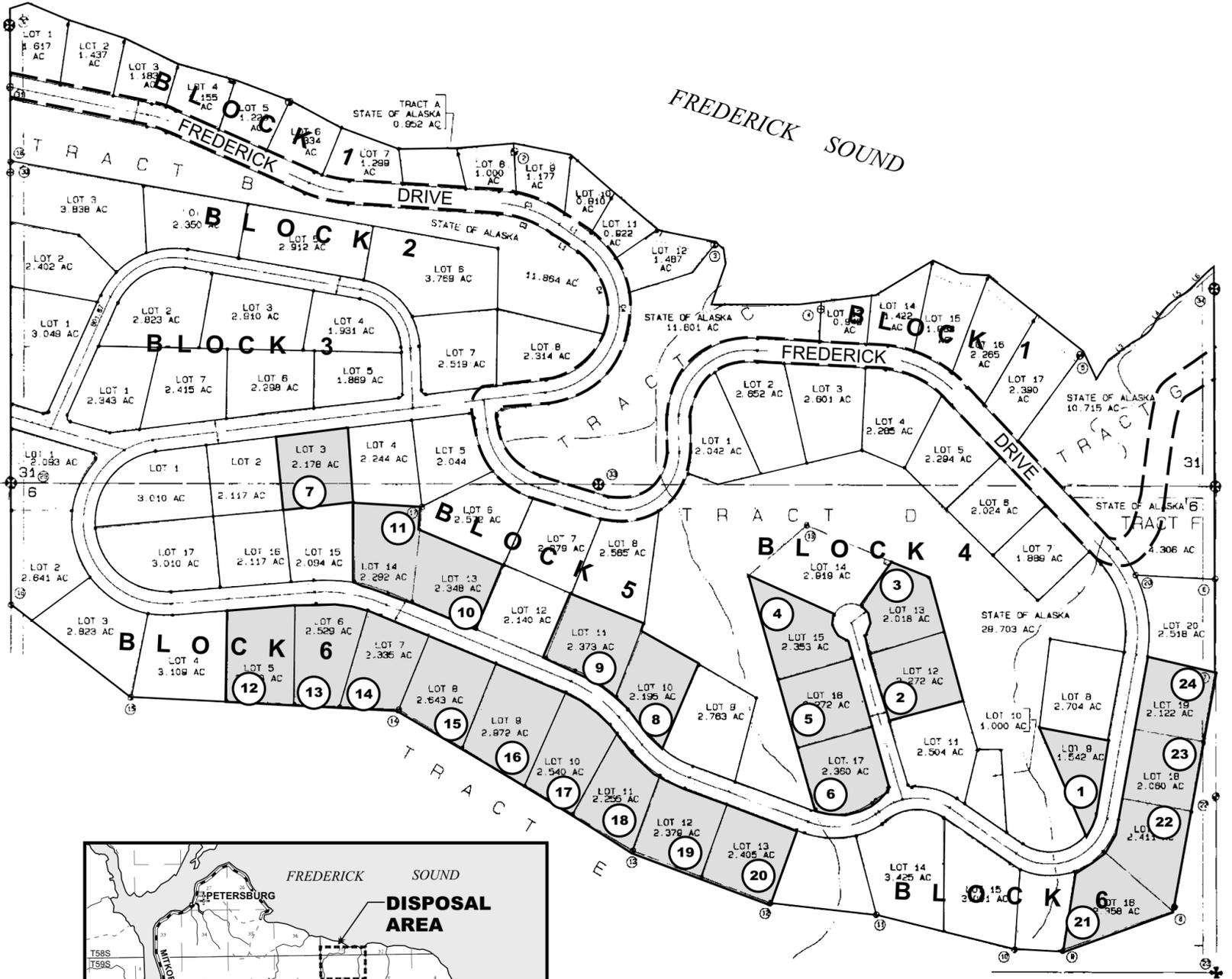
### There's More!

Check out DNR's other land sale programs at <http://www.dnr.state.ak.us/land/disposals.htm> or at one of the DNR Public Information Offices. This year we begin the Remote Recreational Cabin Sites Program, a land sale program where you have a chance to stake your own parcel boundaries. Parcels left over from previous sales are also available.

# SOUTHEAST REGION



**Map 1 - Frederick Point North ASLS 83-31  
Veteran's Preference**



USGS Quad Petersburg D-3, Alaska

**Vicinity Map**

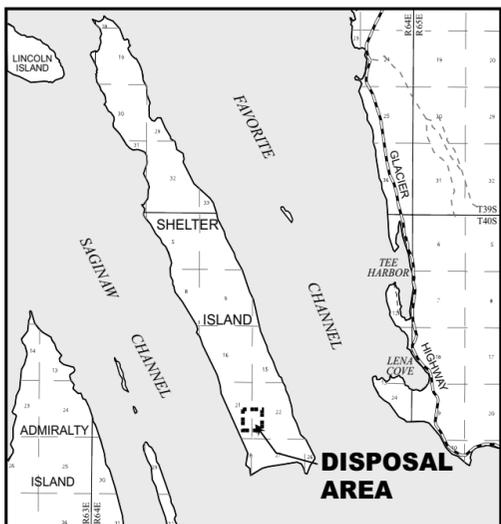
Township 58 South, Range 80 East, Sec. 31  
Township 59 South, Range 80 East, Sec. 6  
Copper River Meridian, Alaska

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

<b>Location</b>	On the north end of Mitkof Island about 3 or 4 miles east of the central business district of Petersburg, in central Southeast Alaska.
<b>Topo Map</b>	USGS Quad Petersburg D-3
<b>Access</b>	A one-lane gravel road provides access to a portion of the subdivision, but the lots included in this sale are currently accessible only by foot. The lots are located along road rights-of-way that have been platted but not constructed.
<b>Terrain</b>	Level to gently sloping hillside with elevations to 250 feet above sea level. A number of drainages bisect the area.
<b>Soils</b>	Vary from fairly well-drained forested soils to poorly-drained muskeg soils.
<b>Vegetation</b>	Hemlock, spruce and cedar forest with areas of muskeg.
<b>Water Front</b>	None
<b>View</b>	Generally the lots face north, providing a view of Frederick Sound and the mountains on the mainland.
<b>Climate</b>	The Petersburg area has mild winters, cool summers and abundant, year-round precipitation. Average temperatures range from 45 to 64 degrees F in the summer and 22 to 37 degrees F in the winter. Annual precipitation averages 106 inches, including 97 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof-catchment systems.
<b>Water/Sewage Disposal</b>	This subdivision was approved by the Department of Environmental Conservation (DEC) for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first receive approval from the DEC. 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 of DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and restrictions, see ASLS 83-31. Zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. These lots are subject to local ordinances and property assessments. A building permit is required. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land-clearing activity requiring land-leveling).
<b>Municipal Authority</b>	Located within the taxing authority of the City of Petersburg.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Petersburg has scheduled jet and floatplane services and is on the mainline State ferry route.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
1	104211	C059S080E06	ASLS 83-31	9	4	1.542	\$6,000.00
2	104214	C059S080E06	ASLS 83-31	12	4	2.272	\$8,900.00
3	104215	C059S080E06	ASLS 83-31	13	4	2.018	\$7,900.00
4	104217	C059S080E06	ASLS 83-31	15	4	2.353	\$9,200.00
5	104218	C059S080E06	ASLS 83-31	16	4	2.272	\$8,900.00
6	104219	C059S080E06	ASLS 83-31	17	4	2.360	\$9,200.00
7	104222	C058S080E31 C059S080E06	ASLS 83-31	3	5	2.178	\$8,500.00
8	104229	C059S080E06	ASLS 83-31	10	5	2.195	\$8,600.00
9	104230	C059S080E06	ASLS 83-31	11	5	2.373	\$9,300.00
10	104232	C059S080E06	ASLS 83-31	13	5	2.348	\$9,200.00
11	104233	C059S080E06	ASLS 83-31	14	5	2.292	\$8,900.00
12	104241	C059S080E06	ASLS 83-31	5	6	2.638	\$10,300.00
13	104242	C059S080E06	ASLS 83-31	6	6	2.529	\$9,900.00
14	104243	C059S080E06	ASLS 83-31	7	6	2.335	\$9,100.00
15	104244	C059S080E06	ASLS 83-31	8	6	2.643	\$10,300.00
16	104245	C059S080E06	ASLS 83-31	9	6	2.972	\$11,600.00
17	104246	C059S080E06	ASLS 83-31	10	6	2.540	\$9,900.00
18	104247	C059S080E06	ASLS 83-31	11	6	2.255	\$8,800.00
19	104248	C059S080E06	ASLS 83-31	12	6	2.379	\$9,300.00
20	104249	C059S080E06	ASLS 83-31	13	6	2.405	\$9,400.00
21	104252	C059S080E06	ASLS 83-31	16	6	2.358	\$9,200.00
22	104253	C059S080E06	ASLS 83-31	17	6	2.411	\$9,400.00
23	104254	C059S080E06	ASLS 83-31	18	6	2.060	\$8,000.00
24	104255	C059S080E06	ASLS 83-31	19	6	2.122	\$8,300.00

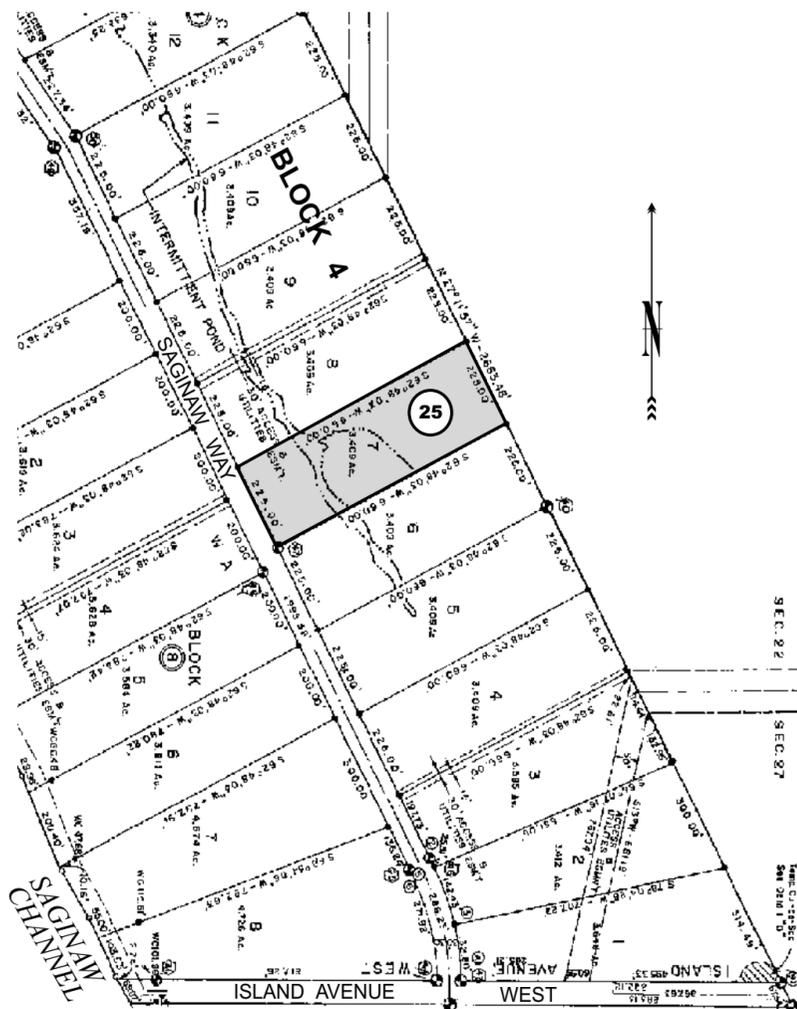
## Map 2 - Shelter Island ASLS 80-170 Veteran's Preference



USGS Quad Juneau B-3, Alaska

### Vicinity Map

Township 40 South, Range 64 East, Sec. 21, 22  
Copper River Meridian, Alaska



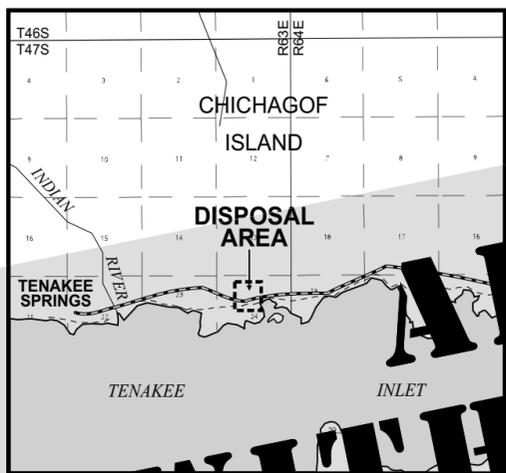
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
25	102652	C040S064E21, 22	ASLS 80-170	7	4	3.409	\$12,000.00

<b>Location</b>	On the southwest side of Shelter Island, approximately 16 miles northwest of downtown Juneau.
<b>Topo Map</b>	USGS Quad Juneau B-3
<b>Access</b>	Access to the island is by boat and floatplane. The closest public boat launch and small boat harbor is located at Auke Bay, a distance of about 10 miles. The shoreline in this area is quite rugged with offshore reefs and shoals and offers no protection for boat moorage. This parcel is a second-tier lot located over 800 feet from the shoreline and is currently walk-in access only.
<b>Terrain</b>	This parcel has a moderate slope to the west. Elevations range from about 130 to 225 feet above sea level. The lot has a small creek and intermittent pond.
<b>Soils</b>	Dark brown organic/silt soils with high water table and generally poor drainage conditions.
<b>Vegetation</b>	Forested with spruce, hemlock, pine and yellow cedar.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	The area has a maritime climate with mild winters and cool summers. Average temperatures range from 44 to 64 degrees F in the summer and 18 to 34 degrees F in the winter. Extremes range from -22 to 89 degrees F. Annual precipitation is about 50 to 55 inches.
<b>Water Source</b>	Water may be obtained from small streams or by collection and storage of rainwater from roof-catchment systems.
<b>Water/Sewage Disposal</b>	This subdivision was approved by the Department of Environmental Conservation (DEC) for vault-type privies or (other) sealed systems for sewage disposal. Wastewater disposal through the use of septic tank and leach field may not be acceptable. Therefore, other methods of disposal acceptable to DEC will need to be constructed.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-170. Zoned "D-1" by the City and Borough of Juneau. The zoning allows for single-family and duplex residences with a density of one dwelling per acre of land. Purchasers must apply for a building permit prior to beginning development. This lot is subject to local ordinances and property assessments. This parcel contains wetlands; the purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	Located within the taxing authority of the City and Borough of Juneau.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	The waters adjacent to Shelter Island are noted for their recreational boating, whale watching, and sport fishing opportunities.

<b>Location</b>	On the east side of Chichagof Island, about three miles east of the Tenakee Springs city center and 45 miles southwest of Juneau.
<b>Topo Map</b>	USGS Quad Sitka D-4
<b>Access</b>	Access is by boat, floatplane, and trail from Tenakee Springs. The Alaska Marine Highway ferry stops in Tenakee Springs on a regular basis.
<b>Terrain</b>	Gentle slope to the south. A small stream bisects the parcel in a north/south direction.
<b>Soils</b>	Fairly well drained.
<b>Vegetation</b>	Sitka spruce, hemlock and alder forest, mostly second-growth timber.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Tenakee Springs has a maritime climate with cool summers and mild winters. Average summer temperatures range from 45 to 65 degrees F, while average winter temperatures range from 24 to 39 degrees F. Average precipitation is 69 inches a year with 62 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by the collection and storage of rainwater from roof catchment systems and from small streams in the area. The stream that flows through this lot is a water source for downstream residents; there are pending and vested water rights to the stream. The stream shown on the status plat has been identified as a catalogued fish stream by the Alaska Department of Fish and Game. Under AS 16.05.870(b) if a person or governmental agency desires to construct a hydraulic project, or use, divert, obstruct, pollute, or change the natural flow or bed of a specified river, lake, or stream, or to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed of a specified river, lake, or stream, the person or governmental agency shall notify the commissioner of this intention before the beginning of the construction or use.
<b>Water/Sewage Disposal</b>	This subdivision has been approved by the Department of Environmental Conservation for non-wastewater type sewage disposal systems (i.e., sealed-vault, chemical, human, secondary, etc.). Anyone wishing to install any other type of sewage disposal system must first receive approval from the DEC. No individual sewage 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 DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 81-216. Subject to a 20-foot wide utility easement along platted rights-of-way. Subject to a 50-foot wide pedestrian access and habitat protection easement each side of the ordinary high water mark of the stream. No part of a subsurface sewage disposal system shall be closer than 100 feet to any body of water or watercourse. Easements and building setbacks may limit building site locations. This lot may contain wetlands. The purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands.
<b>Municipal Authority</b>	Located within the taxing authority of the City of Tenakee Springs and is subject to local ordinances. The parcel, located within the Residential (zoning) District, is below the minimum lot size allowed by local zoning so it cannot be subdivided. A building permit must be obtained from the City of Tenakee Springs.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Tenakee Springs is predominately a retirement community and summer retreat although commercial fishing is an important source of income. Many residents practice a subsistence lifestyle. The 108-degree sulfur hot spring is the social focus of the community. Local residents are dependent on seaplanes and the State ferry for transport. Much of the city's transportation routes consist of unimproved roads or trails suitable only for foot traffic. <b>Motor vehicle use on the East Tenakee Trail and along all rights-of-way in Tenakee Springs Subdivision is prohibited by city ordinance.</b> Brown bears use the stream corridors for feeding and resting during the summer and fall salmon runs.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
26	103327	C047S063E24	WITHDRAWN	1	3	1.601	\$4,400.00

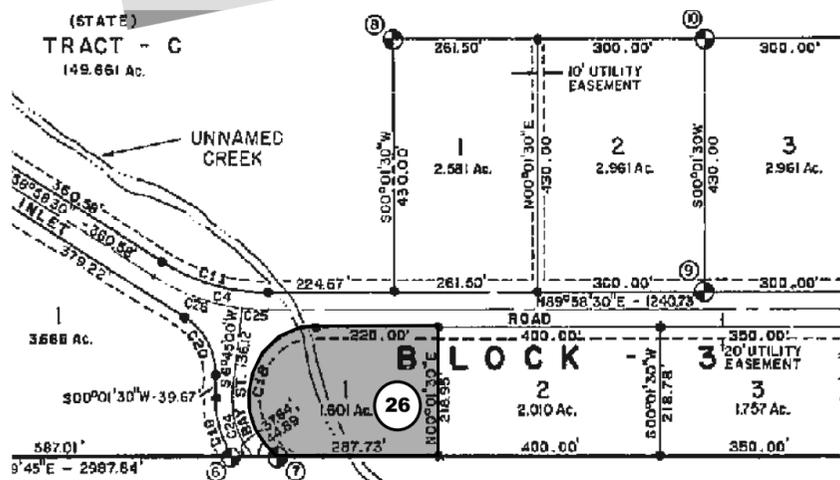
## Map 3 - Tenakee Springs ASLS 81-216 Veteran's Preference



USGS Quad Sitka D-4, Alaska

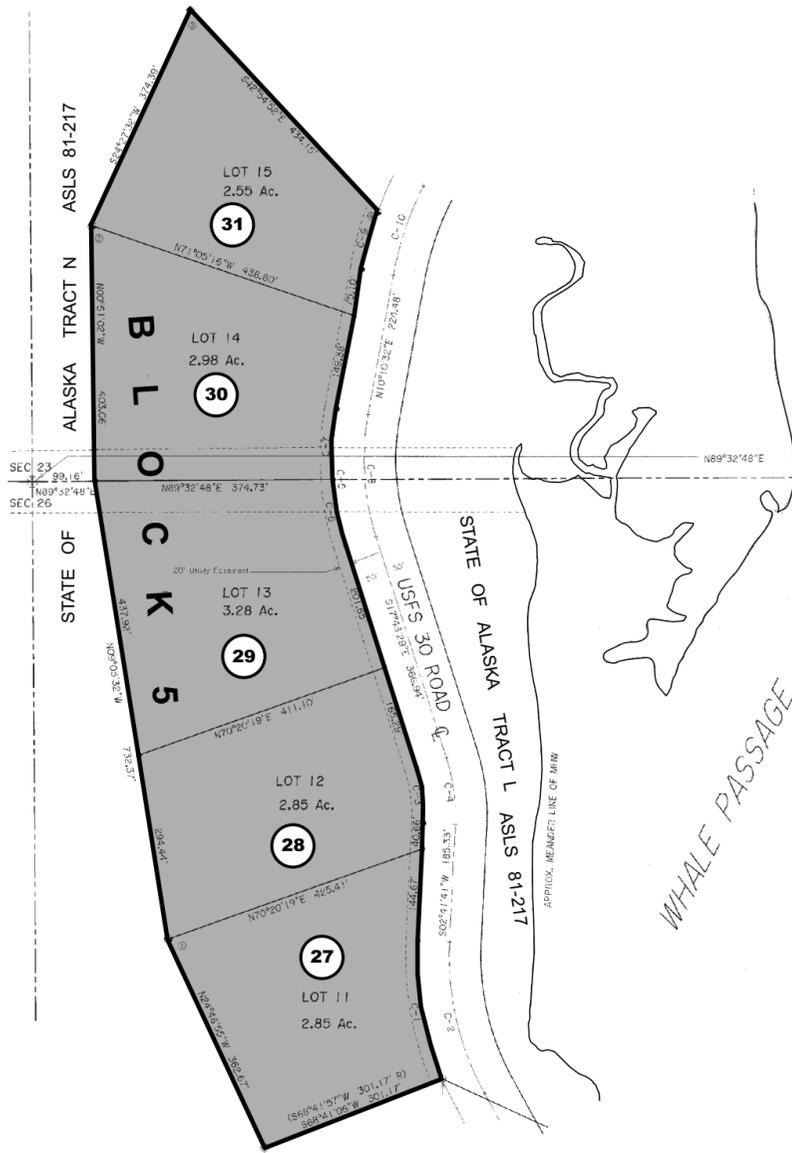
AREA WITHDRAWN

Township 47 South, Range 63 East, Sec. 24  
Copper River Meridian, Alaska

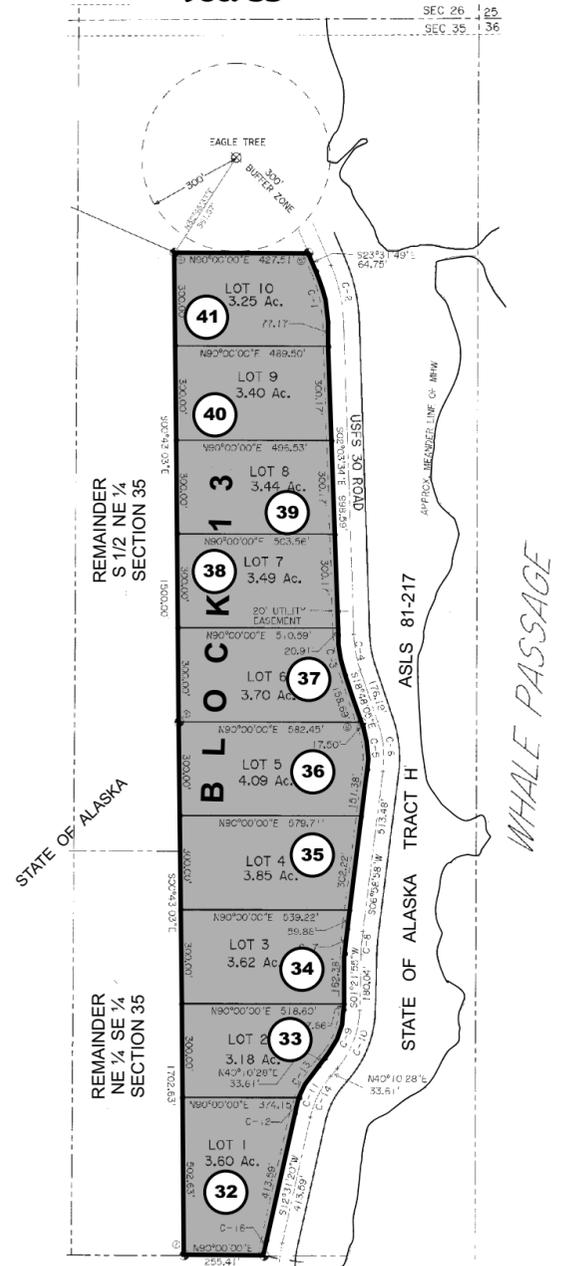


Map 4 - Whale Passage

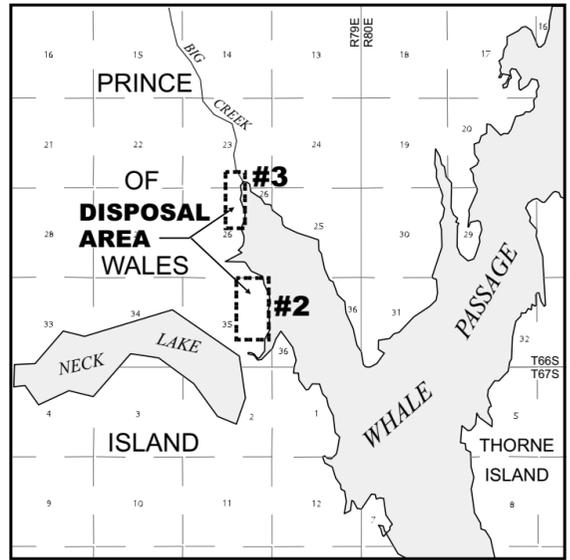
Addition #3 ASLS 2000-025  
Sec. 23, 26



Addition #2 ASLS 2000-026  
Sec. 35



<b>Location</b>	In the community of Whale Pass on the northeast side of Prince of Wales Island in southeast Alaska about 80 miles northwest of Ketchikan.
<b>Topo Map</b>	USGS Quad Petersburg A-4
<b>Access</b>	All parcels have frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan and other SE Alaska communities. Whale Pass is also accessible by boat and has regularly scheduled seaplane service. There is a State owned seaplane float, dock, boat slips and launch ramp in the community.
<b>Terrain</b>	Gentle to moderate slopes with elevations from 40 to 275 feet above sea level.
<b>Soils</b>	Poorly drained soils consisting of decomposed forest litter, peat, silt loam and gravelly loam.
<b>Vegetation</b>	Forested with western hemlock, red cedar and Sitka spruce with alder, blueberry bushes, and salal.
<b>Water Front</b>	None
<b>View</b>	Filtered views of the 108 Creek estuary and Whale Passage may be possible from some of the parcels.
<b>Climate</b>	The area has a cool maritime climate with abundant year-round precipitation. Average summer temperatures range from 46 to 70 degrees F and winter temperatures from 15 to 42 degrees F.
<b>Water Source</b>	Water for domestic use may be obtained by collection of rainwater from individual roof-catchment systems and from small streams in the area.
<b>Water/Sewage Disposal</b>	A non-water carried sewage disposal system such as a sealed-vault privy, humus or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by the Department of Environmental Conservation prior to installation.
<b>Utilities</b>	Power and telephone service is available to the area.
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 2000-025, 2000-026. All parcels contain "Forested Wetlands". Purchasers will need to obtain permits from the District Engineer of the U.S. Army, Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land-clearing activity requiring land-leveling).
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Whale Pass Community Association
<b>Other</b>	These parcels represent recently surveyed additions to the original Whale Passage Subdivision. This is the first time these parcels have been offered for sale. Later this year the State will conduct a public outcry auction to sell up to 27 new commercial and industrial lots at other locations in the community. Whale Pass, with a population of approximately 62, has a volunteer fire department and emergency medical service (EMS). Due to declining enrollment, the Whale Pass school has been closed for over two years.



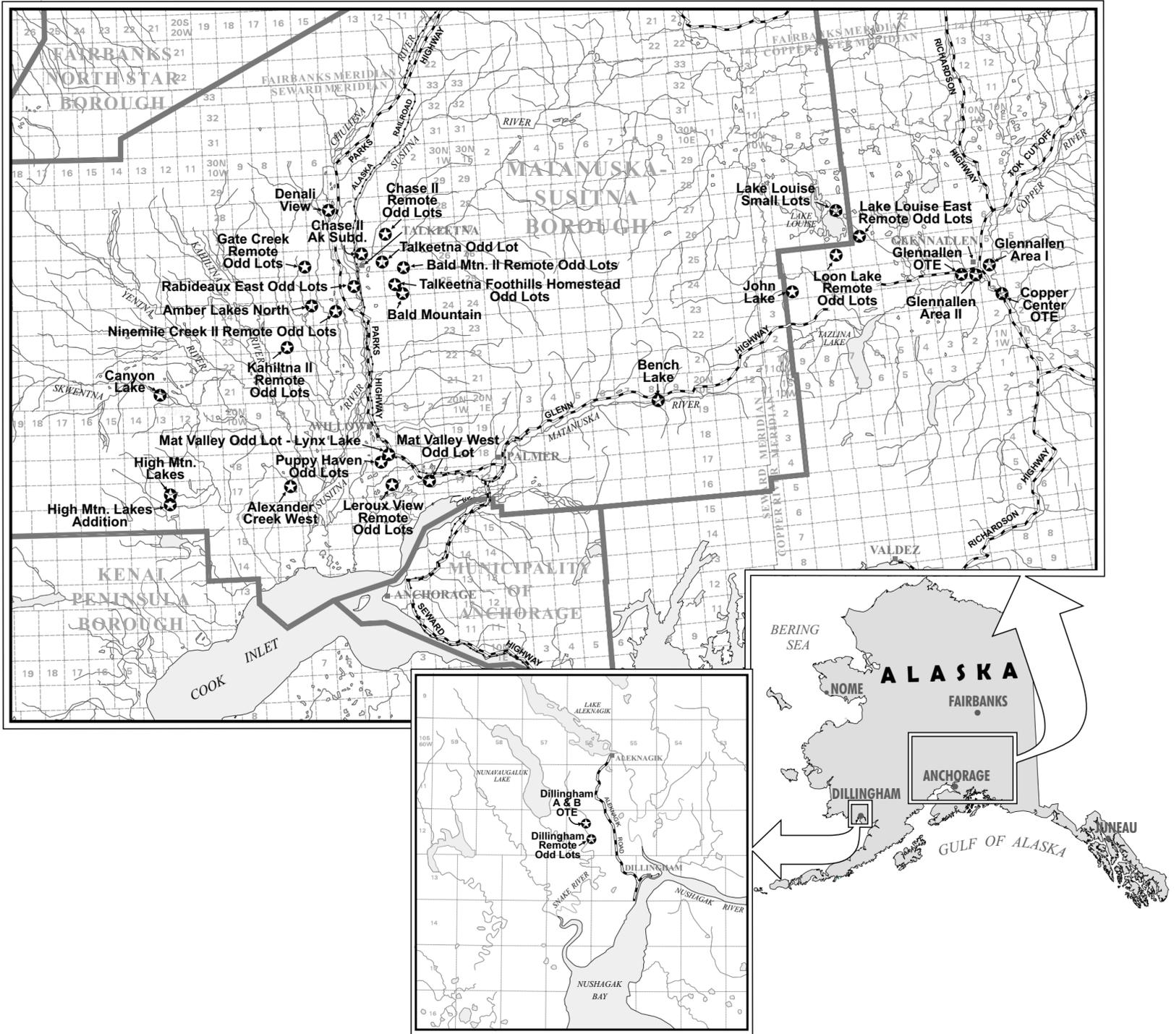
USGS Quad Petersburg A-4, Alaska

Vicinity Map

Township 66 South, Range 79 East, Sec. 23, 26, 35  
Copper River Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
27	106789	C066S079E26	ASLS 2000-025	11	5	2.850	\$25,400.00
28	106790	C066S079E26	ASLS 2000-025	12	5	2.850	\$25,400.00
29	106791	C066S079E26	ASLS 2000-025	13	5	3.280	\$27,900.00
30	106792	C066S079E23	ASLS 2000-025	14	5	2.980	\$26,600.00
31	106793	C066S079E23	ASLS 2000-025	15	5	2.550	\$23,800.00
32	106794	C066S079E35	ASLS 2000-026	1	13	3.600	\$30,600.00
33	106795	C066S079E35	ASLS 2000-026	2	13	3.180	\$27,000.00
34	106796	C066S079E35	ASLS 2000-026	3	13	3.620	\$30,800.00
35	106797	C066S079E35	ASLS 2000-026	4	13	3.850	\$32,700.00
36	106798	C066S079E35	ASLS 2000-026	5	13	4.090	\$34,800.00
37	106799	C066S079E35	ASLS 2000-026	6	13	3.700	\$31,500.00
38	106800	C066S079E35	ASLS 2000-026	7	13	3.490	\$29,700.00
39	106801	C066S079E35	ASLS 2000-026	8	13	3.440	\$29,200.00
40	106802	C066S079E35	ASLS 2000-026	9	13	3.400	\$28,900.00
41	106803	C066S079E35	ASLS 2000-026	10	13	3.250	\$27,600.00

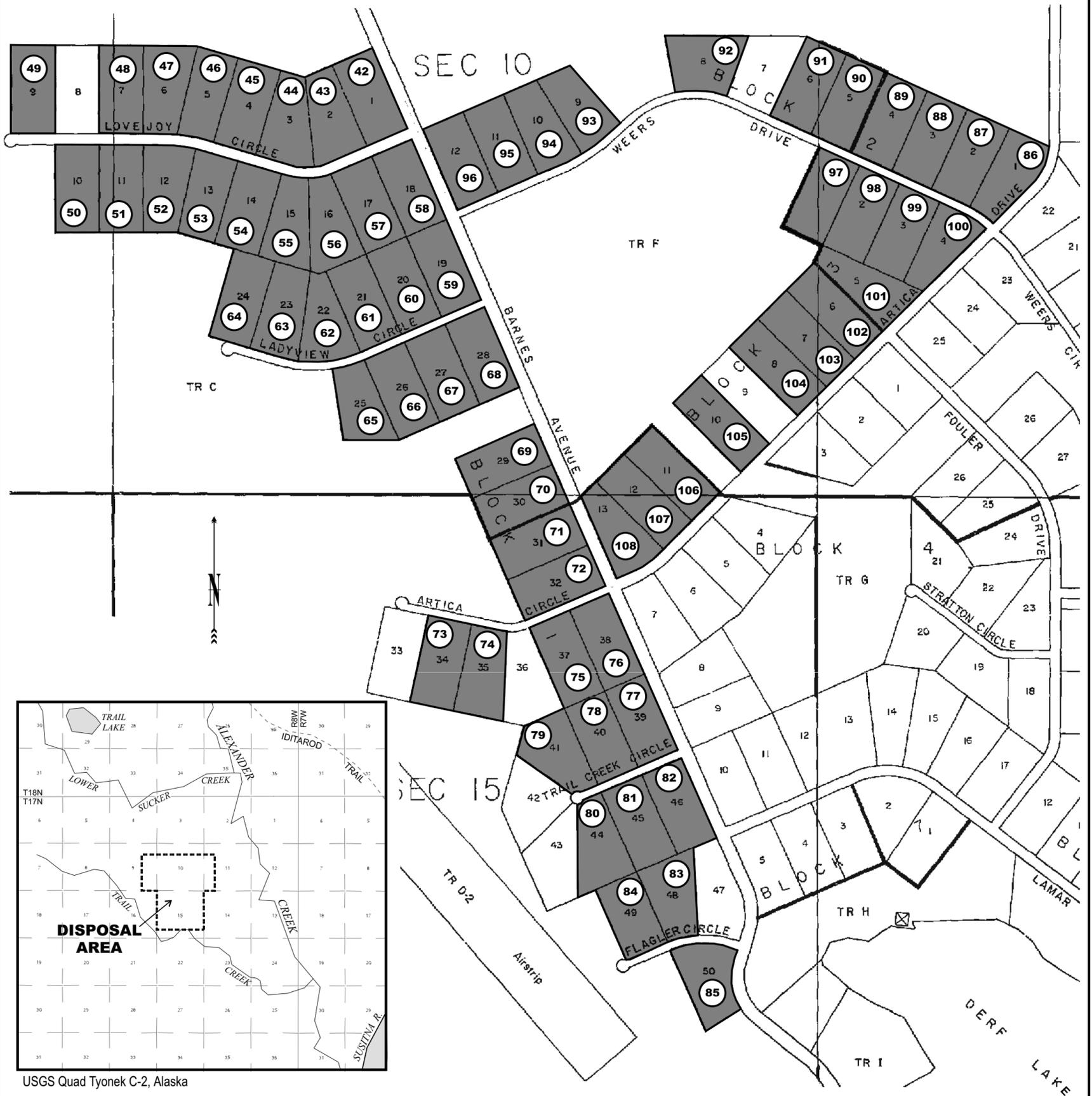
# SOUTHCENTRAL REGION



## SOUTHCENTRAL REGION PARCELS

Map #	Page #	Map #	Page #
5. Alexander Creek West	13	23. Greensward	31
6. Amber Lakes North	14	24. High Mountain Lakes	32
7. Bald Mountain	15	25. High Mountain Lakes Addition	33
8. Bald Mtn II Remote Odd Lots	16	26. Indian River	34
9. Bench Lake	17	27. John Lake	35
10. Bruce Lake	18	28. Kahiltna II Remote Odd Lots	36
11. Canyon Lake	18	29. Lake Louise Small Lots	37
12. Chase II AK Subdivision	19	30. Lake Louise East Remote Odd Lots	38
13. Chase II Remote Odd Lots	22	31. Leroux View Remote Odd Lot	38
14. Copper Center OTE	23	32. Loon Lake Remote Odd Lots	39
15. Denali View	24	33. Mat Valley Odd Lot - Lynx Lake	40
16. Dillingham A & B OTE	25	34. Mat Valley Odd Lot - Montana Creek	41
17. Dillingham Remote Odd Lots	25	35. Mat Valley West Odd Lot	41
18. Gate Creek Remote Odd Lots	26	36. Ninemile Creek II Remote Odd Lots	42
19. Glennallen Area I	27	37. Puppy Haven Odd Lots	42
20. Glennallen Area II	29	38. Rabideux East Odd Lots	43
21. Glennallen OTE	30	39. Talkeetna Foothills Homestead	43
22. Goldstreak	31	40. Talkeetna Odd Lot	44

Map 5 - Alexander Creek West ASLS 79-209



USGS Quad Tyonek C-2, Alaska

**Vicinity Map**

Township 17 North, Range 8 West,  
Sec. 9, 10, 11, 15  
Seward 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: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

<b>Location</b>	Alexander Creek area is approximately 36 miles northwest of Anchorage and 5 miles west of the confluence of the Yentna and Susitna Rivers.
<b>Topo Map</b>	USGS Quad Tyonek C-2
<b>Access</b>	A.T.V., snow machine or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in summer or platted airstrips, conditions of which are unknown.
<b>Terrain</b>	Generally, rolling terrain with large muskeg formations define the area. Higher elevations are usually well drained with low-lying areas dominated by vegetation-choked lakes, bogs and swamps.
<b>Soils</b>	Generally well drained and strongly acid with a variety of slopes. These soils are associated with a poorly drained fibrous peat.
<b>Vegetation</b>	Well forested with spruce, birch and aspen. Ground cover is low scrub alder and grasses.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Temperatures range from 40 to 70 degrees F in summer to -10 to 35 degrees F, with extremes between -56 to 90 degrees F. Annual precipitation is approximately 20 inches with 70 inches of snow.
<b>Water Source</b>	Water availability and quality expected to be good. However, in-depth studies of the area have not been made.
<b>Water/Sewage Disposal</b>	The Dept. of Environmental Conservation has approved all lots in this subdivision for non-water carried sewage only (outhouses and privies). 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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-209.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 529, Page 964, Date 9-29-80, Anchorage Recording District.
<b>Other</b>	Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.

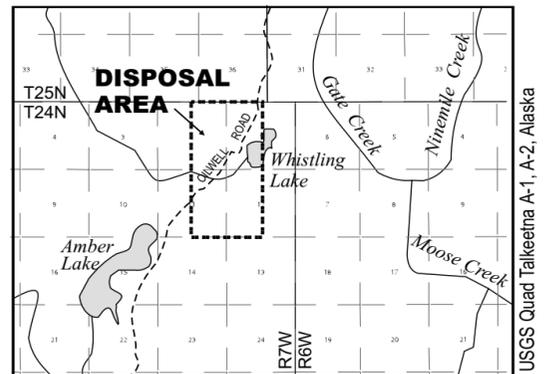
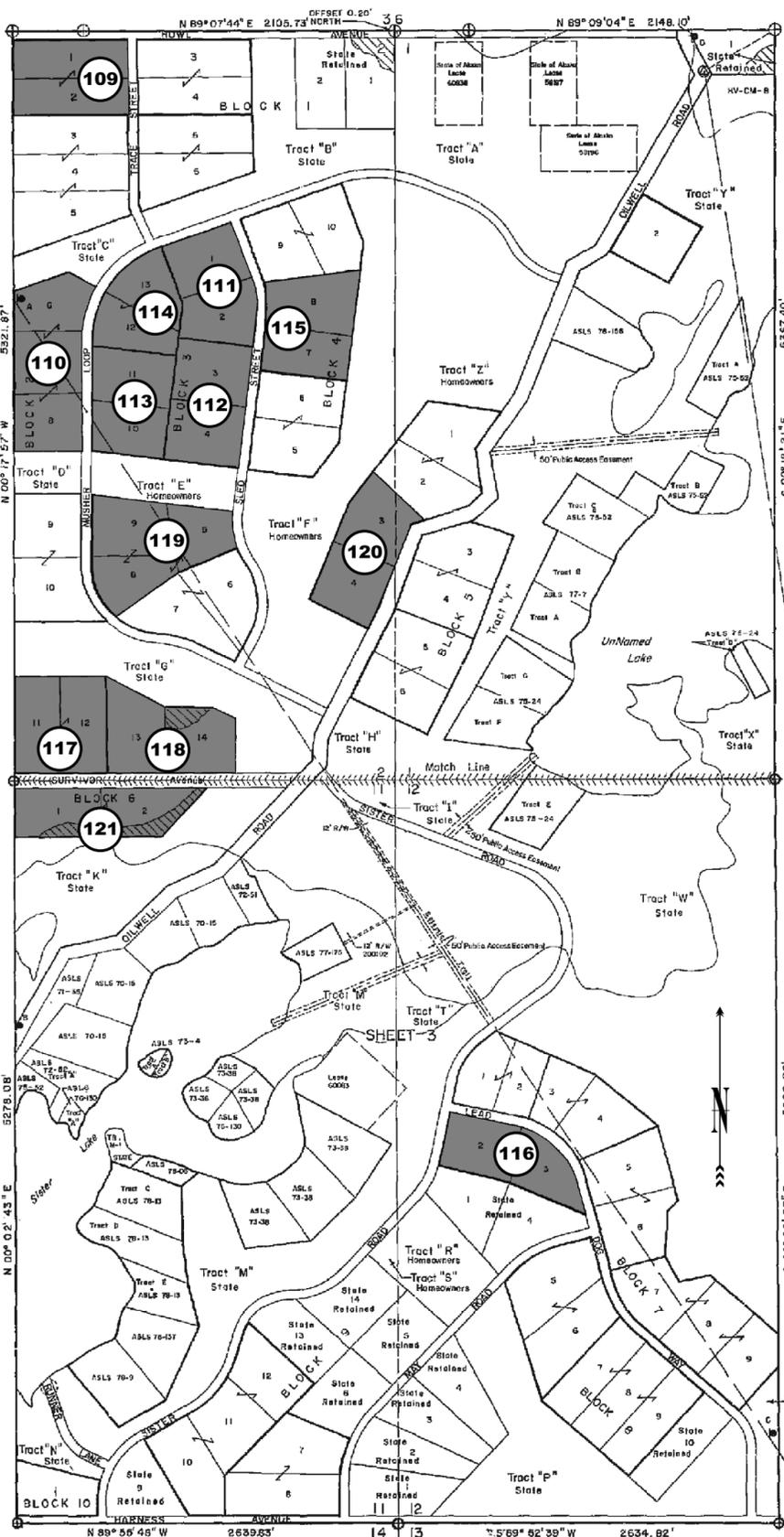
continued

Map 5 - Alexander Creek West ASLS 79-209

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
42	204827	S017N008W10	1	1	ASLS 79-209	5.000	\$2,700.00
43	204828	S017N008W10	2	1	ASLS 79-209	5.000	\$3,000.00
44	204829	S017N008W10	3	1	ASLS 79-209	4.900	\$2,900.00
45	204830	S017N008W10	4	1	ASLS 79-209	5.000	\$3,000.00
46	204831	S017N008W10	5	1	ASLS 79-209	4.500	\$2,700.00
47	204832	S017N008W10	6	1	ASLS 79-209	4.990	\$3,000.00
48	204833	S017N008W09, 10	7	1	ASLS 79-209	5.000	\$3,000.00
49	204835	S017N008W09	9	1	ASLS 79-209	5.000	\$3,000.00
50	204836	S017N008W09	10	1	ASLS 79-209	5.000	\$2,700.00
51	204837	S017N008W09, 10	11	1	ASLS 79-209	5.000	\$3,000.00
52	204838	S017N008W10	12	1	ASLS 79-209	4.950	\$2,900.00
53	204839	S017N008W10	13	1	ASLS 79-209	4.560	\$2,700.00
54	204840	S017N008W10	14	1	ASLS 79-209	5.000	\$3,000.00
55	204841	S017N008W10	15	1	ASLS 79-209	4.560	\$2,700.00
56	204842	S017N008W10	16	1	ASLS 79-209	4.870	\$2,900.00
57	204843	S017N008W10	17	1	ASLS 79-209	5.000	\$3,000.00
58	204844	S017N008W10	18	1	ASLS 79-209	5.000	\$3,000.00
59	204845	S017N008W10	19	1	ASLS 79-209	5.000	\$2,700.00
60	204846	S017N008W10	20	1	ASLS 79-209	5.000	\$2,700.00
61	204847	S017N008W10	21	1	ASLS 79-209	5.000	\$3,000.00
62	204848	S017N008W10	22	1	ASLS 79-209	4.600	\$2,700.00
63	204849	S017N008W10	23	1	ASLS 79-209	5.000	\$3,000.00
64	204850	S017N008W10	24	1	ASLS 79-209	5.000	\$3,000.00
65	204851	S017N008W10	25	1	ASLS 79-209	4.400	\$2,600.00
66	204852	S017N008W10	26	1	ASLS 79-209	5.000	\$2,700.00
67	204853	S017N008W10	27	1	ASLS 79-209	5.000	\$2,700.00
68	204854	S017N008W10	28	1	ASLS 79-209	5.000	\$2,700.00
69	204855	S017N008W10, 15	29	1	ASLS 79-209	5.000	\$3,000.00
70	204856	S017N008W10, 15	30	1	ASLS 79-209	5.000	\$3,000.00
71	204857	S017N008W15	31	1	ASLS 79-209	5.000	\$3,500.00
72	204858	S017N008W15	32	1	ASLS 79-209	5.000	\$3,500.00
73	204860	S017N008W15	34	1	ASLS 79-209	5.000	\$3,500.00
74	204861	S017N008W15	35	1	ASLS 79-209	5.000	\$3,500.00
75	204863	S017N008W15	37	1	ASLS 79-209	5.000	\$3,500.00

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
76	204864	S017N008W15	38	1	ASLS 79-209	5.000	\$3,500.00
77	204865	S017N008W15	39	1	ASLS 79-209	4.770	\$3,300.00
78	204866	S017N008W15	40	1	ASLS 79-209	4.770	\$3,300.00
79	204867	S017N008W15	41	1	ASLS 79-209	5.000	\$3,500.00
80	204870	S017N008W15	44	1	ASLS 79-209	5.000	\$3,500.00
81	204871	S017N008W15	45	1	ASLS 79-209	5.000	\$3,500.00
82	204872	S017N008W15	46	1	ASLS 79-209	5.000	\$3,500.00
83	204874	S017N008W15	48	1	ASLS 79-209	4.910	\$3,400.00
84	204875	S017N008W15	49	1	ASLS 79-209	4.390	\$3,100.00
85	204876	S017N008W15	50	1	ASLS 79-209	4.990	\$3,500.00
86	204877	S017N008W11	1	2	ASLS 79-209	4.890	\$2,900.00
87	204878	S017N008W11	2	2	ASLS 79-209	5.000	\$3,000.00
88	204879	S017N008W11	3	2	ASLS 79-209	5.000	\$3,000.00
89	204880	S017N008W11	4	2	ASLS 79-209	5.000	\$3,000.00
90	204881	S017N008W10, 11	5	2	ASLS 79-209	5.000	\$3,000.00
91	204882	S017N008W10, 11	6	2	ASLS 79-209	5.000	\$3,000.00
92	204884	S017N008W10	8	2	ASLS 79-209	4.990	\$3,000.00
93	204885	S017N008W10	9	2	ASLS 79-209	4.620	\$2,700.00
94	204886	S017N008W10	10	2	ASLS 79-209	4.790	\$2,900.00
95	204887	S017N008W10	11	2	ASLS 79-209	5.000	\$3,000.00
96	204888	S017N008W10	12	2	ASLS 79-209	5.000	\$3,000.00
97	204889	S017N008W11	1	3	ASLS 79-209	4.390	\$2,600.00
98	204890	S017N008W11	2	3	ASLS 79-209	5.000	\$3,000.00
99	204891	S017N008W11	3	3	ASLS 79-209	5.000	\$3,000.00
100	204892	S017N008W10, 11	4	3	ASLS 79-209	5.000	\$3,000.00
101	204893	S017N008W10, 11	5	3	ASLS 79-209	4.960	\$3,000.00
102	204894	S017N008W10, 11	6	3	ASLS 79-209	4.990	\$3,000.00
103	204895	S017N008W10, 11	7	3	ASLS 79-209	4.990	\$2,700.00
104	204896	S017N008W10, 11	8	3	ASLS 79-209	4.990	\$2,700.00
105	204898	S017N008W10	10	3	ASLS 79-209	4.990	\$3,000.00
106	204899	S017N008W10, 15	11	3	ASLS 79-209	4.990	\$3,100.00
107	204900	S017N008W10, 15	12	3	ASLS 79-209	4.990	\$3,500.00
108	204901	S017N008W10, 15	13	3	ASLS 79-209	4.610	\$3,200.00

Map 6 - Amber Lakes North ASLS 80-152



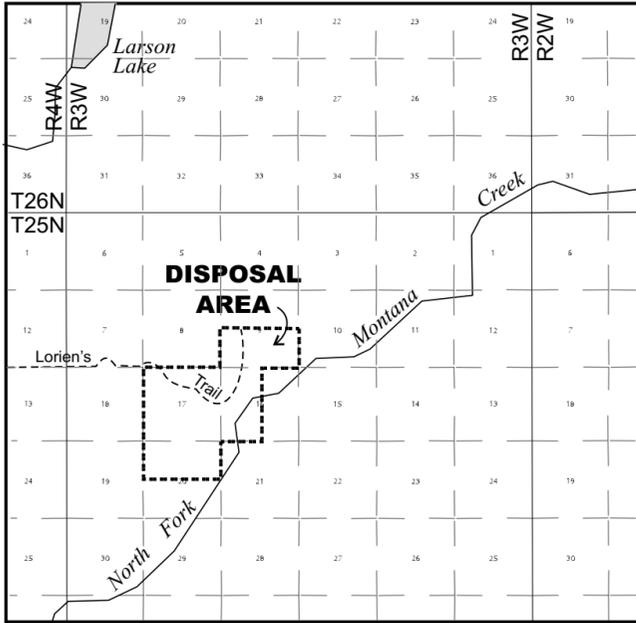
**Vicinity Map**  
Township 24 North, Range 7 West  
Sec. 1, 2, 11, 12  
Seward Meridian, Alaska

<b>Location</b>	Approximately 16 miles southwest of Talkeetna and approximately 10 miles south of the Petersville Rd. on Oilwell Rd. The area is approximately 80 air miles and 135 road miles from Anchorage.
<b>Topo Map</b>	USGS Quad Talkeetna A1, A2
<b>Access</b>	Oilwell Rd. is passable by 2-wheel drive vehicles to Moose Creek. From this point the road deteriorates allowing passage by 4-wheel drive, ATV's or snowmachines. Access is also available by aircraft, both float and non-float, through the use of lakes and landing areas within and nearby the proposed disposal area. Conditions of landing areas or platted airstrips are unknown.
<b>Terrain</b>	Landscape generally consists of ridges of glacial drift intermixed with low-lying basins, sloping terraces to nearly level and a number of streams. Elevation varies from 350 feet to 490 feet above mean sea level.
<b>Soils</b>	Silt loam, being nearly level and shallow, poorly drained and interspersed with fibrous peat in muskeg.
<b>Vegetation</b>	Paper birch, white spruce and quaking aspen.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Temperatures range from 44 to 68 degrees F in the summer and 0 degrees to 40 degrees F in the winter with extremes of -40 to 90 degrees F. Annual precipitation is about 29 inches with 100 to 110 inches of snowfall.
<b>Water Source</b>	Water availability and quality expected to be good.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-152. Northwest corner of Lot 14 Block 2, eastern portion of Lot 2 and southern portions of Lots 1 & 2 Block 6 are designated as possible floodplain areas by US Army Corp of Engineers buildings shall not be constructed in flood plain areas.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Amber Lakes North Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 86, Page 559 and supplemental covenants Book 86, Page 564, Talkeetna Recording District.
<b>Other</b>	Located within the Susitna Area Plan. Right-of-way permit, Talkeetna Book 109, Page 244 DNR (grantor) Pure Oil Co. (grantee) PTN Section 2. Some lots have been combined to satisfy borough platting requirements for usable square footage.

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
109	216721	S024N007W02	1&2	2	ASLS 80-152	9.986	\$11,500.00
110	216723	S024N007W02	6&7&8	2	ASLS 80-152	13.517	\$13,800.00
111	216724	S024N007W02	1&2	3	ASLS 80-152	9.324	\$10,900.00
112	216725	S024N007W02	3&4	3	ASLS 80-152	9.980	\$9,800.00
113	216726	S024N007W02	10&11	3	ASLS 80-152	9.066	\$9,800.00
114	216727	S024N007W02	12&13	3	ASLS 80-152	7.310	\$9,200.00
115	216729	S024N007W02	7&8	4	ASLS 80-152	8.952	\$10,400.00
116	216737	S024N007W12	2&3	9	ASLS 80-152	8.783	\$10,400.00
117	216742	S024N007W02	11&12	2	ASLS 80-152	9.996	\$11,500.00
118	216743	S024N007W02	13&14	2	ASLS 80-152	9.829	\$11,500.00
119	216745	S024N007W02	5&8&9	3	ASLS 80-152	13.597	\$12,700.00
120	216747	S024N007W01, 02	3&4	4	ASLS 80-152	9.790	\$13,200.00
121	216751	S024N007W11	1&2	6	ASLS 80-152	8.788	\$9,200.00

Map 7 - Bald Mountain ASLS 80-176

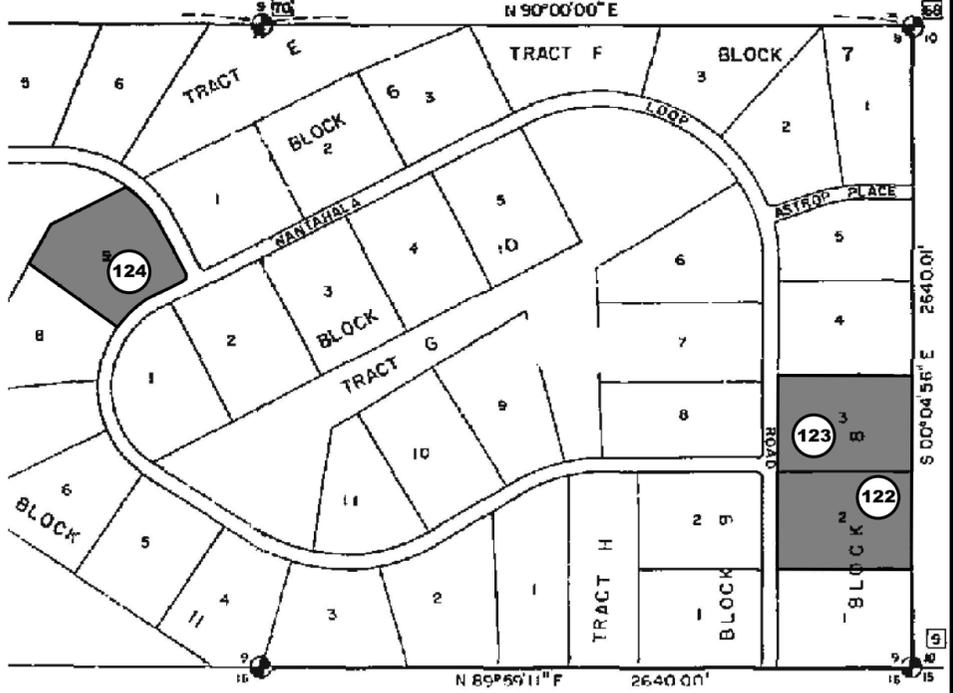
S 1/2 Sec. 9



USGS Quad Talkeetna Mountains A-6 & B-6, Alaska

Vicinity Map

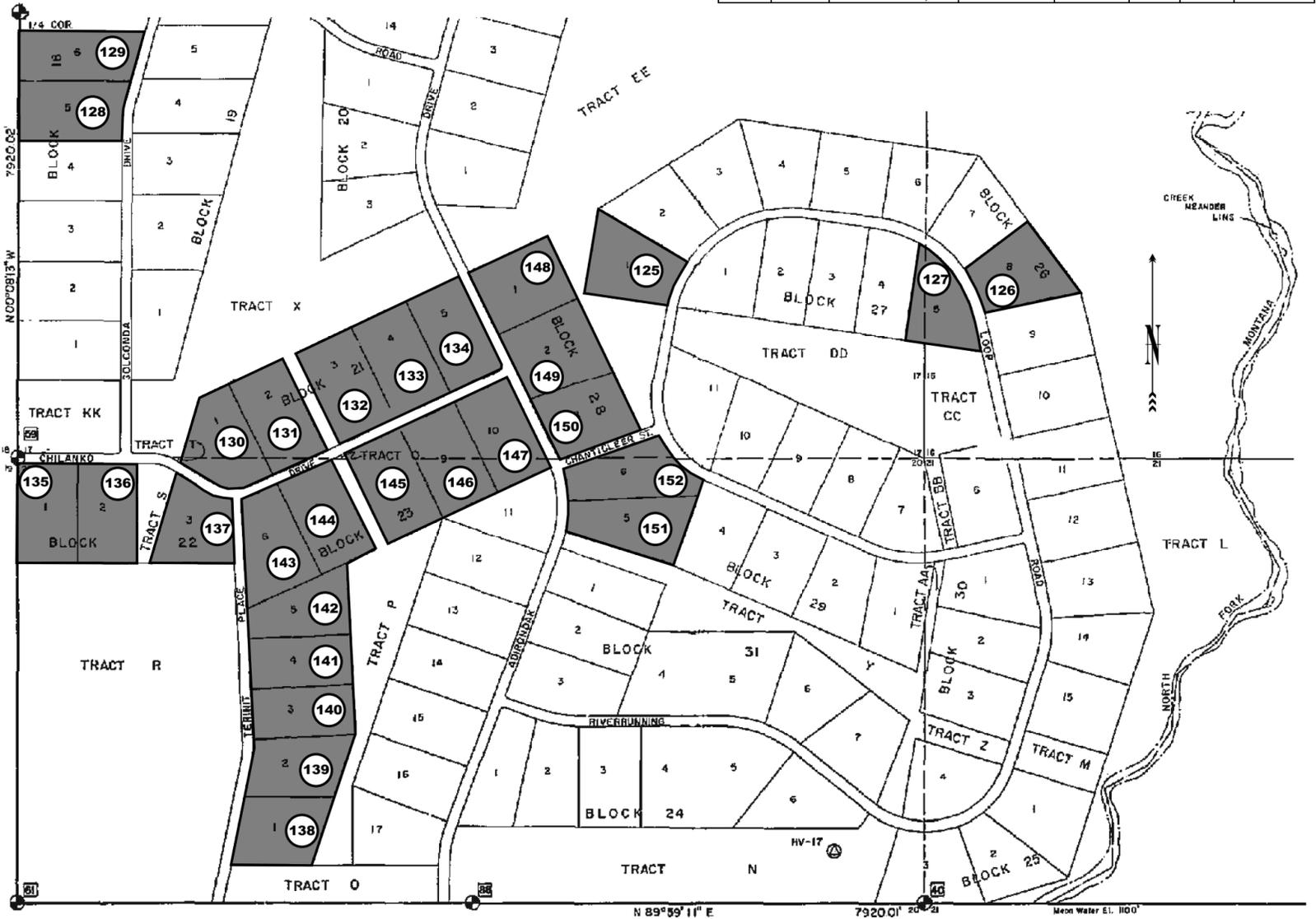
Township 25 North, Range 3 West,  
Sec. 9, 16, 17, 20  
Seward Meridian, Alaska



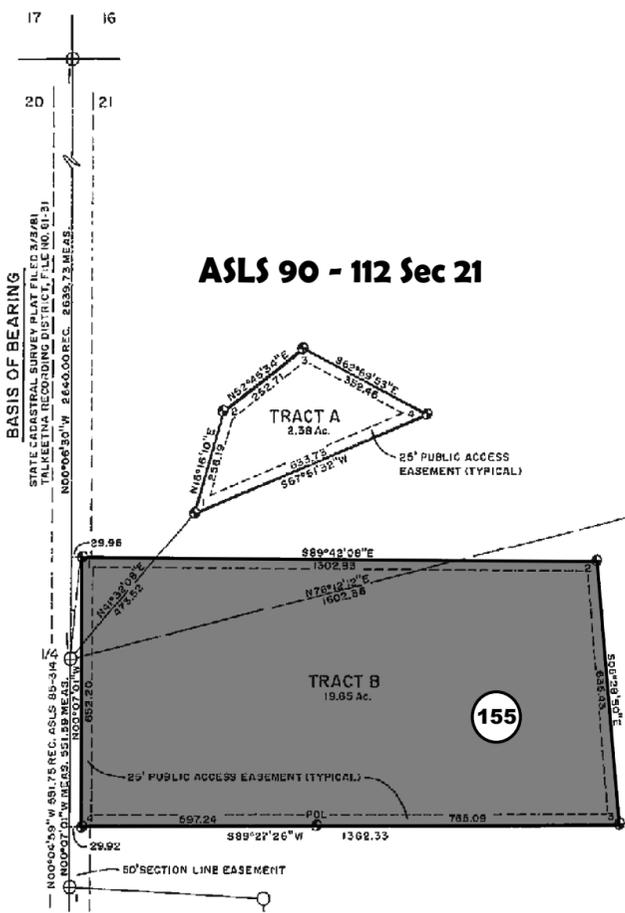
<b>Location</b>	Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
<b>Topo Map</b>	USGS Quads Talkeetna Mountains A-6, B-6
<b>Access</b>	From Mastodon Road parking area, 4x4 access is possible along a section line easement (a.k.a. Lorien's Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100-foot section line easement from Mastodon Road between sections 13 and 14 which leads to the platted right-of-way (Chillanko Drive).
<b>Terrain</b>	Generally well drained, sloping south to North Fork Montana Creek and north to Answer Creek. Average elevation is 1,200 feet.
<b>Soils</b>	Organic material from 6 inches to 6 feet thick underlain by glacial till. Isolated pockets of permafrost may be present.
<b>Vegetation</b>	Spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Temperatures vary from -8 degrees F in January to 70 degrees F in July. Precipitation is about 29 inches annually including about 100 inches of snow that accumulates to about 40 inches. Prevailing north winds average 3.7 knots with occasional extremes to 35 knots from the northeast.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Approved for non-water carried sewage disposal systems only (pit privies). Installation of water supply systems or water carried sewage disposal systems requires DEC approval.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-176. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Purchasers automatically become members of the Bald Mountain Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 82, Page 510, Talkeetna Recording district records.
<b>Other</b>	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
122	215868	S025N003W09	ASLS 80-176	2	8	4.810	\$4,100.00
123	215869	S025N003W09	ASLS 80-176	3	8	4.810	\$4,100.00
124	215893	S025N003W09	ASLS 80-176	9	11	4.570	\$3,900.00
125	215957	S025N003W17	ASLS 80-176	1	26	4.670	\$4,400.00
126	215964	S025N003W16	ASLS 80-176	8	26	4.450	\$4,200.00
127	215976	S025N003W16, 17	ASLS 80-176	5	27	4.370	\$4,200.00
128	216006	S025N003W17	ASLS 80-176	5	18	4.870	\$4,600.00
129	216007	S025N003W17	ASLS 80-176	6	18	4.880	\$4,600.00
130	216021	S025N003W17, 20	ASLS 80-176	1	21	4.580	\$4,400.00
131	216022	S025N003W17, 20	ASLS 80-176	2	21	4.820	\$4,600.00
132	216023	S025N003W17	ASLS 80-176	3	21	4.820	\$4,600.00
133	216024	S025N003W17	ASLS 80-176	4	21	4.820	\$4,600.00
134	216025	S025N003W17	ASLS 80-176	5	21	4.820	\$4,600.00
135	216026	S025N003W20	ASLS 80-176	1	22	4.810	\$4,600.00
136	216027	S025N003W20	ASLS 80-176	2	22	4.820	\$4,600.00
137	216028	S025N003W20	ASLS 80-176	3	22	4.520	\$4,300.00
138	216029	S025N003W20	ASLS 80-176	1	23	4.380	\$3,700.00
139	216030	S025N003W20	ASLS 80-176	2	23	4.380	\$3,700.00
140	216031	S025N003W20	ASLS 80-176	3	23	4.130	\$3,500.00
141	216032	S025N003W20	ASLS 80-176	4	23	4.130	\$3,900.00
142	216033	S025N003W20	ASLS 80-176	5	23	4.130	\$3,900.00
143	216034	S025N003W20	ASLS 80-176	6	23	4.820	\$4,600.00
144	216035	S025N003W20	ASLS 80-176	7	23	4.820	\$4,600.00
145	216036	S025N003W17, 20	ASLS 80-176	8	23	4.820	\$4,600.00
146	216037	S025N003W17, 20	ASLS 80-176	9	23	4.820	\$4,600.00
147	216038	S025N003W17, 20	ASLS 80-176	10	23	4.820	\$4,600.00
148	216039	S025N003W17	ASLS 80-176	1	28	4.770	\$4,500.00
149	216040	S025N003W17	ASLS 80-176	2	28	4.770	\$4,500.00
150	216041	S025N003W17	ASLS 80-176	3	28	4.780	\$4,500.00
151	216042	S025N003W20	ASLS 80-176	5	29	4.880	\$4,600.00
152	216043	S025N003W17, 20	ASLS 80-176	6	29	4.940	\$4,700.00

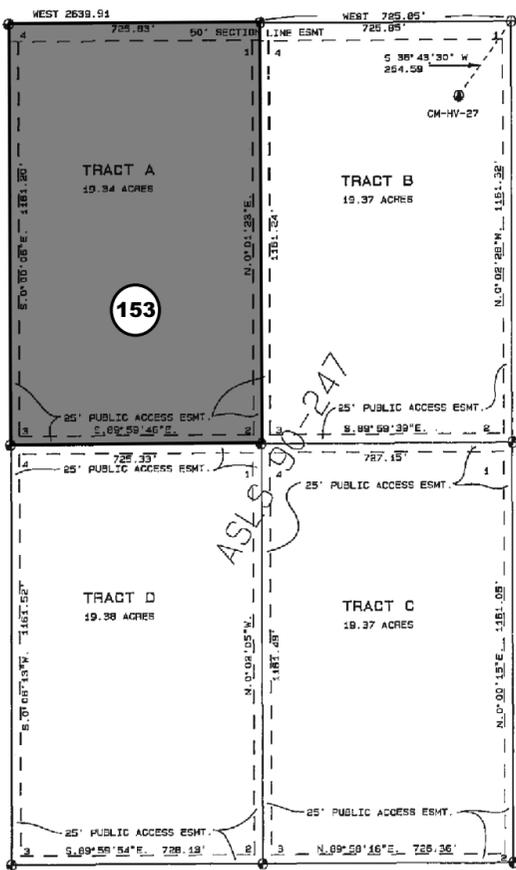
Sec. 16, 17, 20



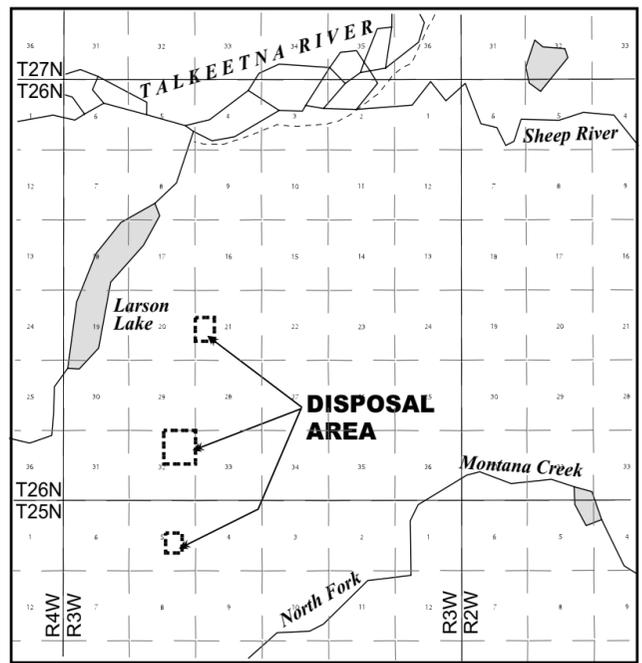
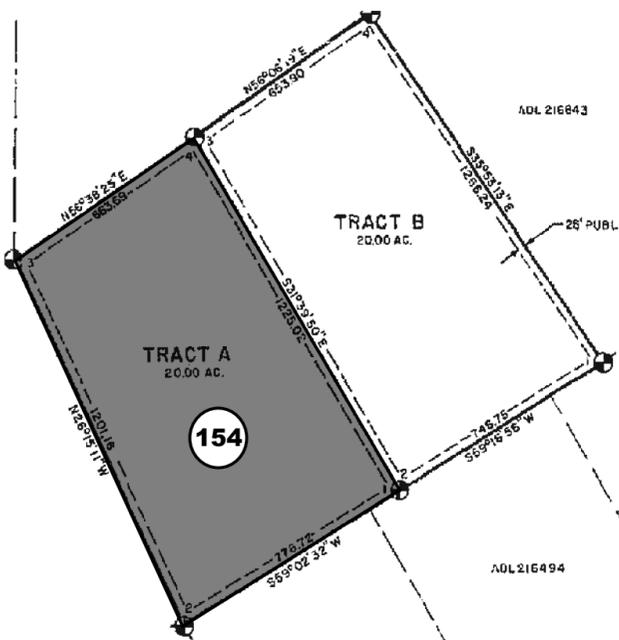
## Map 8 - Bald Mountain II Remote Odd Lots ASLS 90-112, 90-247, 84-178



### ASLS 90 - 247 Sec 32



### ASLS 84 - 178 Sec 5



USGS Quad Talkeetna Mtns A-6, B-6, Alaska

### Vicinity Map

Township 25 North, Range 3 West, Sec. 5  
Township 26 North, Range 3 West, Sec. 21, 32  
Seward Meridian, Alaska

<b>Location</b>	Located approximately eight air miles east of Talkeetna, and between two and five miles south of the Talkeetna River.
<b>Topo Map</b>	USGS Quads Talkeetna Mountains A-6, B-6
<b>Access</b>	Primary access is by ATV or snow machine along platted rights-of-way and section line easements. Floatplane access is possible to Larson Lake (on the western boundary) and riverboat use is possible on the Talkeetna River.
<b>Terrain</b>	Varies from mountain slopes to high alpine benches, including sharp ridges, foothills, and steep sided valleys.
<b>Soils</b>	Predominantly gravelly drift capped with a thin mantle of silty loess or a mixture of loess and volcanic ash. On steeper mountain slopes and high elevations, soils tend to be shallow over bedrock. The area is generally free of permafrost except on a few of the higher slopes.
<b>Vegetation</b>	Vegetation on the valley bottoms includes stands of white spruce and paper birch. Willows, alder, grasses, shrubs, and stunted black spruce are found on the intermediate slopes. Higher elevations support low alpine shrubs, mosses, lichens and short grasses.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Temperatures usually range from 40 to 68 degrees F in summer and from 0 to 40 degrees F in winter with extremes of -48 and 90 degrees F. Annual precipitation is about 29 inches including approximately 120 inches of snowfall.
<b>Water Source</b>	Availability can be expected to be low yield in bedrock.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 90-247, 84-178, 90-112.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
153	216487	S026N003W32	ASLS 90-247	A	19.340	\$11,600.00
154	216773	S025N003W05	ASLS 84-178	A	20.000	\$12,000.00
155	216910	S026N003W21	ASLS 90-112	B	19.650	\$11,800.00

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Map 9 - Bench Lake ASLS 80-147

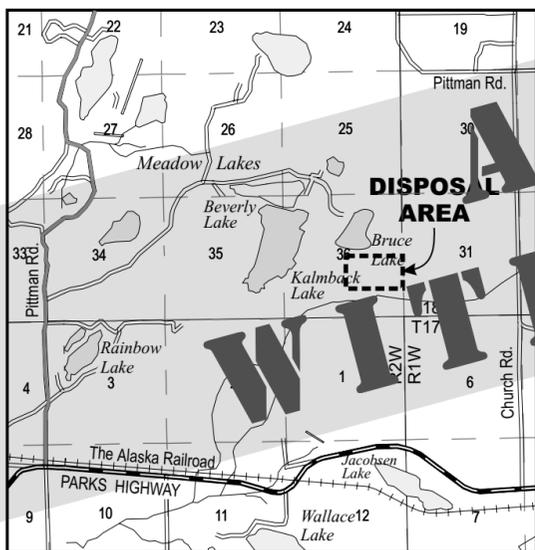
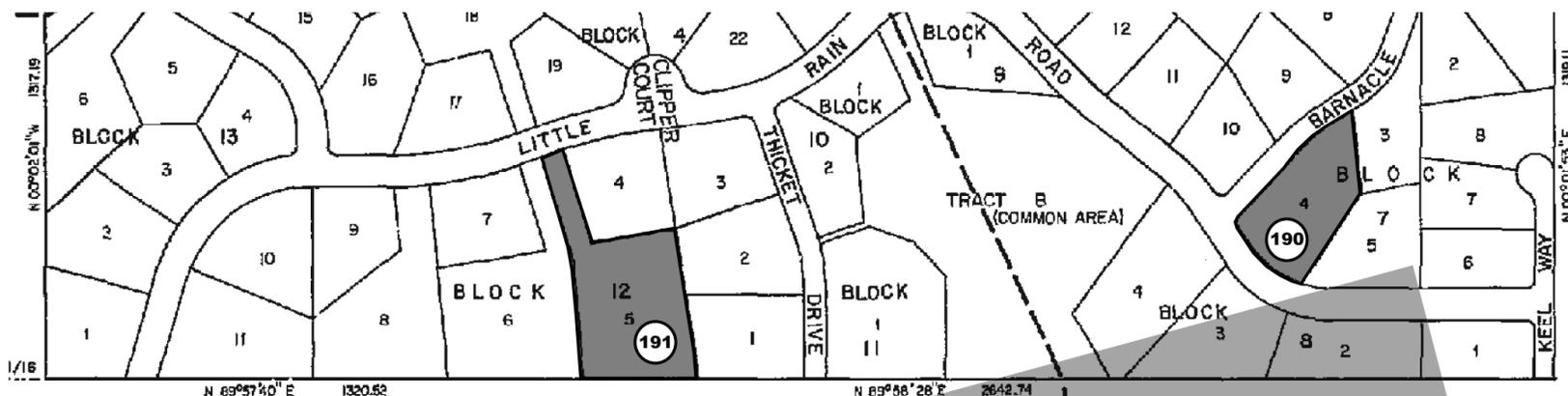


<b>Location</b>	Located one mile south of Mile 94 of the Glenn Highway, south of the Matanuska River.
<b>Topo Map</b>	USGS Quad Anchorage D-3
<b>Access</b>	Air access is limited to float plane to Bench Lake during the summer months or skiplane during the winter. Access is also by boat via the Matanuska River.
<b>Terrain</b>	Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevation ranges from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on a bluff that drops sharply, 400 feet to the river valley.
<b>Soils</b>	Soils are clayey or silty, sandy gravel with approximately 6 inches of topsoil. Drainage is adequate.
<b>Vegetation</b>	Vegetation is predominately spruce interspersed with cottonwood and alder stands found along the Lake's shoreline.
<b>Water Front</b>	Eight lots are adjacent to un-subdivided state land bordering the Matanuska River and nine additional lots border the shoreline of Bench Lake. Remaining lots have common river and lake access.
<b>View</b>	There is an outstanding view of the river valley and Talkeetna Mountains.
<b>Climate</b>	Temperatures range from 42 to 69 degrees F in summer and -5 to 35 degrees F in winter with year-round extremes expected -22 to 80 degrees F. Precipitation averages 13.79 inches a year and a mean snowfall of 68.7 inches.
<b>Water Source</b>	Low yields of water will affect availability. On-site water will probably be limited to shallow gravel and/or rock wells.
<b>Water/Sewage Disposal</b>	This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal (i.e. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. 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.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-147. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to the placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Bench Lake Homeowners Association created to govern said subdivision. Covenants are recorded in the Palmer Recording District, Book 234, Page 902.
<b>Other</b>	Located within the Susitna Area Plan. Lands within this subdivision are tentatively approved from Federal Government.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
156	211193	S020N008E36	ASLS 80-147	1	1	3.667	\$6,000.00
157	211194	S020N008E36	ASLS 80-147	2	1	4.659	\$7,000.00
158	211195	S020N008E36	ASLS 80-147	3	1	4.646	\$7,000.00
159	211196	S020N008E36	ASLS 80-147	4	1	4.921	\$7,000.00
160	211197	S020N008E36	ASLS 80-147	5	1	4.049	\$7,000.00
161	211198	S020N008E36	ASLS 80-147	6	1	4.959	\$7,000.00
162	211201	S020N008E36	ASLS 80-147	2	2	4.626	\$7,000.00
163	211206	S020N008E36	ASLS 80-147	7	2	4.416	\$11,900.00
164	211208	S020N008E36	ASLS 80-147	1	4	4.793	\$5,300.00
165	211209	S020N008E36	ASLS 80-147	2	4	4.949	\$6,000.00
166	211210	S020N008E36	ASLS 80-147	3	4	5.000	\$6,000.00
167	211211	S020N008E36	ASLS 80-147	4	4	5.000	\$7,000.00
168	211212	S020N008E36	ASLS 80-147	5	4	5.000	\$7,000.00
169	211213	S020N008E36	ASLS 80-147	6	4	5.000	\$7,000.00
170	211214	S020N008E36	ASLS 80-147	7	4	5.000	\$7,000.00
171	211215	S020N008E36	ASLS 80-147	8	4	4.982	\$6,000.00
172	211218	S020N008E36	ASLS 80-147	11	4	3.832	\$5,300.00
173	211219	S020N008E36	ASLS 80-147	1	5	2.698	\$7,000.00
174	211220	S020N008E36	ASLS 80-147	2	5	2.949	\$7,000.00
175	211221	S020N008E36	ASLS 80-147	3	5	3.201	\$7,000.00
176	211222	S020N008E36	ASLS 80-147	4	5	3.225	\$7,000.00
177	211223	S020N008E36	ASLS 80-147	1	6	4.518	\$7,000.00
178	211226	S020N008E36	ASLS 80-147	4	6	4.349	\$7,000.00
179	211227	S020N008E36	ASLS 80-147	5	6	4.812	\$7,000.00
180	211228	S020N008E36	ASLS 80-147	6	6	4.844	\$7,000.00
181	211229	S020N008E36	ASLS 80-147	7	6	5.000	\$7,000.00
182	211231	S020N008E36	ASLS 80-147	2	3	4.133	\$7,000.00
183	211232	S020N008E36	ASLS 80-147	3	3	4.871	\$10,500.00
184	211233	S020N008E36	ASLS 80-147	4	3	4.848	\$10,500.00
185	211235	S020N008E36	ASLS 80-147	6	3	4.906	\$10,500.00
186	211236	S020N008E36	ASLS 80-147	7	3	4.906	\$14,000.00
187	211237	S020N008E36	ASLS 80-147	8	3	4.988	\$14,000.00
188	211238	S020N008E36	ASLS 80-147	9	3	4.133	\$12,600.00
189	211239	S020N008E36	ASLS 80-147	10	3	4.280	\$10,500.00

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

Map 10 - Bruce Lake ASLS 79-155



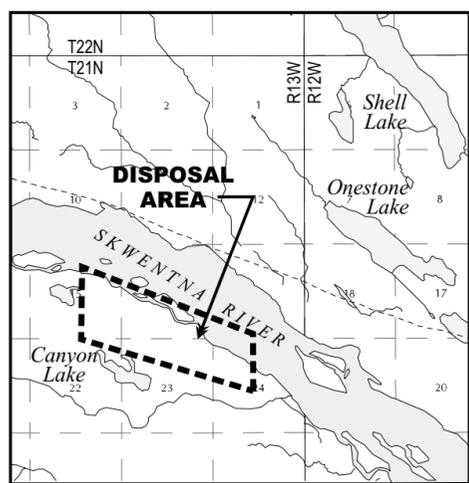
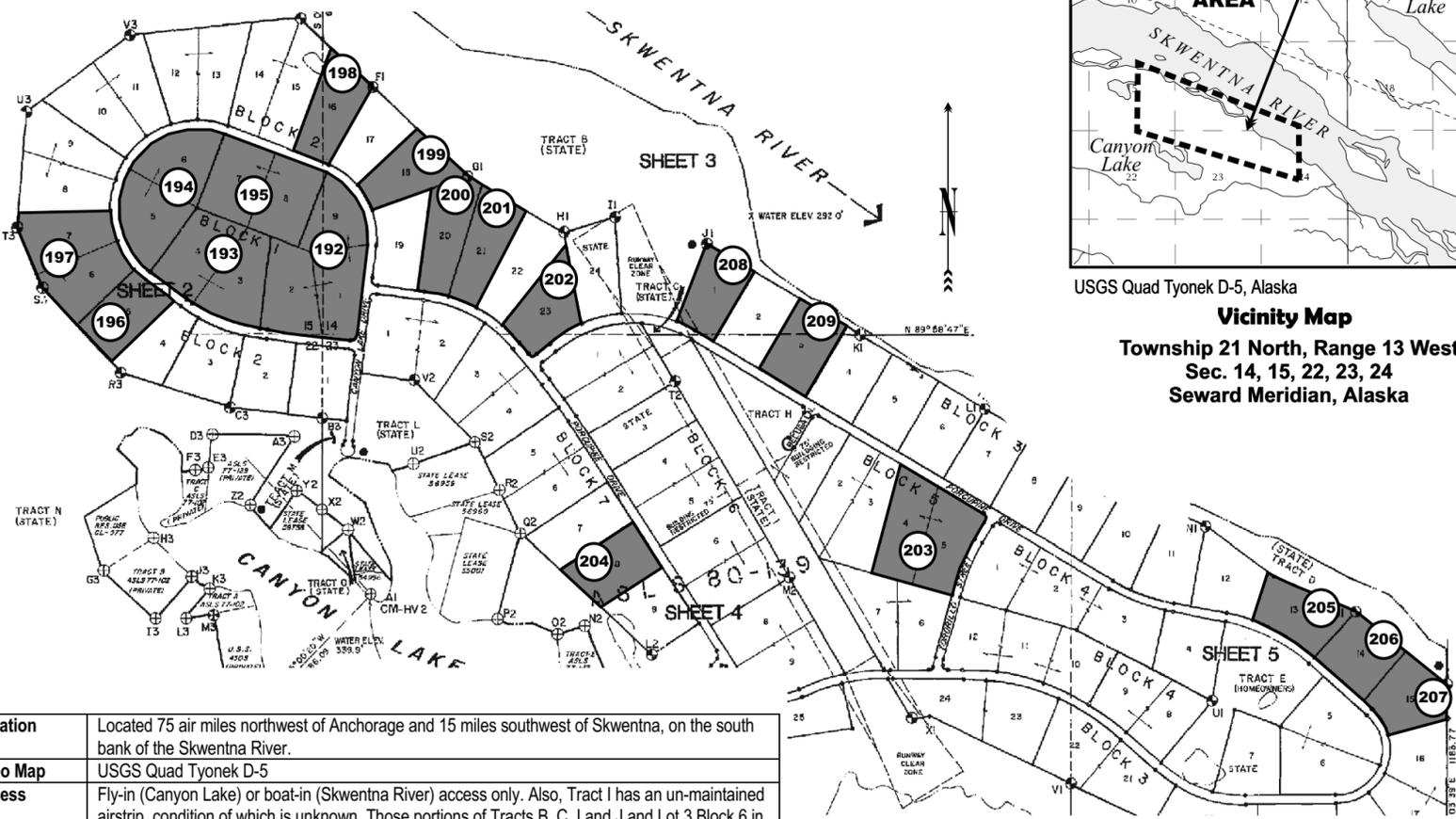
USGS Quad Anchorage C-7, Alaska

**Vicinity Map**  
Township 18 North, Range 2 West, Sec. 36  
Seward Meridian, Alaska

<b>Location</b>	Located 3 miles northwest of Wasilla in the Meadow Lakes area, just east of Kalmback Lake and Beverly Lake.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From Parks Highway, go north on Pittman Road about 1.25 miles, turn right on Beverly Lake Road, go east about three miles (past Beverly Lake), then south into the subdivision. Turn left on Thunder Cloud Drive, left on Windy Bottom Road, left again on Little Rain Road.
<b>Terrain</b>	Low rolling hills and swamp or bog-dominated lowlands.
<b>Soils</b>	Usually well drained, gravelly, gray soils, which may be covered by a poorly drained fibrous peat layer that freezes in winter.
<b>Vegetation</b>	Predominantly spruce and birch with some aspen and alder.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Local temperatures range between 46 to 70 degrees F in summer and 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches, including 92 inches of snowfall.
<b>Water Source</b>	Availability and quality expected to be good.
<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.
<b>Utilities</b>	Yes
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-155. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Bruce Lake Homeowner's Association. Covenants are recorded in Book 220, Page 93 of the Palmer Recording District Records.
<b>Other</b>	Located within the Willow Sub-Basin Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
190	205090	S018N002W36	ASLS 79-155	4	7	1.790	\$6,600.00	WITHDRAWN
191	206193	S018N002W36	ASLS 79-155	5	12	2.800	\$7,300.00	WITHDRAWN

Map 11 - Canyon Lake ASLS 80-139



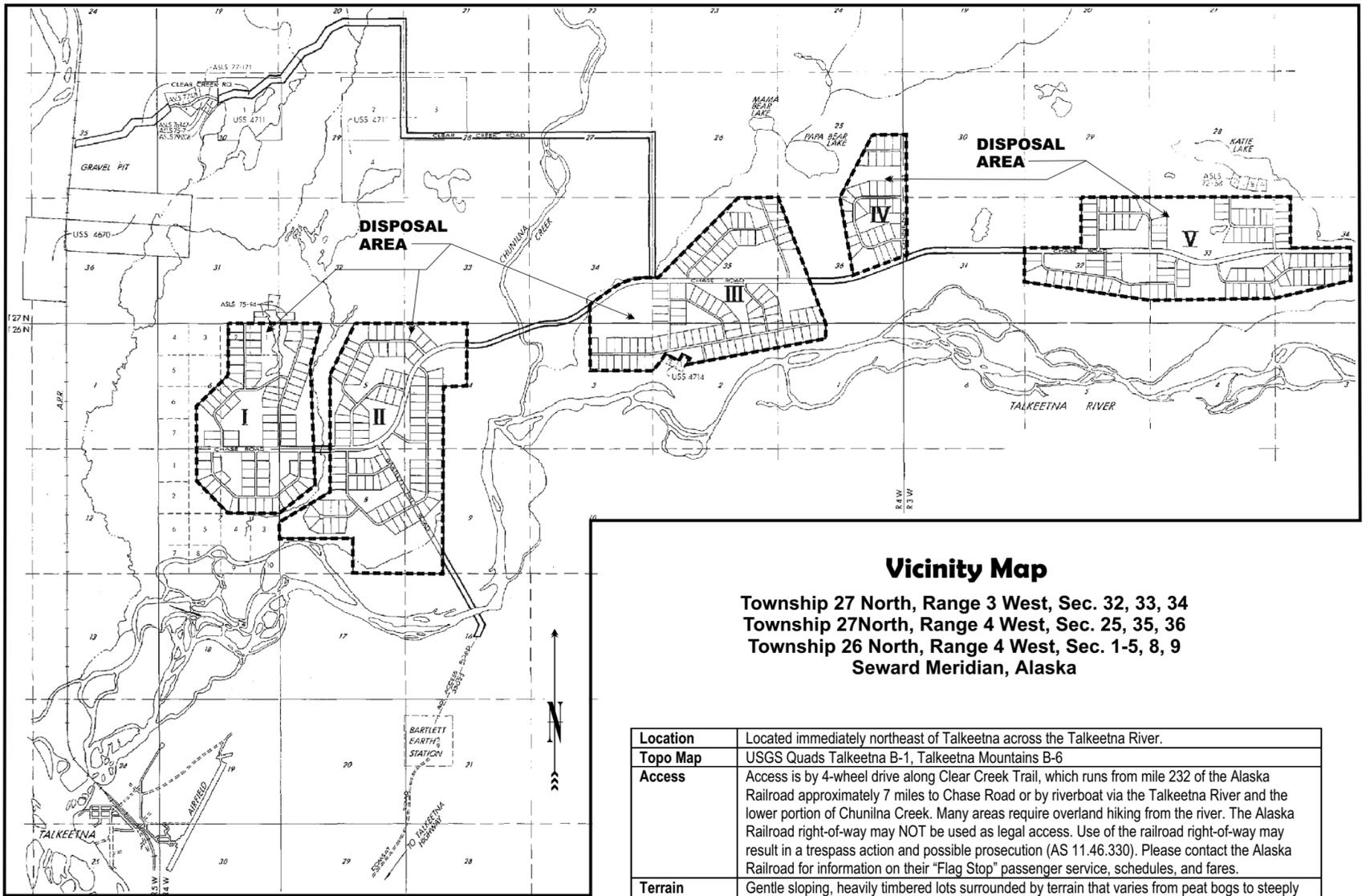
USGS Quad Tyonek D-5, Alaska

**Vicinity Map**  
Township 21 North, Range 13 West  
Sec. 14, 15, 22, 23, 24  
Seward Meridian, Alaska

<b>Location</b>	Located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south bank of the Skwentna River.
<b>Topo Map</b>	USGS Quad Tyonek D-5
<b>Access</b>	Fly-in (Canyon Lake) or boat-in (Skwentna River) access only. Also, Tract I has an un-maintained airstrip, condition of which is unknown. Those portions of Tracts B, C, I and J and Lot 3 Block 6 in the vicinity of the airstrip may be used for aircraft tie-down.
<b>Terrain</b>	Northern boundary is a naturally vegetated bluff ranging from 30 to 100 feet in height. The terrain is flat to gently sloping.
<b>Soils</b>	Well drained.
<b>Vegetation</b>	Mixed forest/woodland to coniferous forest.
<b>Water Front</b>	Some lots are adjacent to the common area (Tracts B, G and D) along the Skwentna River.
<b>View</b>	Good views to the north, northwest, east and south.
<b>Climate</b>	Temperatures range from 0 to 16 degrees F in the winter and from 46 to 68 degrees F in the summer. Annual precipitation is approximately 29 inches, including 119 inches of snow.
<b>Water Source</b>	Availability and quality expected to be good.
<b>Water/Sewage Disposal</b>	Alaska Dept. of Environmental Conservation has approved this subdivision for non-water carried sewage disposal systems (e.g. privies) only. Individual lots may be suitable for water-carried sewage disposal. Installation of individual water supply systems or sewage disposal systems must be approved.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-139. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Canyon Lake Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 674, Page 927 in the Anchorage Recording office records.
<b>Other</b>	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
192	213706	S021N013W14, 15	ASLS 80-139	1&2&9	1	13.603	\$10,900.00
193	213707	S021N013W15	ASLS 80-139	3&4	1	9.978	\$8,000.00
194	213708	S021N013W15	ASLS 80-139	5&6	1	9.969	\$8,000.00
195	213709	S021N013W15	ASLS 80-139	7&8	1	9.470	\$7,600.00
196	213714	S021N013W15, 22	ASLS 80-139	5	2	4.756	\$5,700.00
197	213715	S021N013W15	ASLS 80-139	6&7	2	9.370	\$7,500.00
198	213720	S021N013W14, 15	ASLS 80-139	16	2	4.962	\$6,000.00
199	213722	S021N013W14	ASLS 80-139	18	2	4.686	\$5,600.00
200	213724	S021N013W14	ASLS 80-139	20	2	4.998	\$6,000.00
201	213725	S021N013W14	ASLS 80-139	21	2	4.998	\$6,000.00
202	213727	S021N013W14, 23	ASLS 80-139	23	2	4.910	\$5,900.00
203	213741	S021N013W23	ASLS 80-139	4&5	5	9.993	\$8,000.00
204	213751	S021N013W23	ASLS 80-139	8	7	4.881	\$4,700.00
205	213756	S021N013W24	ASLS 80-139	13	3	4.852	\$9,700.00
206	213757	S021N013W24	ASLS 80-139	14	3	4.473	\$8,900.00
207	213758	S021N013W24	ASLS 80-139	15	3	4.677	\$9,400.00
208	213759	S021N013W14, 23	ASLS 80-139	1	3	4.344	\$8,700.00
209	213761	S021N013W14, 23	ASLS 80-139	3	3	4.907	\$9,800.00

Map 12 - Chase II Alaska Subd. ASLS 79-149



USGS Quad Talkeetna B-1, Talkeetna Mtns. B-6, Alaska

Alaska Railroad: Use of the Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for

Vicinity Map

Township 27 North, Range 3 West, Sec. 32, 33, 34  
 Township 27 North, Range 4 West, Sec. 25, 35, 36  
 Township 26 North, Range 4 West, Sec. 1-5, 8, 9  
 Seward Meridian, Alaska

<b>Location</b>	Located immediately northeast of Talkeetna across the Talkeetna River.
<b>Topo Map</b>	USGS Quads Talkeetna B-1, Talkeetna Mountains B-6
<b>Access</b>	Access is by 4-wheel drive along Clear Creek Trail, which runs from mile 232 of the Alaska Railroad approximately 7 miles to Chase Road or by riverboat via the Talkeetna River and the lower portion of Chulitna Creek. Many areas require overland hiking from the river. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way may result in a trespass action and possible prosecution (AS 11.46.330). Please contact the Alaska Railroad for information on their "Flag Stop" passenger service, schedules, and fares.
<b>Terrain</b>	Gentle sloping, heavily timbered lots surrounded by terrain that varies from peat bogs to steeply sloping hills.
<b>Soils</b>	Soils are generally sandy or silty loam throughout the subdivision and are generally free from permafrost.
<b>Vegetation</b>	There are heavy stands of spruce, birch, and cottonwood.
<b>Water Front</b>	An unnamed creek runs through Lots 11 & 12, Block 8 and Lots 11 & 12, Block 9.
<b>View</b>	Unknown
<b>Climate</b>	Average temperatures range from 40 to 68 degrees F in the summer and from 0 to 40 degrees F in the winter, with extremes of -48 F to 90 degrees F. Precipitation is about 30 inches annually, including approximately 120 inches of snowfall.
<b>Water Source</b>	Availability and quality expected to be good.
<b>Water/Sewage Disposal</b>	All lots have been approved by the Dept. of Environmental Conservation for non-water carried type sewage disposal systems, (i.e., privies, chemical, humus, incendiary, etc.). 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 by the Alaska Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-149. No direct access to Collector Road will be permitted.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Chase II Homeowner's Association. Covenants are found in Talkeetna Book 77, Page 419.
<b>Other</b>	Located within the Susitna Area Plan.

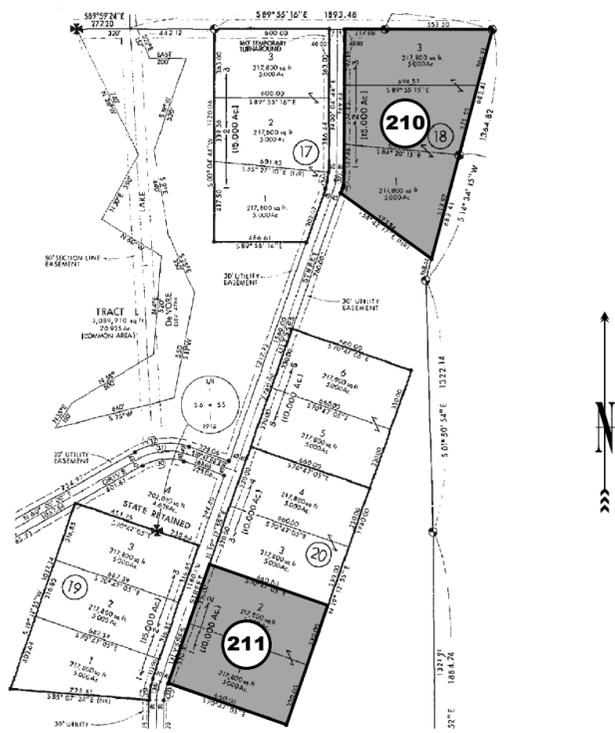
Parcel	ADL	MTRS	Survey	Unit	Lot/Tract	Block	Acres	Minimum Bid
210	214405	S026N004W05	ASLS 79-149	UNIT IB	1&2&3	18	15.000	\$18,000.00
211	214407	S026N004W05	ASLS 79-149	UNIT IB	1&2	20	10.000	\$12,000.00
212	214415	S026N004W05	ASLS 79-149	UNIT IIA	4&5	3	10.000	\$12,000.00
213	214419	S026N004W04, 05	ASLS 79-149	UNIT IIA	1&2&3	4	15.000	\$18,000.00
214	214431	S026N004W04	ASLS 79-149	UNIT IIA	1&2	9	10.000	\$12,000.00
215	214435	S026N004W08	ASLS 79-149	UNIT IIB	1&2	10	10.000	\$12,000.00
216	214438	S026N004W08	ASLS 79-149	UNIT IIB	3&4&5	11	15.000	\$18,000.00
217	214442	S026N004W08	ASLS 79-149	UNIT IIB	1&2	13	10.000	\$12,000.00
218	214446	S026N004W08	ASLS 79-149	UNIT IIB	4&5	14	10.000	\$12,000.00
219	214448	S026N004W08, 09	ASLS 79-149	UNIT IIB	3&4	15	10.000	\$12,000.00
220	214451	S026N004W09	ASLS 79-149	UNIT IIC	1&2&3	17	14.782	\$17,700.00
221	214453	S026N004W09	ASLS 79-149	UNIT IIC	6&7	17	10.000	\$12,000.00
222	214456	S027N004W35	ASLS 79-149	UNIT IIIA	1&2	1	10.000	\$12,000.00
223	214456	S027N004W35	ASLS 79-149	UNIT IIIA	8&9	2	9.997	\$12,000.00
224	214547	S026N004W02 S027N004W35	ASLS 79-149	UNIT IIIA	10&11	2	10.000	\$12,000.00
225	214549	S026N004W03	ASLS 79-149	UNIT IIIA	3&4	4	10.000	\$12,000.00
226	214550	S026N004W02, 03	ASLS 79-149	UNIT IIIA	5&6	4	10.000	\$12,000.00
227	214554	S026N004W02	ASLS 79-149	UNIT IIIA	5&6&7	5	15.000	\$18,000.00
228	214529	S026N004W02	ASLS 79-149	UNIT IIIA	1&2	7	10.000	\$15,000.00
229	214530	S026N004W02	ASLS 79-149	UNIT IIIA	3&4&5	7	15.000	\$22,500.00
230	214466	S027N004W35	ASLS 79-149	UNIT IIIB	11&12	8	10.000	\$12,000.00
231	214469	S027N004W35	ASLS 79-149	UNIT IIIB	5&6	9	10.000	\$12,000.00
232	214470	S027N004W35	ASLS 79-149	UNIT IIIB	7&8	9	10.000	\$12,000.00
233	214471	S027N004W35	ASLS 79-149	UNIT IIIB	9&10	9	10.000	\$12,000.00
234	214472	S027N004W35	ASLS 79-149	UNIT IIIB	11&12	9	10.000	\$12,000.00
235	214473	S027N004W35, 36	ASLS 79-149	UNIT IIIB	1&2	10	10.000	\$12,000.00
236	214474	S027N004W35, 36	ASLS 79-149	UNIT IIIB	3&4	10	10.000	\$12,000.00
237	214475	S027N004W35, 36	ASLS 79-149	UNIT IIIB	1&2	11	10.000	\$12,000.00
238	214476	S027N004W35	ASLS 79-149	UNIT IIIB	1	12	5.000	\$6,000.00
239	214555	S027N004W35	ASLS 79-149	UNIT IIIC	1&2	13	10.000	\$12,000.00

Parcel	ADL	MTRS	Survey	Unit	Lot/Tract	Block	Acres	Minimum Bid
240	214556	S026N004W02 S027N004W35	ASLS 79-149	UNIT IIIC	3&4	13	10.000	\$12,000.00
241	214558	S026N004W01, 02 S027N004W35, 36	ASLS 79-149	UNIT IIIC	6&7	14	10.000	\$12,000.00
242	214531	S026N004W01 S027N004W36	ASLS 79-149	UNIT IIIC	1&2	15	10.000	\$12,000.00
243	214532	S027N004W36	ASLS 79-149	UNIT IIIC	3&4	15	10.000	\$12,000.00
244	214534	S026N004W01, 02	ASLS 79-149	UNIT IIIC	3&4	16	10.000	\$15,000.00
245	214536	S026N004W01	ASLS 79-149	UNIT IIIC	3&4	17	10.000	\$15,000.00
246	214540	S027N004W36	ASLS 79-149	UNIT IVA	3&4&5	2	15.000	\$18,000.00
247	214481	S027N004W36	ASLS 79-149	UNIT IVA	1&2	3	10.000	\$12,000.00
248	214483	S027N004W36	ASLS 79-149	UNIT IVA	3&4	4	10.000	\$12,000.00
249	214489	S027N004W25	ASLS 79-149	UNIT IVB	1&2&3	6	15.000	\$18,000.00
250	214491	S027N004W25	ASLS 79-149	UNIT IVB	4	7	5.000	\$6,000.00
251	214541	S027N003W32	ASLS 79-149	UNIT VA	1&2	2	10.000	\$12,000.00
252	214542	S027N003W32	ASLS 79-149	UNIT VA	3&4	2	10.000	\$12,000.00
253	214543	S027N003W32	ASLS 79-149	UNIT VA	1&2	3	10.000	\$12,000.00
254	214493	S027N003W32	ASLS 79-149	UNIT VA	1&2&3	4	15.000	\$18,000.00
255	214494	S027N003W32	ASLS 79-149	UNIT VA	1&2&3	5	15.000	\$18,000.00
256	214500	S027N003W32	ASLS 79-149	UNIT VA	4&5	8	10.000	\$12,000.00
257	214506	S027N003W33	ASLS 79-149	UNIT VB	1&2	12	10.000	\$12,000.00
258	214560	S027N003W33	ASLS 79-149	UNIT VB	1&2	14	10.000	\$12,000.00
259	214561	S027N003W33	ASLS 79-149	UNIT VB	3&4	14	10.000	\$12,000.00
260	214562	S027N003W33	ASLS 79-149	UNIT VB	5&6	14	10.000	\$12,000.00
261	214509	S027N003W33	ASLS 79-149	UNIT VB	1&2	16	9.985	\$12,000.00
262	214510	S027N003W33	ASLS 79-149	UNIT VB	3&4	16	10.000	\$12,000.00
263	214512	S027N003W33	ASLS 79-149	UNIT VB	1&2	17	8.946	\$10,700.00
264	214564	S027N003W34	ASLS 79-149	UNIT VC	3&4	15	8.988	\$10,800.00
265	214516	S027N003W34	ASLS 79-149	UNIT VC	9&10	17	10.000	\$12,000.00
266	214517	S027N003W34	ASLS 79-149	UNIT VC	11&12&13	17	15.000	\$18,000.00
267	214518	S027N003W34	ASLS 79-149	UNIT VC	14&15	17	10.000	\$12,000.00

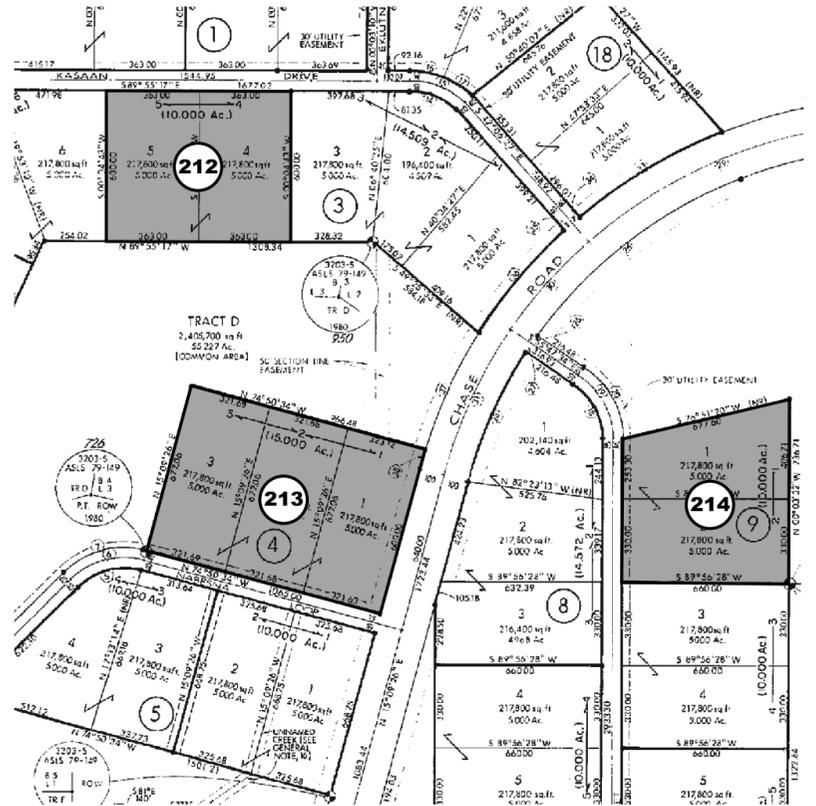
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Map 12 - Chase II Alaska Subd. ASLS 79-149

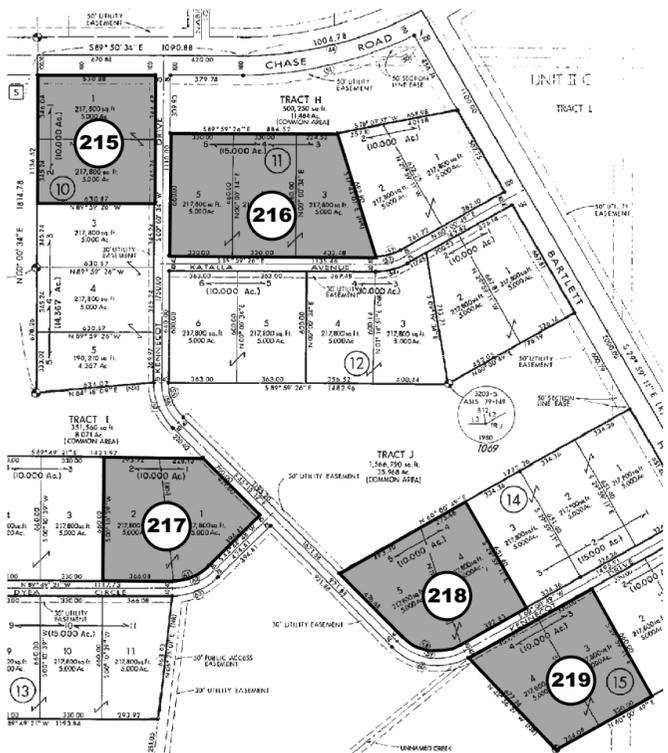
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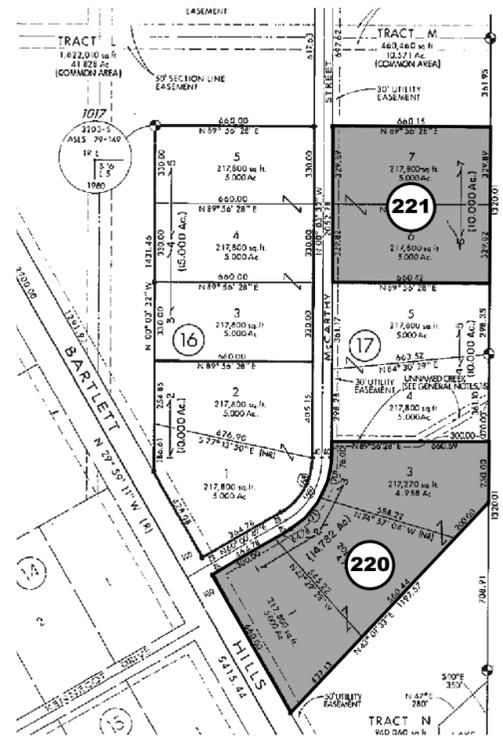
Unit IIA



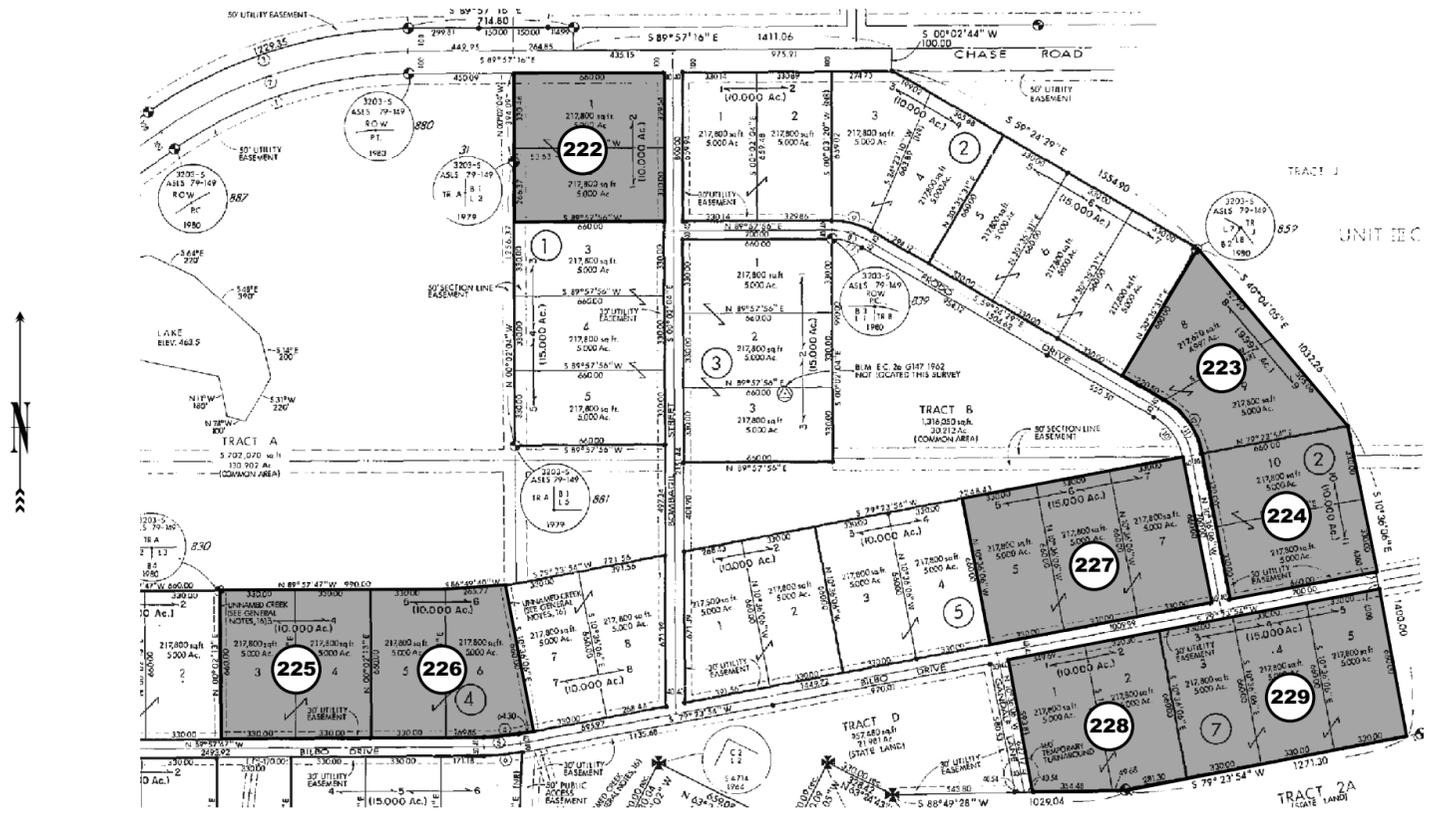
Unit IIB



Unit IIC



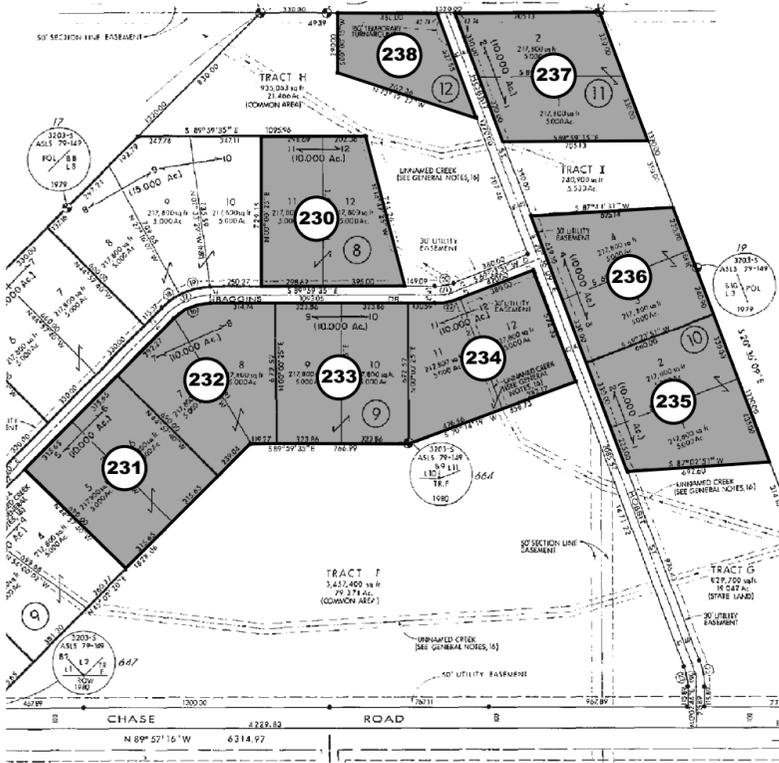
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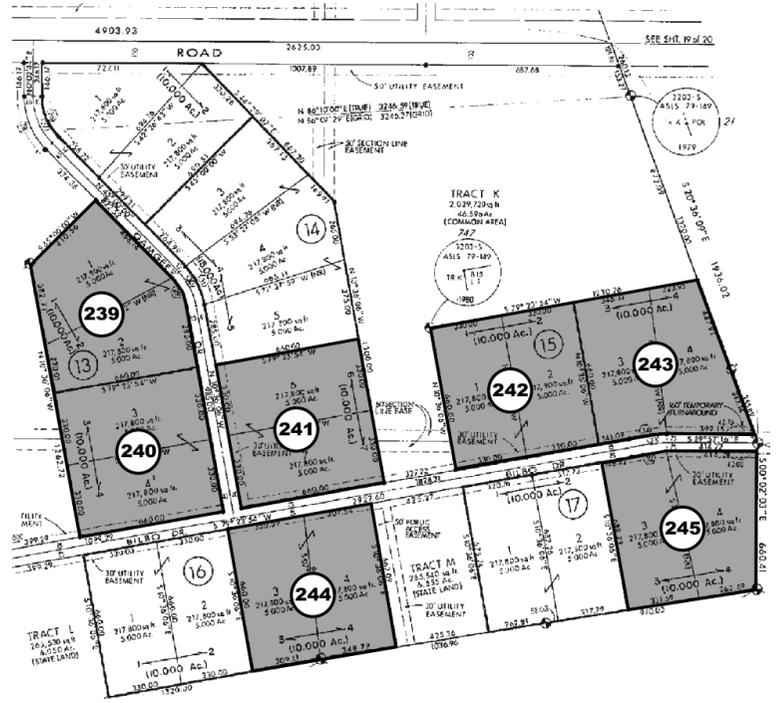
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Map 12 - Chase II Alaska Subd. ASLS 79-149

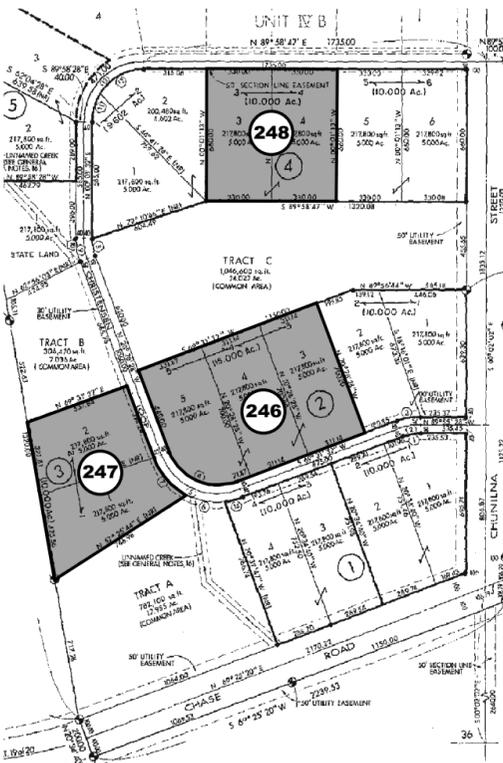
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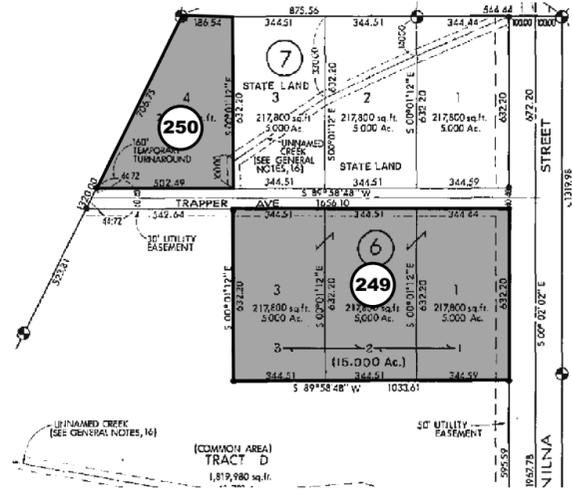
Unit IIIC



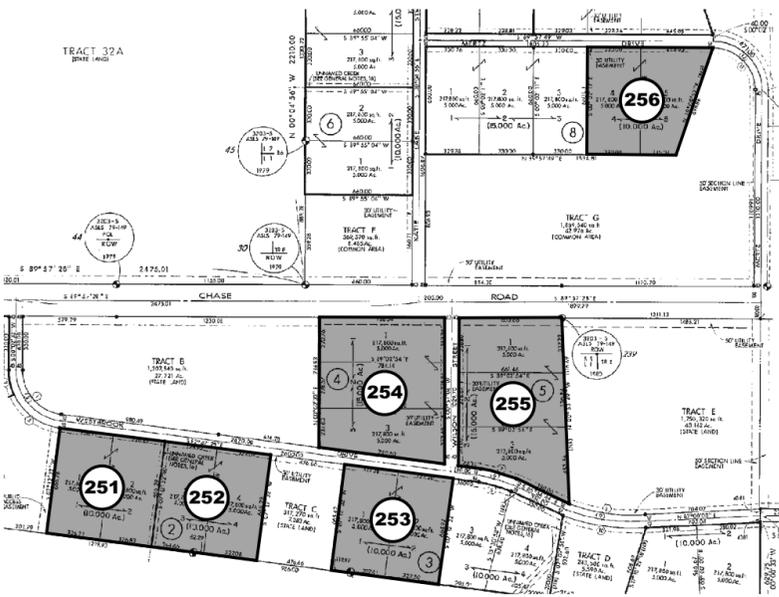
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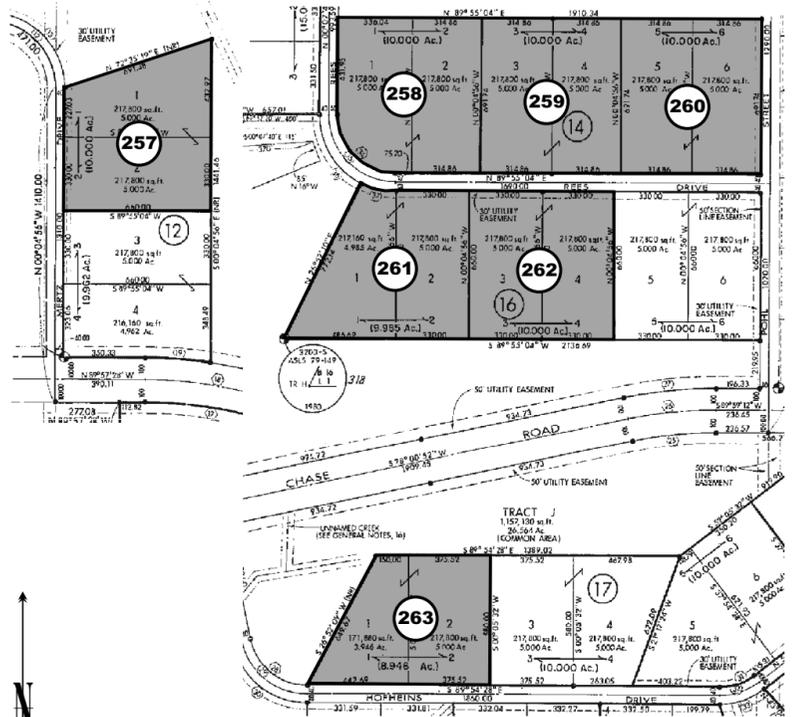
Unit IVB



Unit VA



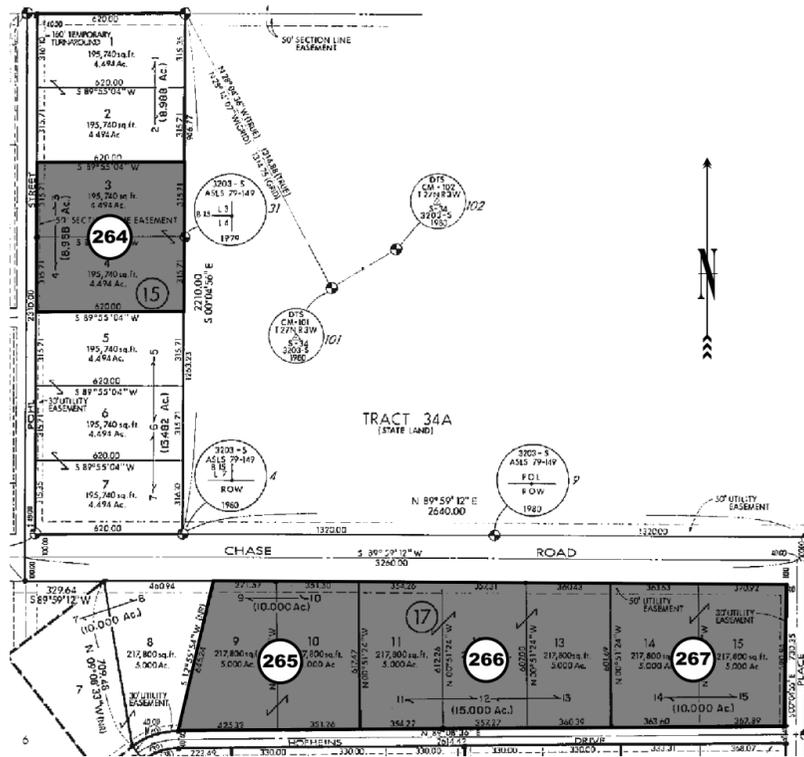
Unit VB



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Map 12 - Chase II Alaska Subd. ASLS 79-149

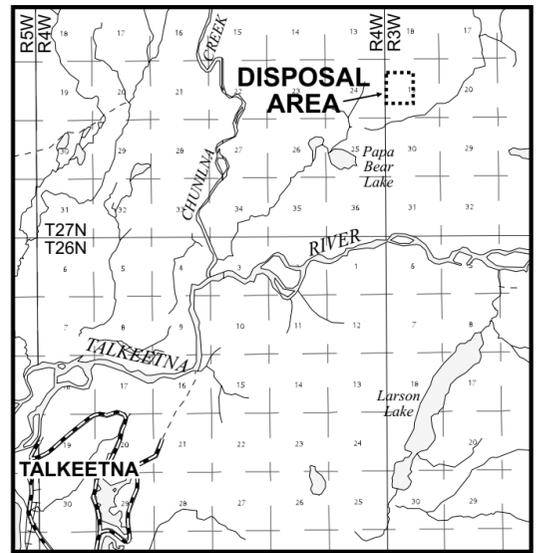
Unit VC



Map 13 - Chase II Remote Odd Lots

ASLS 84-130

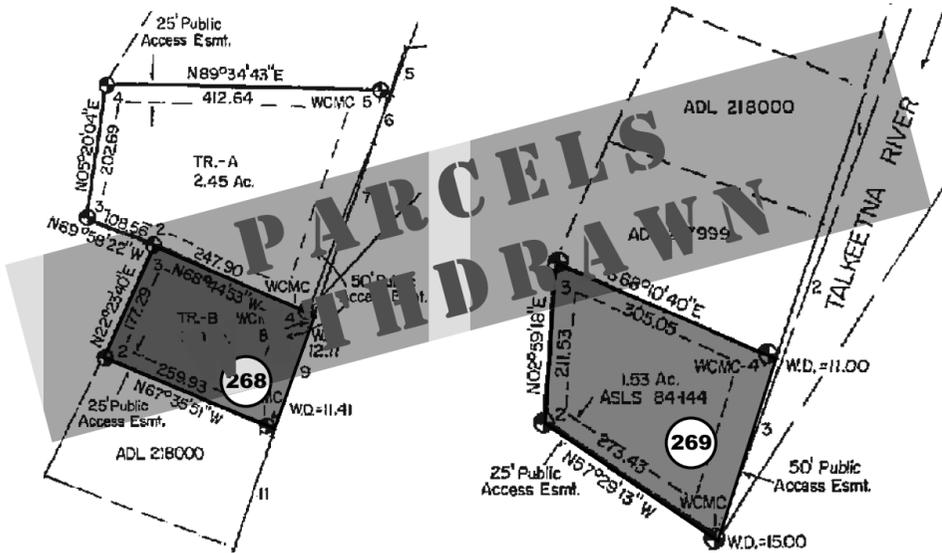
ASLS 84-144



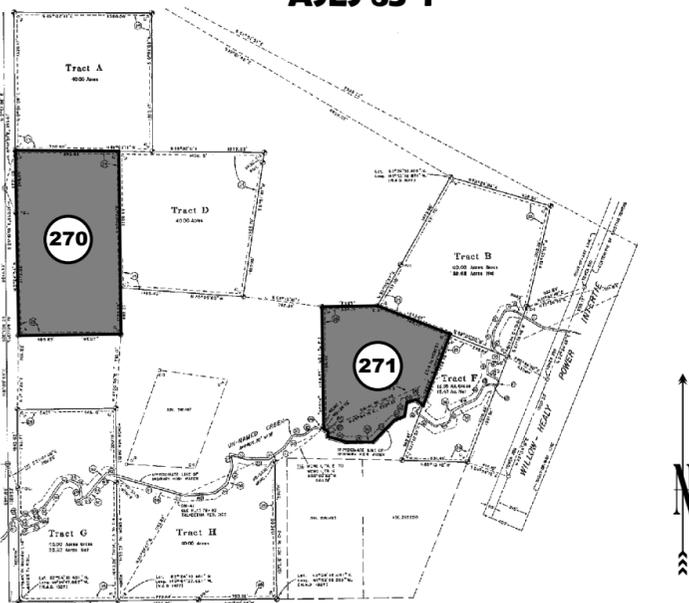
USGS Quad Talkeetna Mtns B-6, Alaska

Vicinity Map

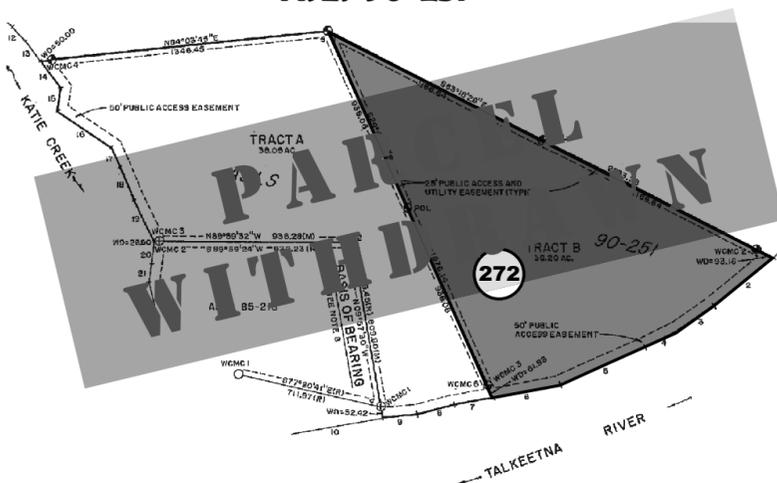
Township 27 North, Range 3 West,  
Sec. 19, 25, 35  
Seward Meridian, Alaska



ASLS 85-1



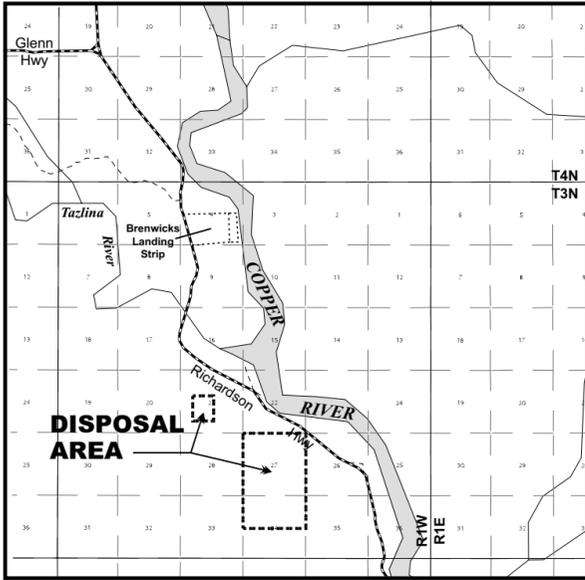
ASLS 90-251



Location	Approximately 100 miles northeast of Anchorage and 9 to 13 miles northwest of Talkeetna.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	Fly-in access utilizing one of the several small lakes in the area may be possible. Boat access by means of the Talkeetna River. Access to Tracts C & E within section 19 are within a two-mile walk from the Talkeetna River utilizing platted rights-of-way. ATV and snow machine access may be possible during the winter months.
Terrain	The area is characterized by high alpine benches, foothills, and steep-sided valleys. Elevations range from 500 to 2,000 feet above mean sea level.
Soils	Shallow soils over bedrock are common on steep slopes and high ridges.
Vegetation	Valley bottoms and low elevation slopes are dominated by white spruce and paper birch. Intermediate slopes support sub-alpine vegetation including willow, alder, tall grasses and shrubs. Scattered stands of black spruce may be encountered in the area.
Water Front	Tract E within Section 19 borders an unnamed creek.
View	Unknown
Climate	Temperatures range from 40 to 68 degrees F in summer to -5 to 35 degrees F in winter with extremes of -48 to 90 degrees F. Annual precipitation is 27 inches including between 50 and 100 inches of snow.
Water Source	Availability and quality expected to good.
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 the Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 85-1. ADL 218184 is subject to a 50-foot access easement along ordinary high water mark of unnamed creek. All tracts subject to a 25-foot public access easement on lot lines.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid	Comments
268	218001	SO27N003W25	ASLS 84-130	B	1.100	\$3,300.00	WITHDRAWN
269	218016	SO27N003W25	ASLS 84-144		1.530	\$4,600.00	WITHDRAWN
270	218184	SO27N003W19	ASLS 85-1	C	40.000	\$20,000.00	
271	218227	SO27N003W19	ASLS 85-1	E	27.470	\$16,500.00	
272	219013	SO27N003W35	ASLS 90-251	B	36.200	\$36,200.00	WITHDRAWN

Map 14 - Copper Center OTE ASLS 79-42



USGS Quad Valdez D-4 and Gulkana A-3, Alaska

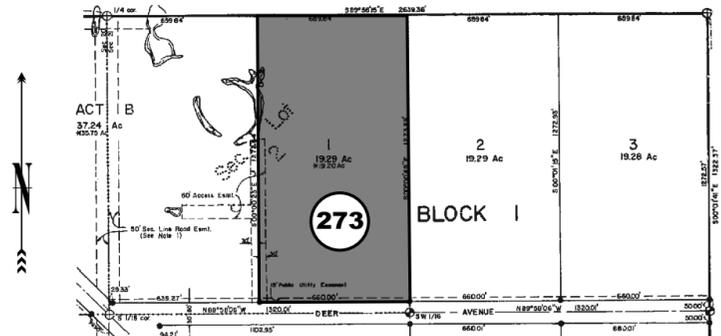
Vicinity Map

Township 3 North, Range 1 West,  
Sec. 21, 27, 34  
Copper River Meridian, Alaska

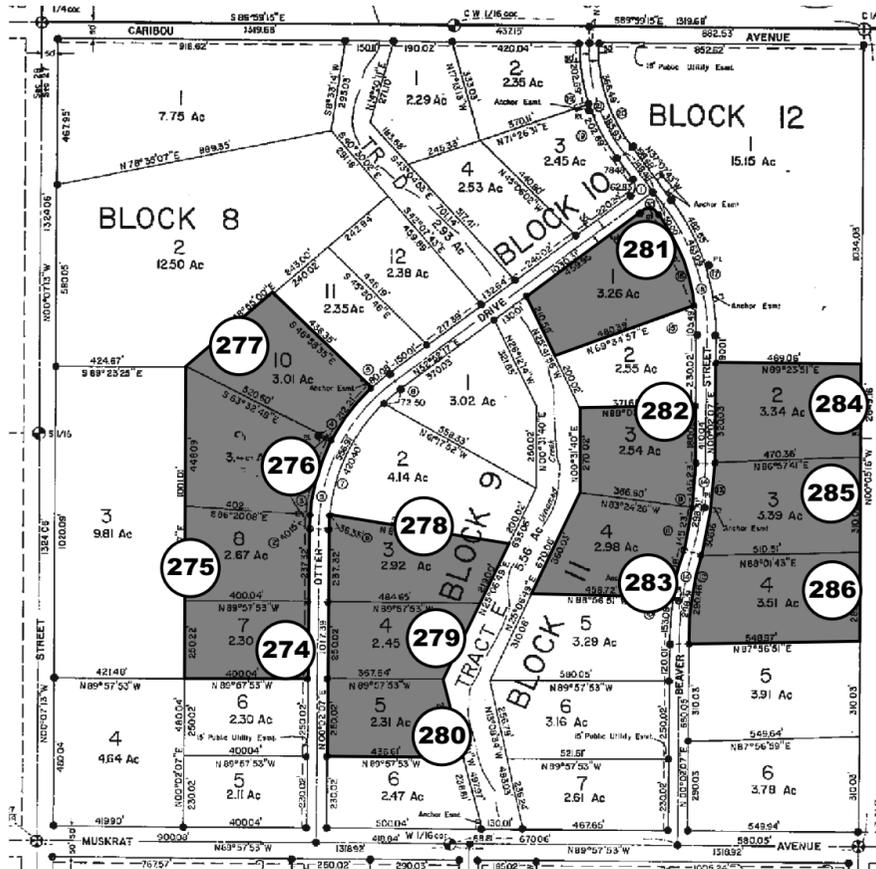
<b>Location</b>	Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.
<b>Topo Map</b>	USGS Quad Valdez D-4, Gulkana A-3
<b>Access</b>	Access is by foot, A.T.V., or snowmachine along platted easements or rights-of-way.
<b>Terrain</b>	Low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.
<b>Soils</b>	Soils are alluvial in nature, sandy or gravelly silt material, and include extensive formations of permafrost.
<b>Vegetation</b>	Vegetation consists of black spruce forests with scattered stands of aspen and willow.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
<b>Water Source</b>	Water in this area may be of poor quality and quantity and may have to be hauled.
<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. Approval of such system as installed shall be obtained from said authority.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-42. All lots subject to a 15-foot utility easement along rights-of-way frontage.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Copper River Basin Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
273	204598	C003N001W21	ASLS 79-42	1	1	19.290	\$8,100.00
274	204607	C003N001W27	ASLS 79-42	7	8	2.300	\$5,400.00
275	204608	C003N001W27	ASLS 79-42	8	8	2.670	\$5,400.00
276	204609	C003N001W27	ASLS 79-42	9	8	3.460	\$5,700.00
277	204610	C003N001W27	ASLS 79-42	10	8	3.010	\$5,900.00
278	204614	C003N001W27	ASLS 79-42	3	9	2.920	\$6,700.00
279	204615	C003N001W27	ASLS 79-42	4	9	2.450	\$6,700.00
280	204616	C003N001W27	ASLS 79-42	5	9	2.310	\$6,700.00
281	204620	C003N001W27	ASLS 79-42	1	11	3.260	\$7,100.00
282	204621	C003N001W27	ASLS 79-42	3	11	2.540	\$6,700.00
283	204622	C003N001W27	ASLS 79-42	4	11	2.980	\$6,700.00
284	204624	C003N001W27	ASLS 79-42	2	12	3.340	\$5,700.00
285	204625	C003N001W27	ASLS 79-42	3	12	3.390	\$5,700.00
286	204626	C003N001W27	ASLS 79-42	4	12	3.510	\$5,700.00
287	204636	C003N001W27	ASLS 79-42	3	16	19.333	\$8,100.00
288	204638	C003N001W27	ASLS 79-42	5	16	17.870	\$9,900.00
289	204639	C003N001W34	ASLS 79-42	1	17	18.140	\$10,000.00

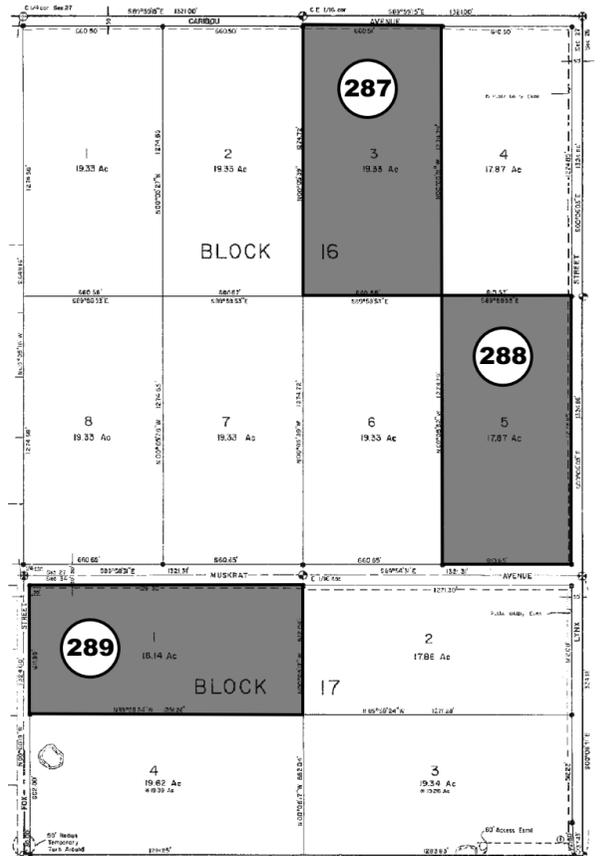
Sec. 21



Sec. 27



Sec. 27, 34



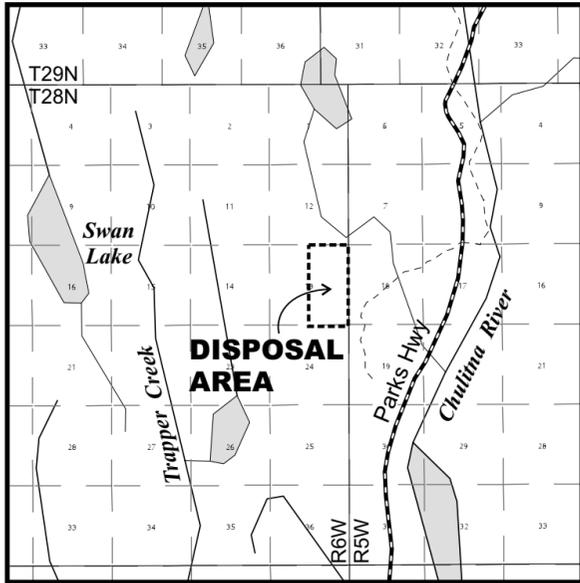
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Map 15 - Denali View ASLS 80-145

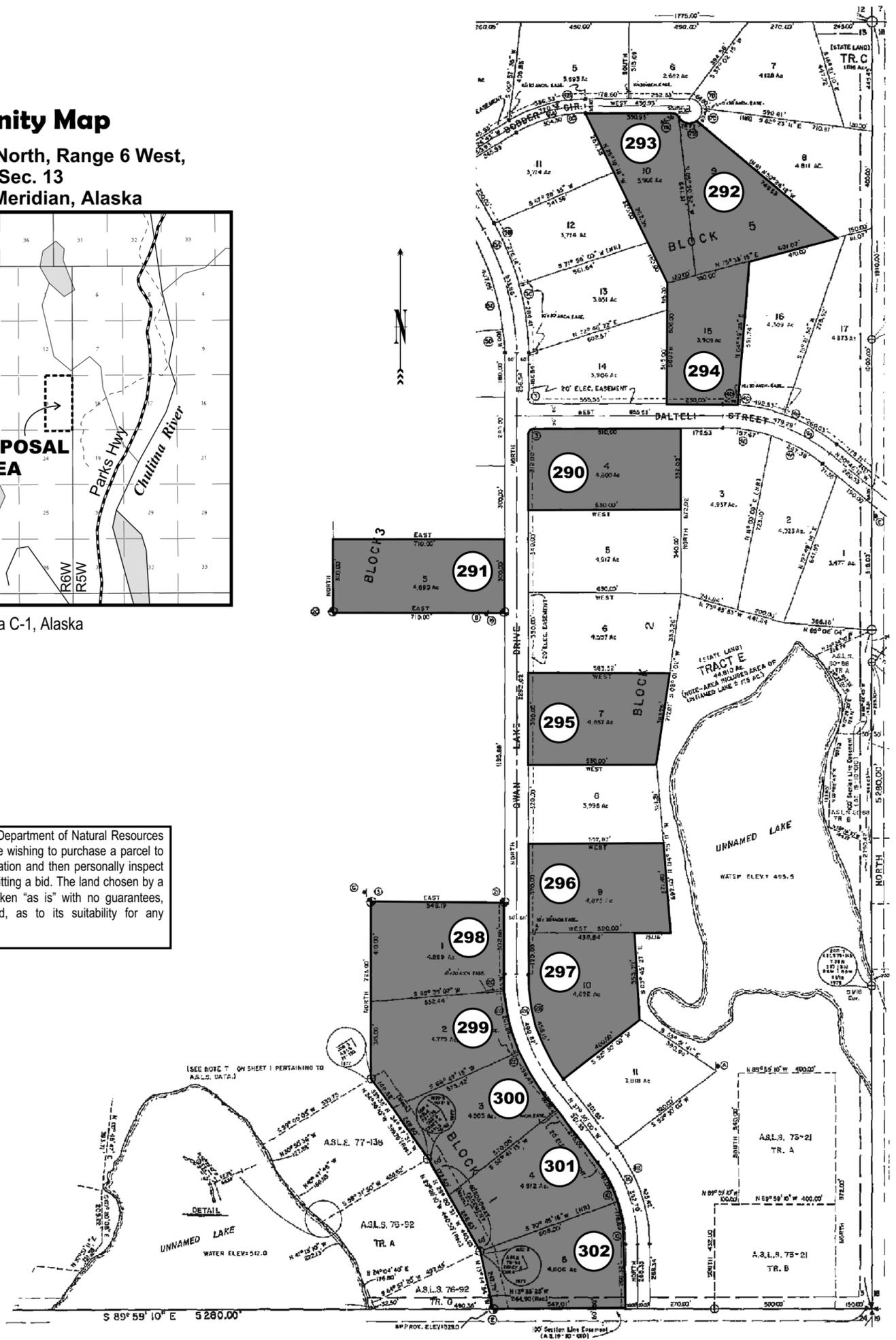
Vicinity Map

Township 28 North, Range 6 West,  
Sec. 13  
Seward Meridian, Alaska



USGS Quad Talkeetna C-1, Alaska

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

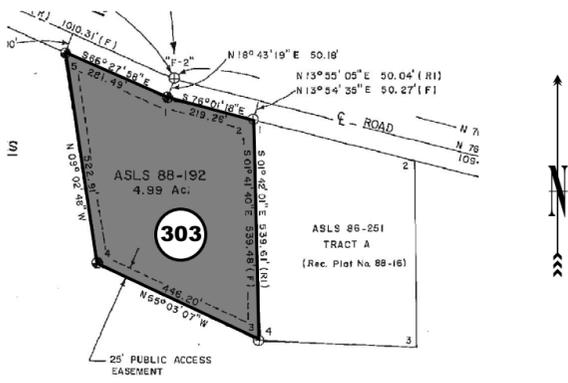


<b>Location</b>	Approximately 1.5 miles west of Mile 129 on the Parks Highway and 15 miles north of the community of Trappers Creek.
<b>Topo Map</b>	USGS Quad Talkeetna C-1
<b>Access</b>	Access from the Parks Highway is by foot, ATV, or snowmachine along platted easements or rights-of-way.
<b>Terrain</b>	Generally flat with elevations between 500 and 600 feet above mean sea level. There are small lakes, ponds and swamps in the area.
<b>Soils</b>	Silty sand and gravelly silty sand.
<b>Vegetation</b>	Predominately spruce and birch with scattered alder.
<b>Water Front</b>	Three lots are adjacent to state land along an unnamed lake.
<b>View</b>	View of an unnamed lakes and the Alaska Range.
<b>Climate</b>	Temperatures range from 45 to 69 degrees F in the summer and -4 to 40 degrees F in the winter, with extremes between -48 and 90 degrees F. Annual precipitation is 29 inches including 102 inches of snow.
<b>Water Source</b>	Availability and quality expected to be good.
<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. Approval of such system as installed shall be obtained from said authority.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-145. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to the placement of fill material.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Denali View Homeowner's Association, Inc. created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 79, Page 860, Date 6-1-81, Talkeetna Recording District.
<b>Other</b>	Located within the Susitna Area Plan. Ski trails are abundant in the area.

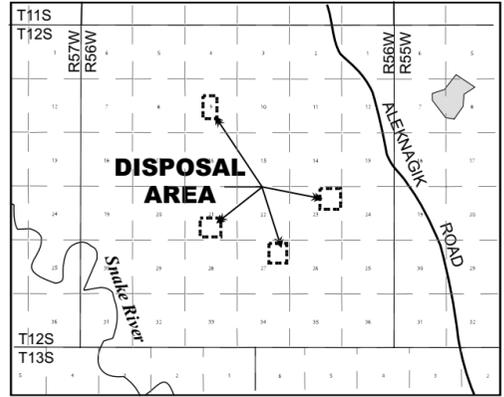
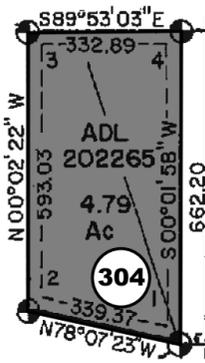
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
290	211695	S028N006W13	ASLS 80-145	4	2	4.800	\$7,000.00
291	211702	S028N006W13	ASLS 80-145	5	3	4.890	\$6,000.00
292	211712	S028N006W13	ASLS 80-145	9	5	4.674	\$7,000.00
293	211713	S028N006W13	ASLS 80-145	10	5	3.966	\$7,000.00
294	211718	S028N006W13	ASLS 80-145	15	5	3.909	\$7,000.00
295	211729	S028N006W13	ASLS 80-145	7	2	4.857	\$7,000.00
296	211731	S028N006W13	ASLS 80-145	9	2	4.875	\$6,700.00
297	211732	S028N006W13	ASLS 80-145	10	2	4.892	\$6,700.00
298	211734	S028N006W13	ASLS 80-145	1	1	4.899	\$6,300.00
299	211735	S028N006W13	ASLS 80-145	2	1	4.795	\$7,000.00
300	211736	S028N006W13	ASLS 80-145	3	1	4.505	\$7,000.00
301	211737	S028N006W13	ASLS 80-145	4	1	4.912	\$7,000.00
302	211738	S028N006W13	ASLS 80-145	5	1	4.606	\$7,000.00

Map 16 - Dillingham A & B Odd Lots

ASLS 88-192 Sec. 21



ASLS 81-61 Sec. 23

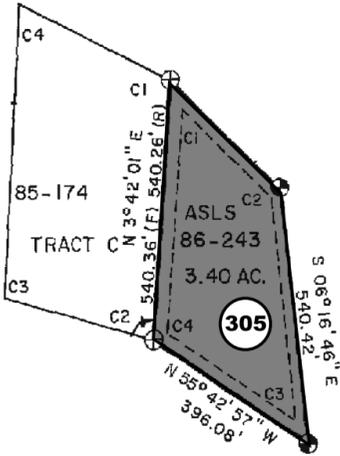


USGS Quad Dillingham A-8, Alaska

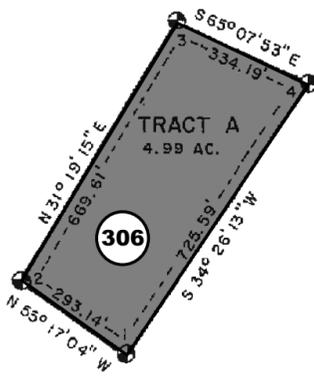
Vicinity Map

Township 12 South, Range 56 West, Sec. 9, 21, 23, 27  
Seward Meridian, Alaska

ASLS 86-243 Sec. 9



ASLS 87-286 Sec. 27

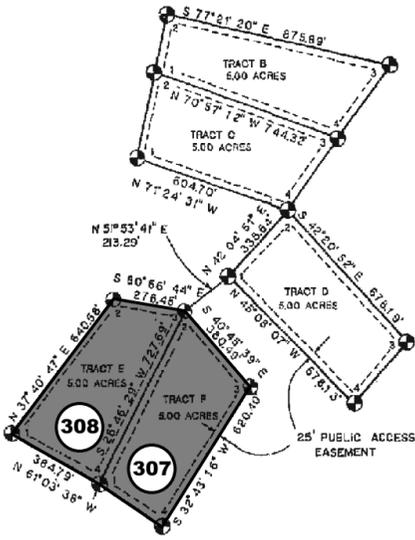


Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
303	206605	S012S056W21	ASLS 88-192		4.990	\$3,600.00
304	202265	S012S056W23	ASLS 81-61		4.790	\$4,800.00
305	202278	S012S056W09	ASLS 86-243		3.400	\$2,100.00
306	206630	S012S056W27	ASLS 87-286	A	4.990	\$3,000.00

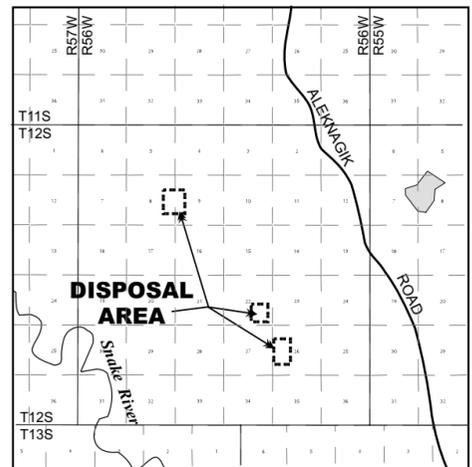
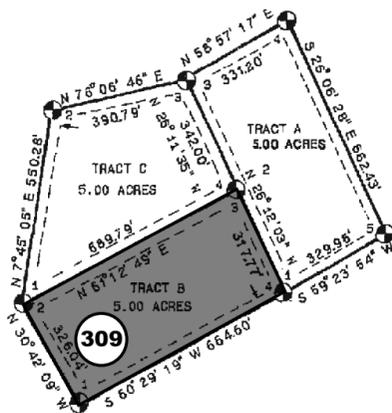
<b>Location</b>	Located approximately 15 miles northwest of Dillingham.
<b>Topo Map</b>	USGS Quad Dillingham A-8
<b>Access</b>	Area access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is limited to trail easements and fly-in access in the winter.
<b>Terrain</b>	The area is characterized by glacial action with rolling, irregular shaped moraine knolls and ridges. Elevation ranges from 20 feet in the lowlands to 2,000 feet above sea level in an area just east of Warehouse Mountain.
<b>Soils</b>	Well-drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving.
<b>Vegetation</b>	White spruce and paper birch on the uplands with grasses, alder, shrubs and mosses transcending to the muskegs and drainages.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average summer temperatures range from 37 to 66 degrees F and average winter temperatures range from 4 to 30 degrees F. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds up to 60 to 70 mph may occur between December and March.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Site capability for on-site sewage is excellent. 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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	All parcels subject to a 25 foot access easement along all lot lines. Subject to platted easements and reservations, see ASLS 88-192, 81-61, 86-243, and 87-286.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Bristol Bay Area Plan. Parcels are tentatively approved from the Federal Government.

Map 17 - Dillingham Remote Odd Lots

ASLS 85-322 Sec. 26



ASLS 83-200 Sec. 8, 9

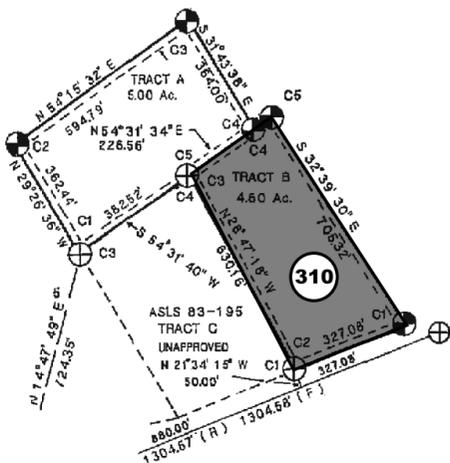


USGS Quad Dillingham A-8, Alaska

Vicinity Map

Township 12 South, Range 56 West, Sec. 8, 9, 22, 26  
Seward Meridian, Alaska

ASLS 84-60 Sec. 22

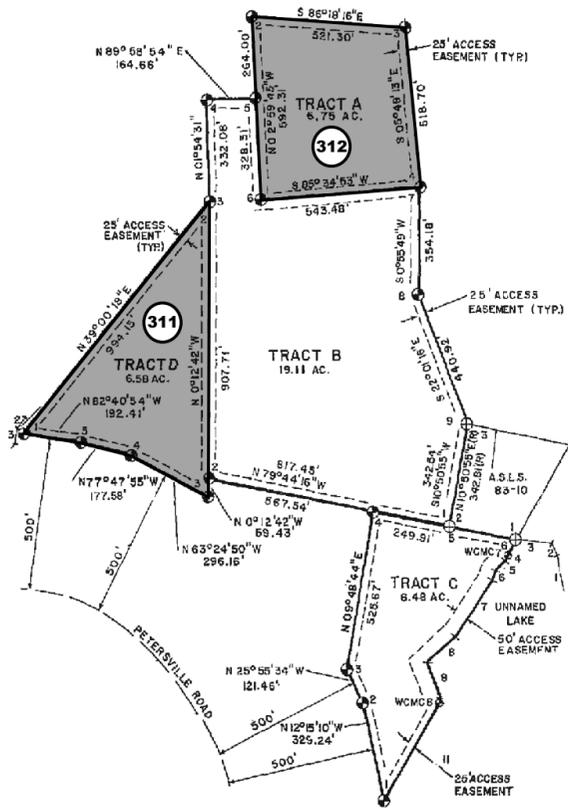


Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
307	214757	S012S056W26	ASLS 85-322	F	5.000	\$2,800.00
308	214764	S012S056W26	ASLS 85-322	E	5.000	\$3,400.00
309	215340	S012S056W08, 09	ASLS 83-200	B	5.000	\$3,800.00
310	216977	S012S056W22	ASLS 84-60	B	4.600	\$3,400.00

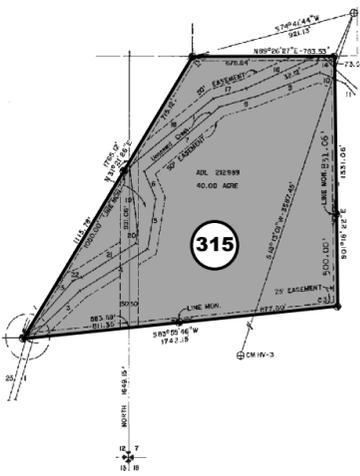
<b>Location</b>	Located approximately 15 miles northwest of Dillingham.
<b>Topo Map</b>	USGS Quad Dillingham A-8
<b>Access</b>	Area access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is limited to trail easements and fly-in access in the winter.
<b>Terrain</b>	The area is characterized by glacial action with rolling, irregular shaped moraine knolls and ridges. Elevation ranges from 20 feet in the lowlands to 2,000 feet above sea level in an area just east of Warehouse Mountain.
<b>Soils</b>	Well-drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving.
<b>Vegetation</b>	White spruce and paper birch on the uplands with grasses, alder, shrubs and mosses transcending to the muskegs and drainages.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average summer temperatures range from 37 to 66 degrees F and average winter temperatures range from 4 to 30 degrees F. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds up to 60 to 70 mph may occur between December and March.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Site capability for on-site sewage is excellent. 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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 85-322, 83-200, 84-60.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Bristol Bay Area Plan. Parcels are tentatively approved from the Federal Government.

Map 18 - Gate Creek Remote Odd Lots

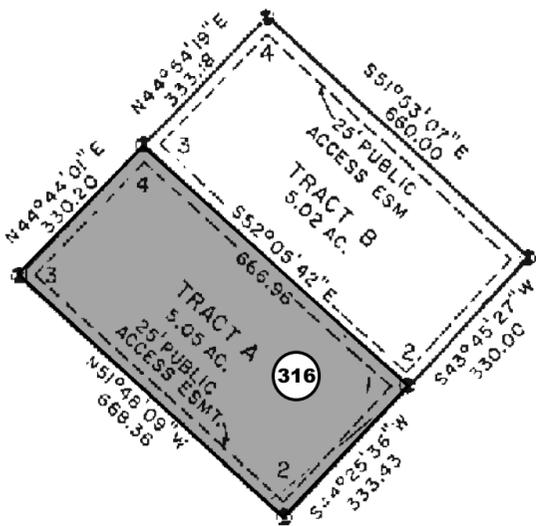
ASLS 83-144 Sec. 15



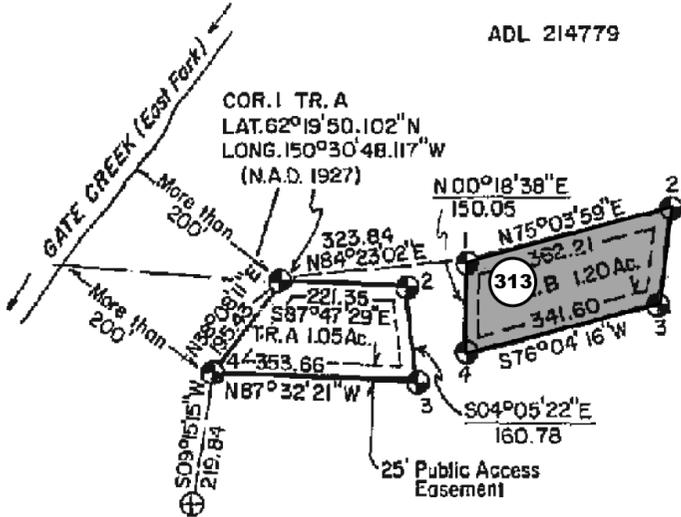
ASLS 83-46 Sec. 7, 12



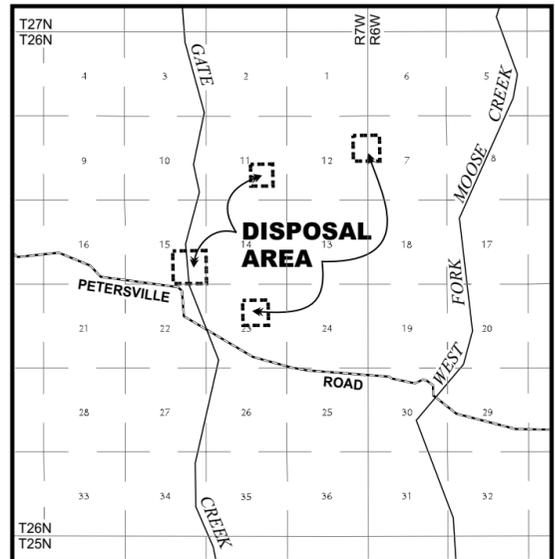
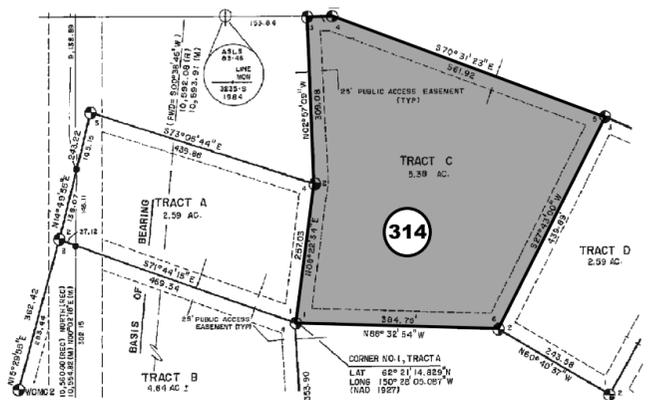
ASLS 85-169 Sec. 11



ASLS 85-200 Sec. 23



ASLS 87-94 Sec. 7



USGS Quad Talkeetna B-1, B-2, Alaska

Vicinity Map

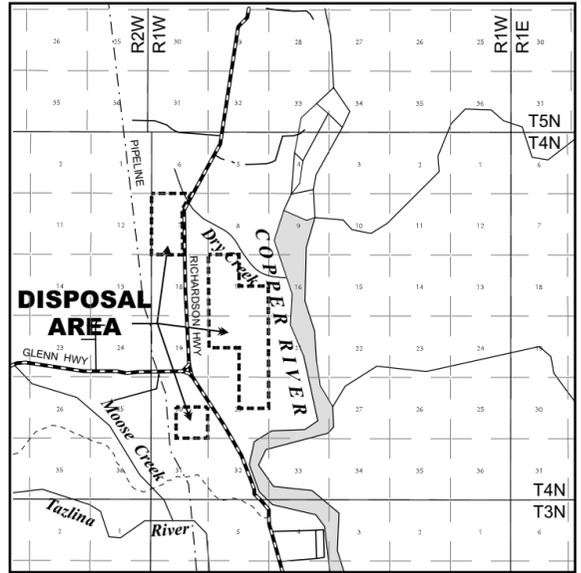
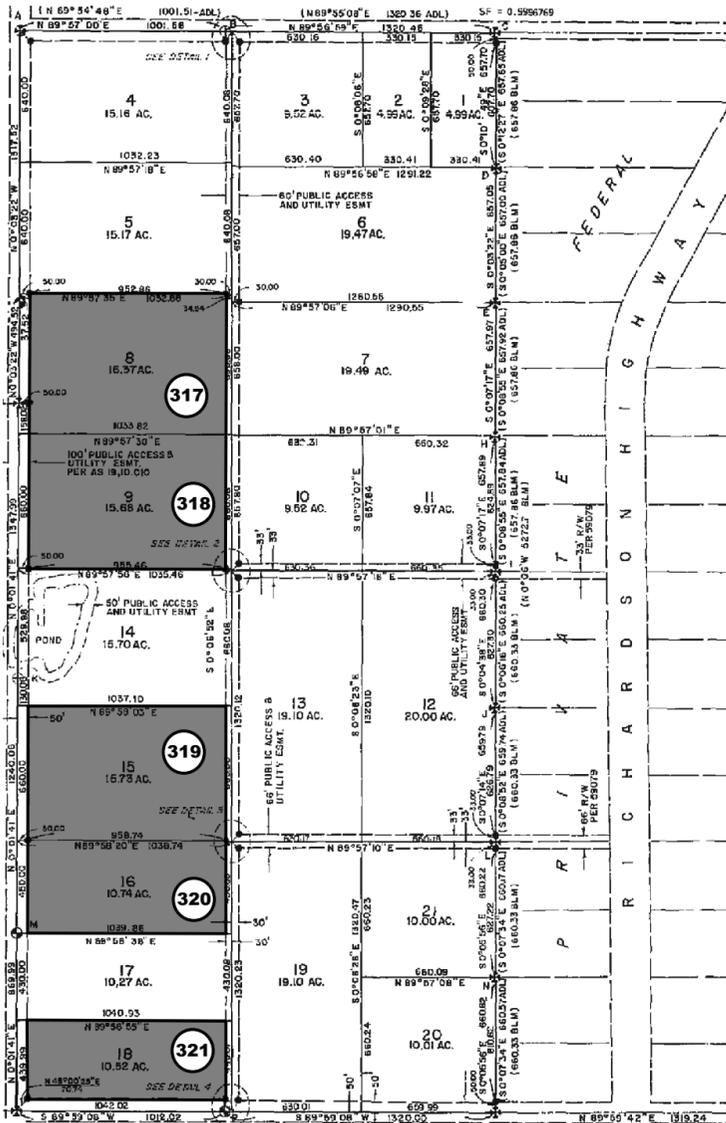
Township 26 North, Range 6 West, Sec. 7  
Township 26 North, Range 7 West, Sec. 11, 12, 15, 23  
Seward Meridian, Alaska

Location	North side of Petersville Road at Mile 9, eight miles west of Talkeetna.
Topo Map	USGS Quad Talkeetna B-1, B-2
Access	Access is by ATV's, snowmachines, or by foot along platted easements, rights-of-way or across unreserved state land where platted easements do not exist. It is recommended to use existing trails where possible to avoid disturbing soils and vegetation.
Terrain	Generally north-south trending hills of glacial moraine origin encompassed by relatively level, low-lying bogs and shallow lakes. Elevation ranges from 600 to 700 feet above sea level.
Soils	Generally are silts containing some sands and gravel overlain with six inches of organic materials. No permafrost was encountered in any of the test pits to the depths explored.
Vegetation	Vegetation on the upland areas includes dense growth of birch and alder along with some spruce, while black spruce and grasses are found in the low-lying bogs.
Water Front	ADL 212989 shown on ASLS 83-46 has an unnamed creek running through it and is subject to a 50-foot easement.
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in summer and 0 to 40 degrees F in winter, with extremes ranging from 10 to 85 degrees F. Annual precipitation is 29 inches, including 102 inches of snowfall.
Water Source	Availability is expected to be good with water tables occurring at eight feet in the well-drained uplands to as little as one foot in boggy areas.
Water/Sewage Disposal	Area is poorly suited for the development of reliable on-site sewer systems. Consideration should be given to alternative septic disposal systems such as burn or composting toilets. Installation of individual water supply systems or sewage disposal systems must be approved by the Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see corresponding ASLS.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
311	212515	S026N007W15	ASLS 83-144	D	6.580	\$8,800.00
312	212549	S026N007W15	ASLS 83-144	A	6.750	\$8,000.00
313	212675	S026N007W23	ASLS 85-200	B	1.200	\$4,800.00
314	212719	S026N006W07	ASLS 87-94	C	5.380	\$8,000.00
315	212989	S026N006W07 S026N007W12	ASLS 83-46		40.000	\$28,400.00
316	214710	S026N007W11	ASLS 85-169	A	5.050	\$8,000.00

Map 19 - Glennallen Area I ASLS 79-144

W 1/2 Sec. 7



USGS Quad Gulkana A-3, A-4, Alaska

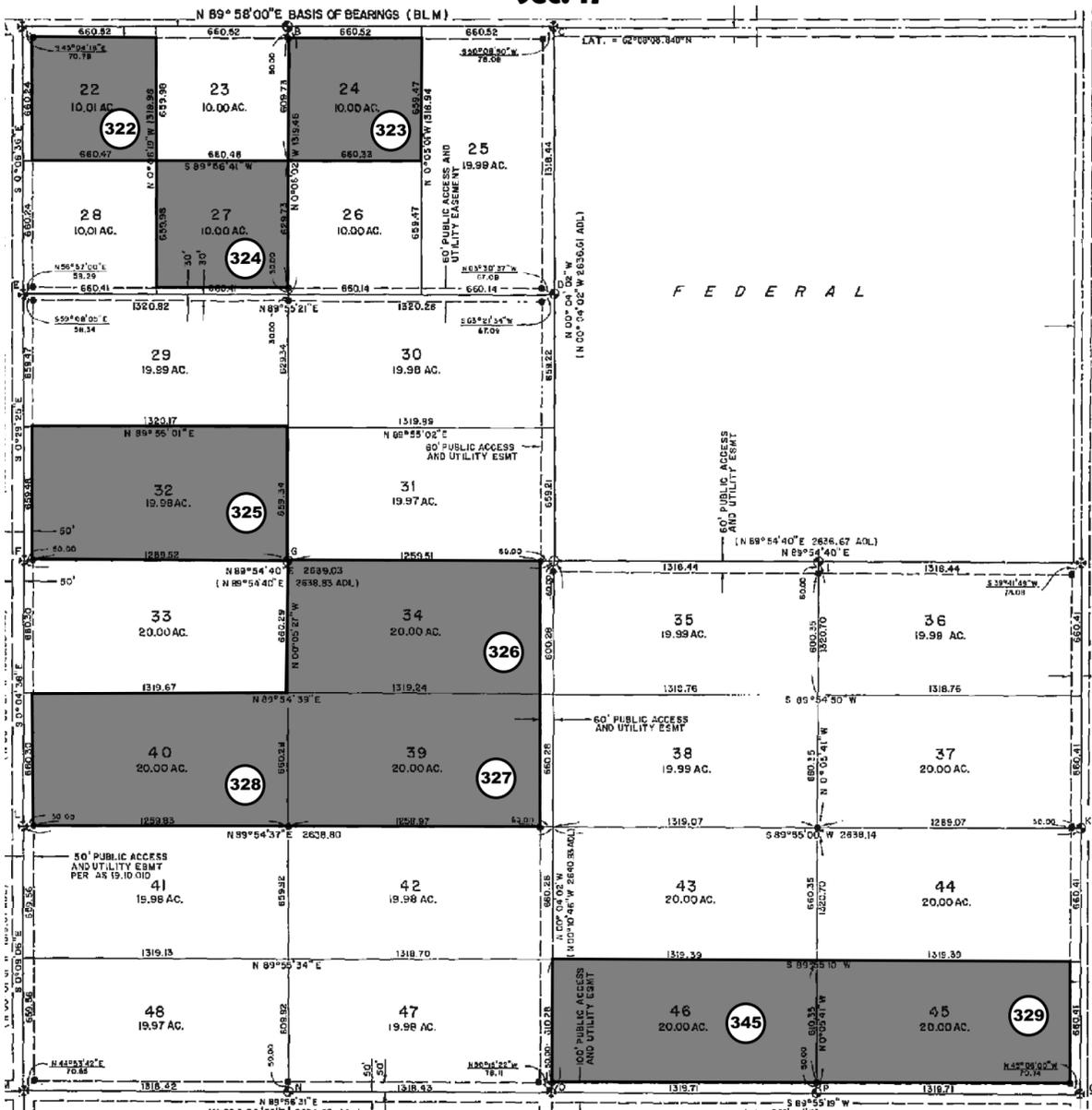
Vicinity Map

Township 4 North, Range 1 West,  
Sec. 7, 17, 20, 29, 30  
Copper River 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: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

<b>Location</b>	Glennallen Area I is located within the Copper River Valley near the intersection of the Glenn and Richardson Highways, about 185 miles east of Anchorage.
<b>Topo Map</b>	USGS Quad Gulkana A-3
<b>Access</b>	Access may be gained from the Glenn Highway utilizing existing roads and trails, or by foot or ATV along platted easements or other dedicated rights-of-way.
<b>Terrain</b>	Generally flat terrain cut by some river valleys.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. Some parcels contain very wet soil conditions.
<b>Vegetation</b>	Generally well forested with black spruce, with pockets of willow and aspen.
<b>Water Front</b>	None
<b>Water</b>	Unknown
<b>Climate</b>	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
<b>Water Source</b>	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
<b>Water/Sewage Disposal</b>	Lots have been approved by the Department of Environmental Conservation for non-water carried type sewage disposal system, (i.e., chemical, humus, incendiary, etc.). Anyone wishing to install any other type of disposal system must first receive approval from the DEC.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-144. Lots within Sec. 7 and 30 are subject to a Trans-Alaska Gas Pipeline conditional lease under ADL 413342. There is a potential for the construction of a gas pipeline through any parcel within the 1,000 foot right-of way. See ASLS 79-144 and the Status Plat for more information.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Unknown
<b>Other</b>	Located within the Copper River Basin Area Plan.

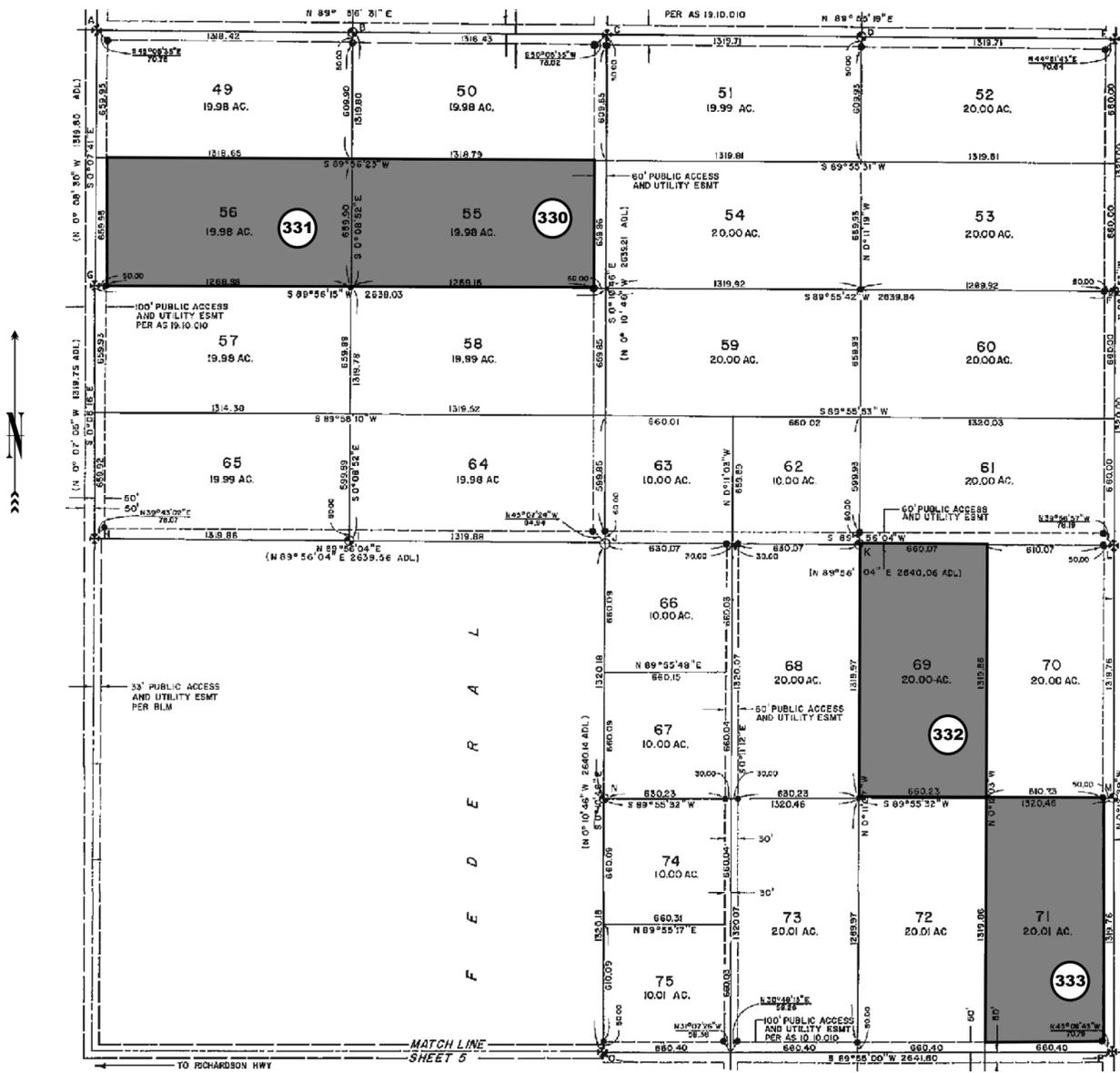
Sec. 17



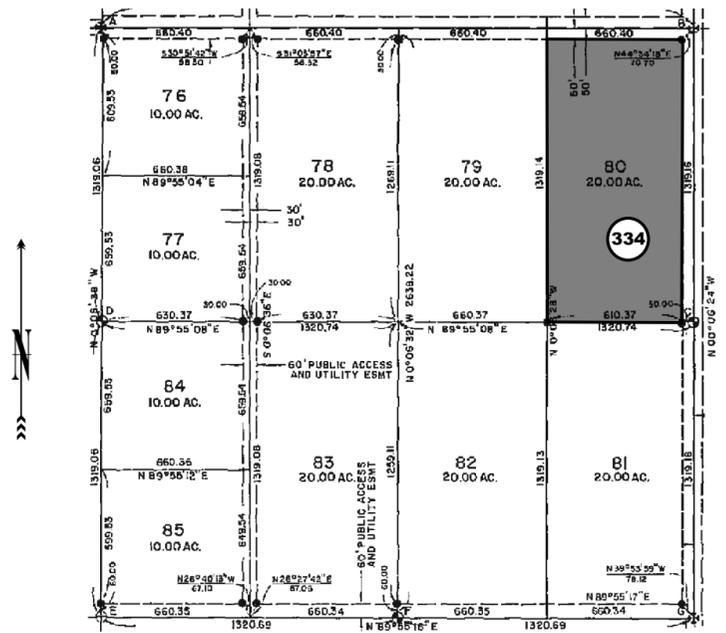
continued

Map 19 - Glennallen Area I ASLS 79-144

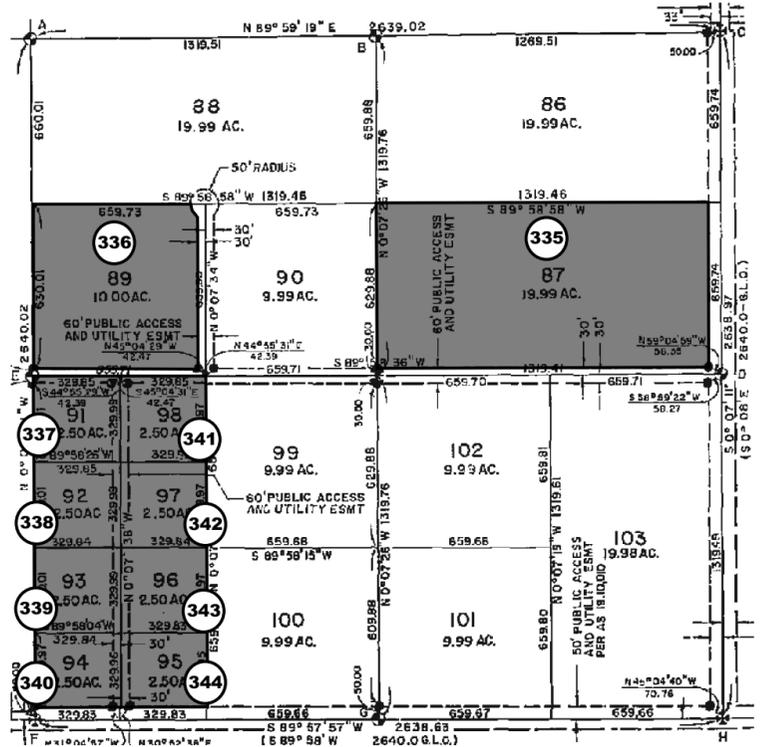
Sec. 20



NE 1/4 Sec. 29



SE 1/4 Sec. 30

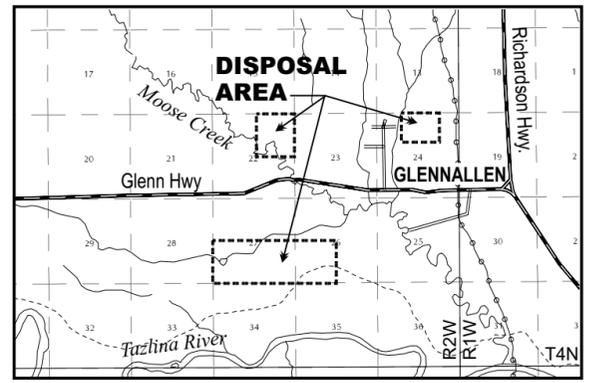
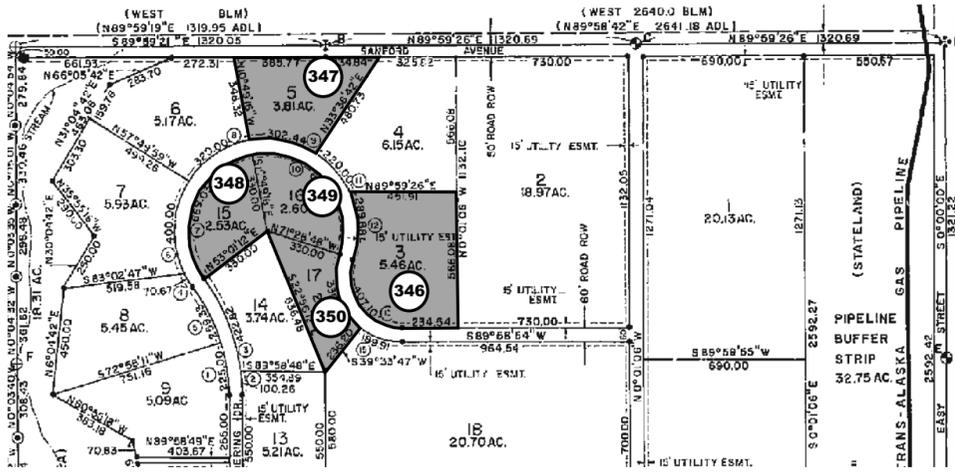


Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
317	203163	C004N001W07	ASLS 79-144	8	16.370	\$9,000.00
318	203164	C004N001W07	ASLS 79-144	9	15.680	\$8,600.00
319	203170	C004N001W07	ASLS 79-144	15	15.730	\$8,600.00
320	203171	C004N001W07	ASLS 79-144	16	10.740	\$7,200.00
321	203173	C004N001W07	ASLS 79-144	18	10.520	\$7,100.00
322	203177	C004N001W17	ASLS 79-144	22	10.010	\$7,100.00
323	203179	C004N001W17	ASLS 79-144	24	10.000	\$7,100.00
324	203182	C004N001W17	ASLS 79-144	27	10.000	\$5,700.00
325	203187	C004N001W17	ASLS 79-144	32	19.980	\$10,500.00
326	203189	C004N001W17	ASLS 79-144	34	20.000	\$8,400.00
327	203194	C004N001W17	ASLS 79-144	39	20.000	\$8,400.00
328	203195	C004N001W17	ASLS 79-144	40	20.000	\$10,500.00
329	203200	C004N001W17	ASLS 79-144	45	20.000	\$10,500.00
330	203209	C004N001W20	ASLS 79-144	55	19.980	\$8,400.00
331	203210	C004N001W20	ASLS 79-144	56	19.980	\$10,500.00
332	203223	C004N001W20	ASLS 79-144	69	20.000	\$8,400.00
333	203225	C004N001W20	ASLS 79-144	71	20.010	\$10,500.00
334	203234	C004N001W29	ASLS 79-144	80	20.000	\$10,500.00
335	203241	C004N001W30	ASLS 79-144	87	19.990	\$13,100.00
336	203243	C004N001W30	ASLS 79-144	89	10.000	\$6,700.00
337	203333	C004N001W30	ASLS 79-144	91	2.500	\$4,800.00
338	203334	C004N001W30	ASLS 79-144	92	2.500	\$4,800.00
339	203335	C004N001W30	ASLS 79-144	93	2.500	\$4,800.00
340	203336	C004N001W30	ASLS 79-144	94	2.500	\$5,500.00
341	203337	C004N001W30	ASLS 79-144	98	2.500	\$4,800.00
342	203338	C004N001W30	ASLS 79-144	97	2.500	\$4,800.00
343	203339	C004N001W30	ASLS 79-144	96	2.500	\$4,800.00
344	203340	C004N001W30	ASLS 79-144	95	2.500	\$5,500.00
345	203389	C004N001W17	ASLS 79-144	46	20.000	\$10,500.00

Section Line Rights-Of-Way: All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

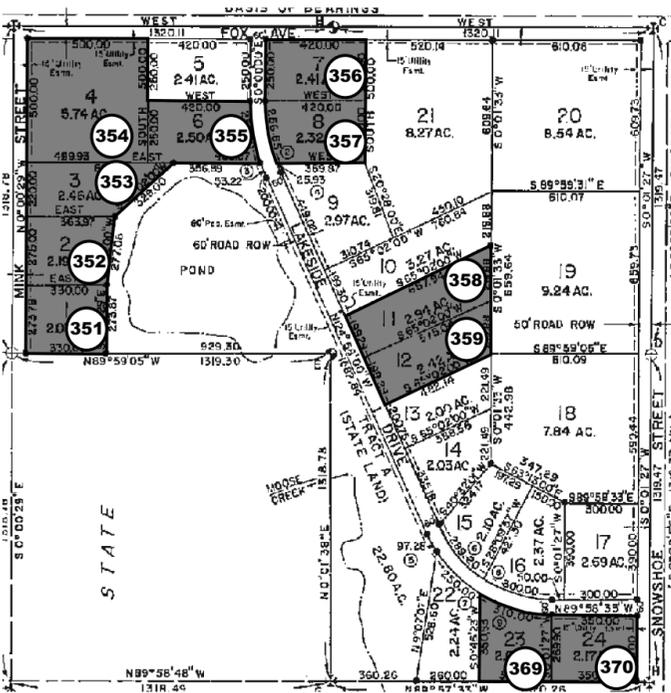
Map 20 - Glennallen II

ASLS 79-249 Sec. 24



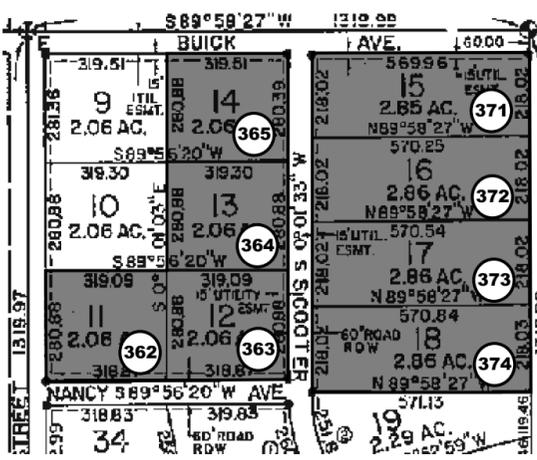
**Vicinity Map**  
Township 4 North, Range 2 West,  
Sec. 22, 24, 26, 27  
Copper River Meridian, Alaska

ASLS 79-250 Sec. 22

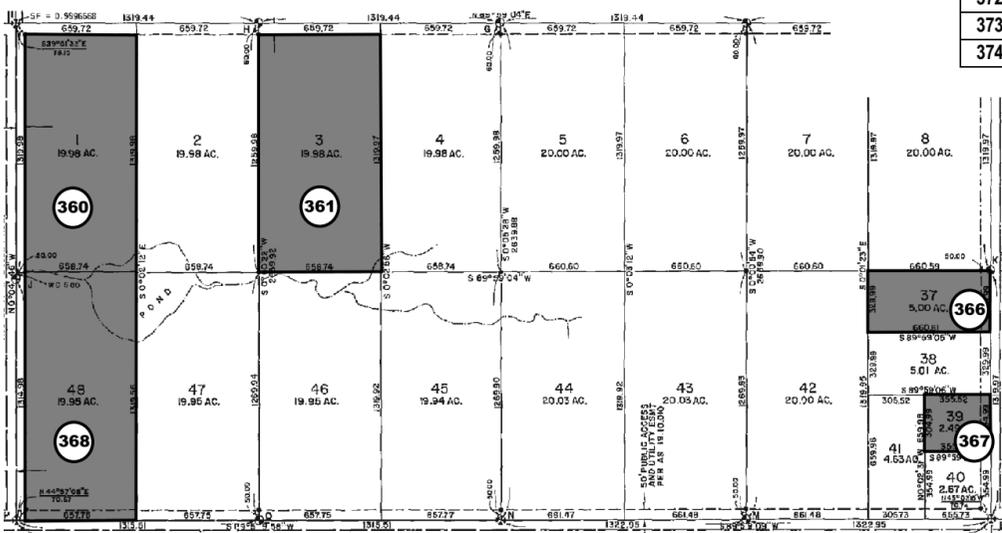


<b>Location</b>	This subdivision is located near Glennallen, about mile 186 on the Glenn Highway east of Anchorage and 2.5 miles west of the intersection with the Richardson Highway.
<b>Topo Map</b>	USGS Quad Gulkana A-4
<b>Access</b>	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
<b>Terrain</b>	Generally flat, on a plateau with an elevation of 1,400 to 1,500 feet comprised of black spruce and muskeg overlying a fairly level permafrost base. There is some standing water and potholes.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands and muskeg.
<b>Vegetation</b>	Stands of spruce, willow and aspen.
<b>Water Front</b>	Several parcels in ASLS 79-250 are adjacent to an unnamed pond. Parcels in ASLS 79-251 may have a pond or unnamed stream running through a portion of the lots.
<b>View</b>	Individual lots may have view of Wrangell Mountains.
<b>Climate</b>	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
<b>Water Source</b>	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-249, 79-250, and 79-251. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Purchasers automatically become a member of the Glennallen II Homeowner's Association, however nothing has been recorded for the association at this time.
<b>Other</b>	Located within the Copper River Basin Area Plan.

ASLS 79-251 Sec. 26



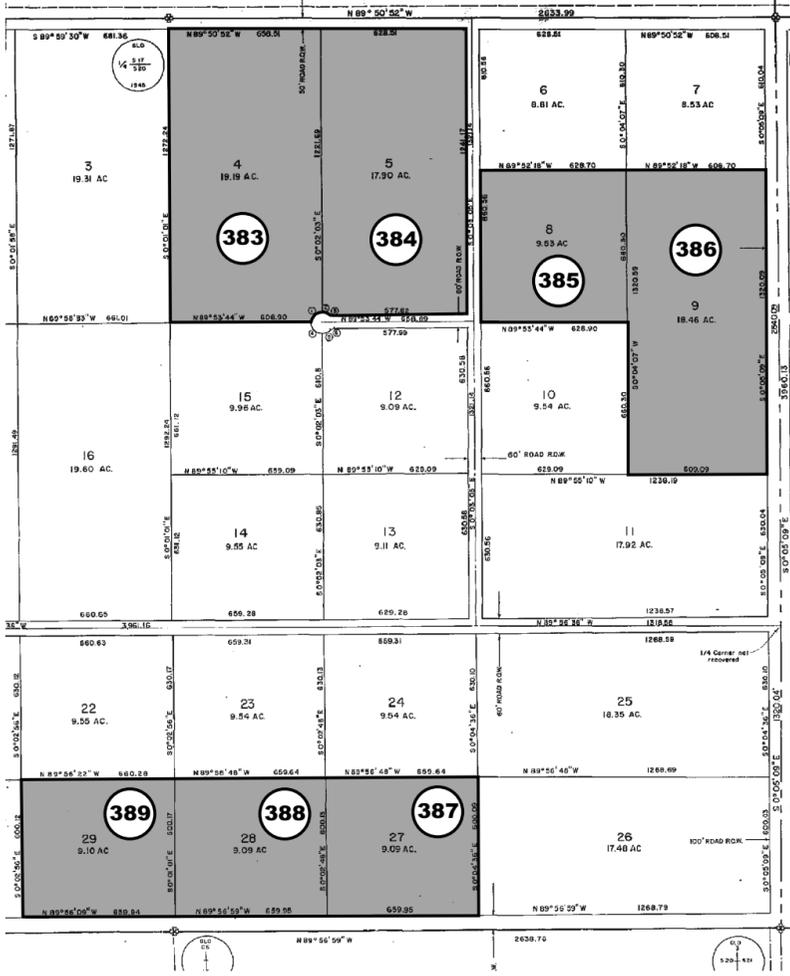
ASLS 79-251 Sec. 27



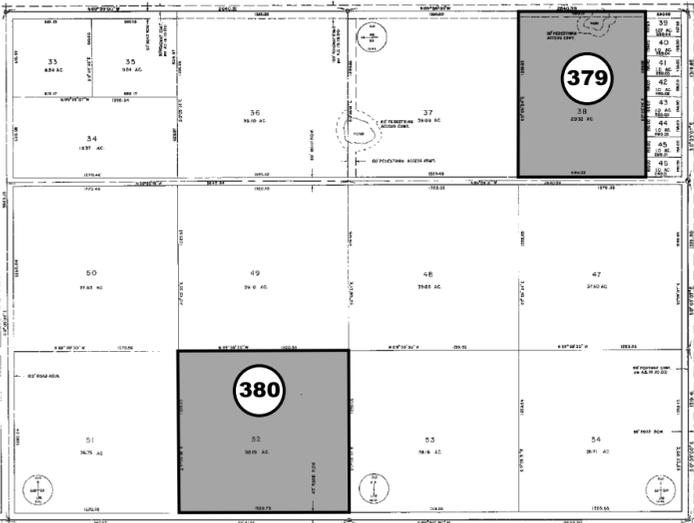
Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
346	204762	C004N002W24	ASLS 79-249	3	5.460	\$4,800.00
347	204764	C004N002W24	ASLS 79-249	5	3.810	\$6,000.00
348	204774	C004N002W24	ASLS 79-249	15	2.530	\$3,800.00
349	204775	C004N002W24	ASLS 79-249	16	2.600	\$3,800.00
350	204776	C004N002W24	ASLS 79-249	17	2.270	\$3,800.00
351	204780	C004N002W22	ASLS 79-250	1	2.070	\$5,800.00
352	204781	C004N002W22	ASLS 79-250	2	2.190	\$5,800.00
353	204782	C004N002W22	ASLS 79-250	3	2.460	\$5,800.00
354	204783	C004N002W22	ASLS 79-250	4	5.740	\$4,800.00
355	204785	C004N002W22	ASLS 79-250	6	2.500	\$5,800.00
356	204786	C004N002W22	ASLS 79-250	7	2.410	\$3,800.00
357	204787	C004N002W22	ASLS 79-250	8	2.320	\$3,800.00
358	204790	C004N002W22	ASLS 79-250	11	2.840	\$5,400.00
359	204791	C004N002W22	ASLS 79-250	12	2.420	\$5,400.00
360	204797	C004N002W27	ASLS 79-251	1	19.980	\$12,600.00
361	204799	C004N002W27	ASLS 79-251	3	19.980	\$8,400.00
362	204805	C004N002W26	ASLS 79-251	11	2.060	\$9,100.00
363	204806	C004N002W26	ASLS 79-251	12	2.060	\$4,000.00
364	204807	C004N002W26	ASLS 79-251	13	2.060	\$4,000.00
365	204808	C004N002W26	ASLS 79-251	14	2.060	\$4,000.00
366	204817	C004N002W27	ASLS 79-251	37	5.000	\$10,300.00
367	204819	C004N002W27	ASLS 79-251	39	2.490	\$9,100.00
368	204826	C004N002W27	ASLS 79-251	48	19.950	\$12,600.00
369	206092	C004N002W22	ASLS 79-250	23	2.030	\$9,600.00
370	206093	C004N002W22	ASLS 79-250	24	2.170	\$9,600.00
371	206094	C004N002W26	ASLS 79-251	15	2.850	\$4,000.00
372	206095	C004N002W26	ASLS 79-251	16	2.860	\$4,000.00
373	206096	C004N002W26	ASLS 79-251	17	2.860	\$4,000.00
374	206097	C004N002W26	ASLS 79-251	18	2.860	\$4,000.00

Map 21 - Glennallen OTE ASLS 79-36 and 79-37

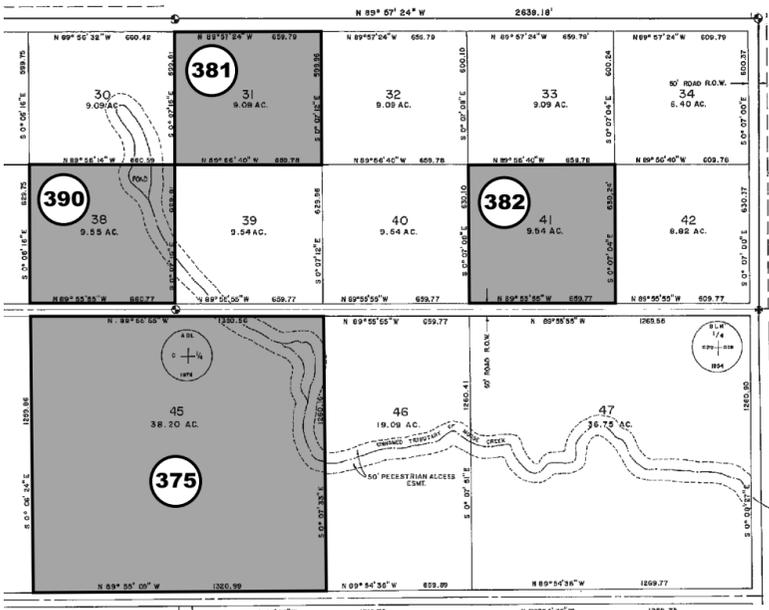
ASLS 79-36 Sec. 20



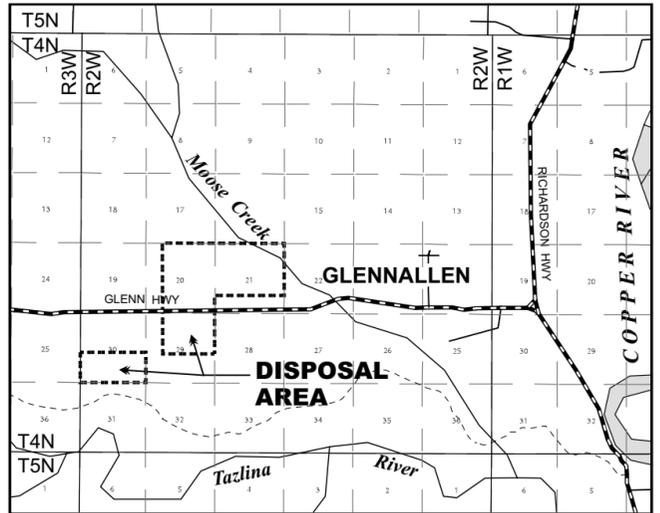
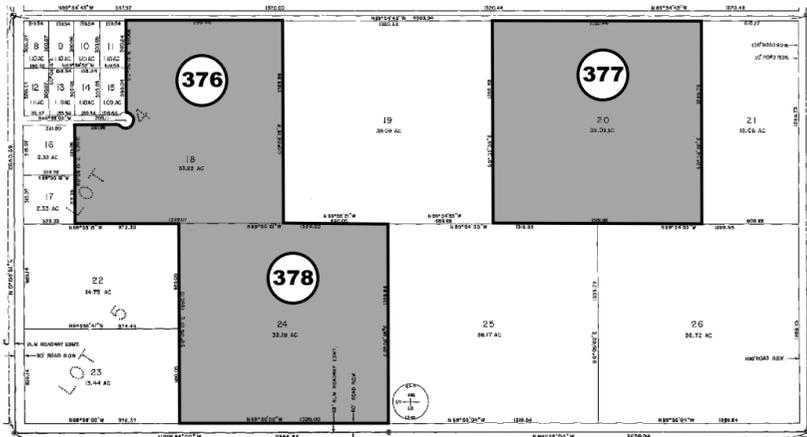
ASLS 79-36 Sec. 21



ASLS 79-37 Sec. 29



ASLS 79-37 Sec. 30



USGS Quad Gulkana A-3, A-4, Alaska

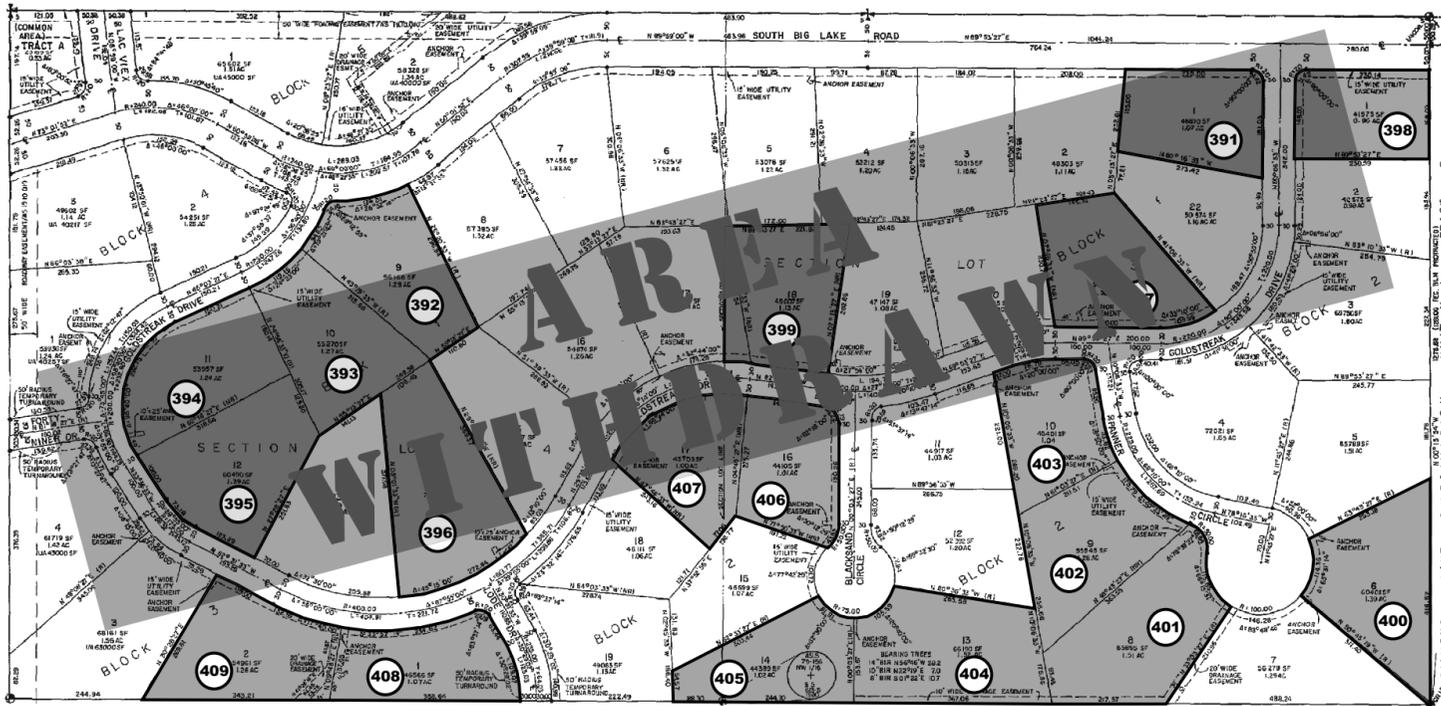
Vicinity Map

Township 4 North, Range 2 West,  
Sec. 20, 21, 29, 30  
Copper River Meridian, Alaska

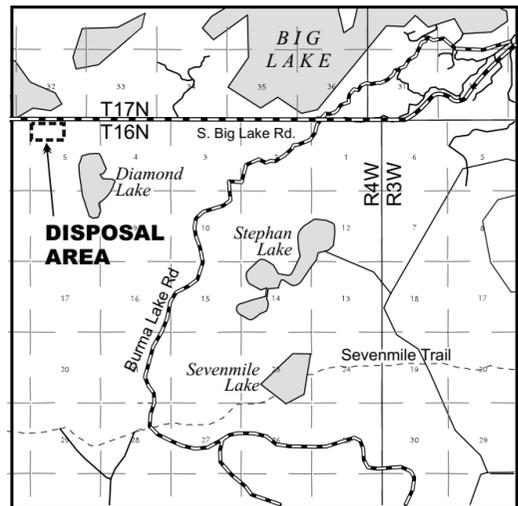
<b>Location</b>	Located near Glennallen at about mile 183 on the Glenn Highway east of Anchorage and approximately 5.5 miles west of the intersection with the Richardson Highway.
<b>Topo Map</b>	USGS Quad Gulkana A-4
<b>Access</b>	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
<b>Terrain</b>	Area is on a plateau at about 1,400 to 1,500 foot elevation. Generally flat lying terrain cut by river valleys.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
<b>Vegetation</b>	The area is generally well forested with black spruce, willow and aspen. Some locations are comprised of black spruce and muskeg overlying a fairly level permafrost base. Some areas may have standing water and potholes.
<b>Water Front</b>	A small pond is partially located within ASLS 79-37 Lot 38 and a tributary of Moose Creek runs through the northeast portion of this same Lot and Lot 45. Another small pond is partially located within ASLS 79-37 Lot 45, as well as ASLS 79-36 lot 38.
<b>View</b>	Individual lots may have a view of the Wrangell Mountains.
<b>Climate</b>	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
<b>Water Source</b>	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-37 and 79-36. ASLS 79-36 lot 38 and ASLS 79-37 lots 38 and 45 are subject to a 50-foot pedestrian access easement surrounding ponds and a tributary of Moose Creek. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Copper River Basin Area Plan. NO LOT CORNERS WERE SET DURING THE SURVEY.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
375	202058	C004N002W29	ASLS 79-37	45	38.200	\$16,000.00
376	203139	C004N002W30	ASLS 79-37	18	33.830	\$19,200.00
377	203141	C004N002W30	ASLS 79-37	20	39.090	\$16,400.00
378	203145	C004N002W30	ASLS 79-37	24	38.180	\$21,600.00
379	203150	C004N002W21	ASLS 79-36	38	29.320	\$15,700.00
380	203155	C004N002W21	ASLS 79-36	52	38.190	\$12,200.00
381	203264	C004N002W29	ASLS 79-37	31	9.090	\$5,200.00
382	203267	C004N002W29	ASLS 79-37	41	9.540	\$5,400.00
383	204740	C004N002W20	ASLS 79-36	4	19.190	\$8,100.00
384	204741	C004N002W20	ASLS 79-36	5	17.900	\$7,900.00
385	204742	C004N002W20	ASLS 79-36	8	9.530	\$5,400.00
386	204743	C004N002W20	ASLS 79-36	9	18.460	\$7,700.00
387	204750	C004N002W20	ASLS 79-36	27	9.090	\$5,200.00
388	204751	C004N002W20	ASLS 79-36	28	9.090	\$5,200.00
389	204752	C004N002W20	ASLS 79-36	29	9.100	\$5,200.00
390	204757	C004002W29	ASLS 79-37	38	9.550	\$7,700.00

Map 22 - Goldstreak ASLS 79-156



<b>Location</b>	Located in the Big Lake area, approximately 20-30 air miles north of Anchorage and 15 miles west of Wasilla.
<b>Topo Map</b>	USGS Quad Tyonek C-1
<b>Access</b>	Subdivision is located southwest of Big Lake and is directly accessible from South Big Lake Road.
<b>Terrain</b>	Comprised of low rolling hills and swamp or bog dominated lowlands.
<b>Soils</b>	Well-drained, gravelly, gray soils that may be covered by a poorly drained fibrous peat layer, which freezes in winter.
<b>Vegetation</b>	Birch and spruce with some aspen and alder.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Local temperatures range from 40 to 70 degrees F in summer, to 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches including 92 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Department of Environmental Conservation has approved all parcels for on-site sewage and must be constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-156. ASLS 79-156 Lot 2, Block 3 subject to 20 foot wide drainage easement through portion of southeast corner.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Goldstreak Homeowner's Association created to manage any common areas. Covenants are recorded in Book 220, page 83, 9/29/80, Palmer Recording District.
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. Parcels may have been within the Miller's Reach Fire area.



USGS Quad Tyonek C-1, Alaska

Vicinity Map

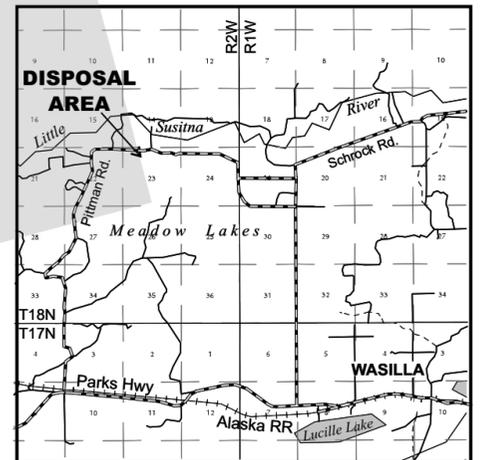
Township 16 North, Range 4 West, Sec. 5  
Seward Meridian, Alaska

Map 23 - Greensward ASLS 79-154

<b>Location</b>	Located approximately 6 miles northwest of Wasilla, just south of the Susitna River.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	Direct access to Greensward Subdivision is by North Pittman Road, north of mile 48.8 of the Parks Highway. Access to North Pittman Road may also be gained by either Church Road or Schrock Road.
<b>Terrain</b>	Comprised of low rolling hills and swamp or bog dominated lowlands.
<b>Soils</b>	Well-drained, gravelly, gray soil and may be covered by a poorly drained fibrous peat layer, which freezes in winter.
<b>Vegetation</b>	Dominated by low brush, alder, and grass cover as well as areas of spruce, birch, and willow.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Local temperatures range from 46 to 70 degrees F in summer, to 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches including 92 inches of snow.
<b>Water Source</b>	Water availability and quality are expected to be good.
<b>Water/Sewage Disposal</b>	The Department of Environmental Conservation has approved all parcels for on-site sewage and must be located, constructed and equipped in accordance with the requirements, standards and recommendations of DEC. Some parcels may be within the 100-year flood plain of the Little Susitna River.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-154.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Greensward Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 220, Page 38, 9/29/80, Palmer Recording District.
<b>Other</b>	Located within the Willow Sub-Basin Land Use Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
391	205880	S016N004W05	ASLS 79-156	1	1	1.070	\$5,800.00	WITHDRAWN
392	205888	S016N004W05	ASLS 79-156	9	1	1.290	\$5,000.00	WITHDRAWN
393	205889	S016N004W05	ASLS 79-156	10	1	1.270	\$5,800.00	WITHDRAWN
394	205890	S016N004W05	ASLS 79-156	11	1	1.240	\$5,700.00	WITHDRAWN
395	205891	S016N004W05	ASLS 79-156	12	1	1.390	\$6,700.00	WITHDRAWN
396	205893	S016N004W05	ASLS 79-156	14	1	1.640	\$6,800.00	WITHDRAWN
397	205895	S016N004W05	ASLS 79-156	21	1	1.300	\$6,800.00	WITHDRAWN
398	205897	S016N004W05	ASLS 79-156	1	2	0.960	\$5,000.00	WITHDRAWN
399	206111	S016N004W05	ASLS 79-156	18	1	1.130	\$6,100.00	WITHDRAWN
400	206115	S016N004W05	ASLS 79-156	6	2	1.390	\$6,900.00	WITHDRAWN
401	206117	S016N004W05	ASLS 79-156	8	2	1.510	\$7,600.00	WITHDRAWN
402	206118	S016N004W05	ASLS 79-156	9	2	1.280	\$6,700.00	WITHDRAWN
403	206119	S016N004W05	ASLS 79-156	10	2	1.040	\$5,700.00	WITHDRAWN
404	206122	S016N004W05	ASLS 79-156	13	2	1.520	\$7,600.00	WITHDRAWN
405	206123	S016N004W05	ASLS 79-156	14	2	1.020	\$5,500.00	WITHDRAWN
406	206125	S016N004W05	ASLS 79-156	16	2	1.010	\$5,300.00	WITHDRAWN
407	206126	S016N004W05	ASLS 79-156	17	2	1.000	\$5,500.00	WITHDRAWN
408	206129	S016N004W05	ASLS 79-156	1	3	1.070	\$5,600.00	WITHDRAWN
409	206130	S016N004W05	ASLS 79-156	2	3	1.260	\$6,300.00	WITHDRAWN

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
410	205926	S018N002W23	ASLS 79-154	9	9	1.070	\$10,100.00	WITHDRAWN
411	205927	S018N002W23	ASLS 79-154	9	9	1.070	\$10,000.00	WITHDRAWN
412	206158	S018N002W23	ASLS 79-154	5	5	1.520	\$8,900.00	WITHDRAWN



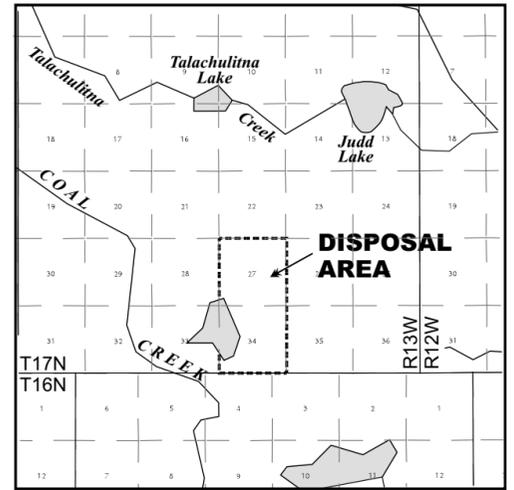
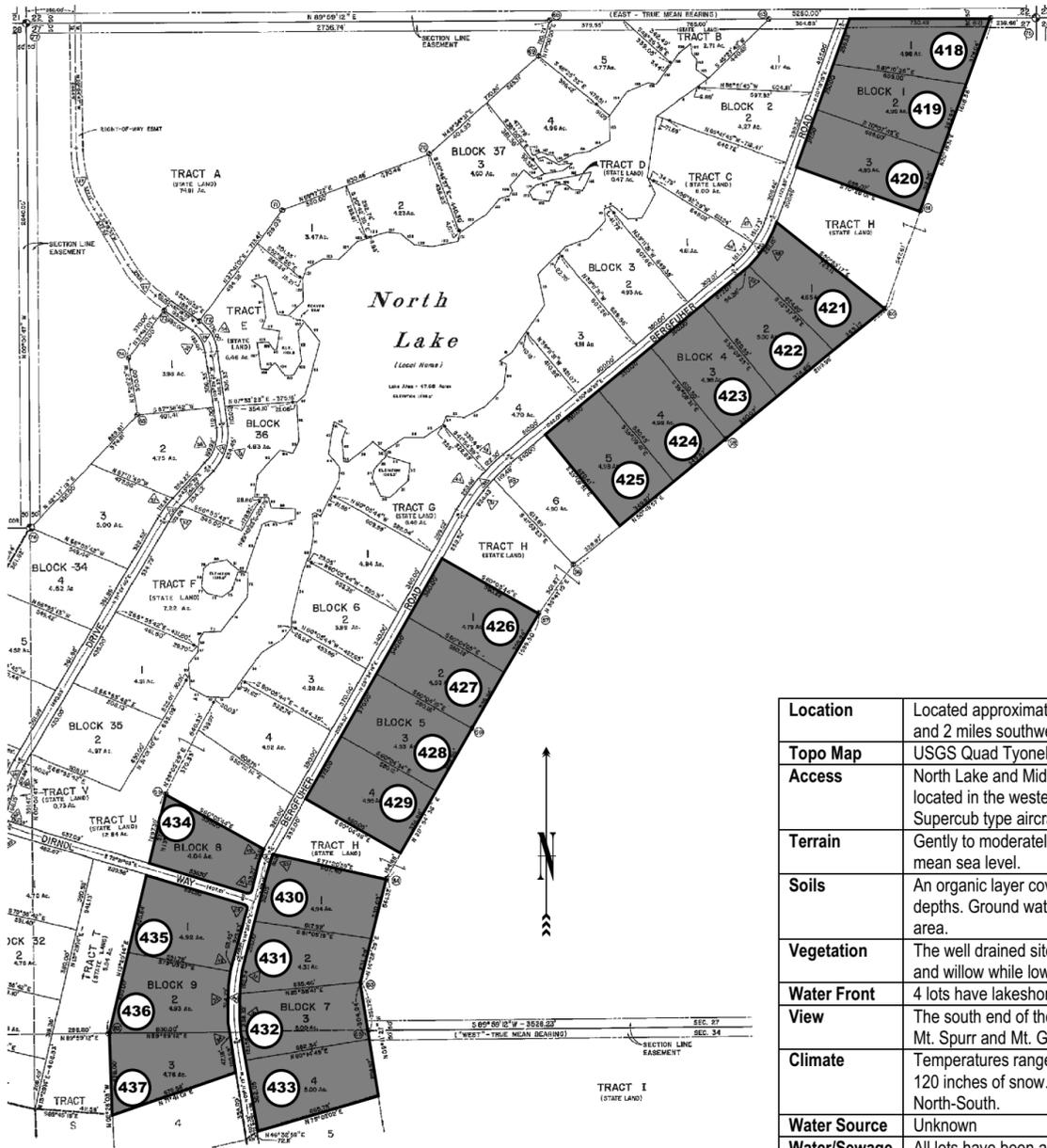
USGS Quad Anchorage C-7, Alaska

Vicinity Map

Township 18 North, Range 2 West,  
Sec. 23  
Seward Meridian, Alaska

Map 24 - High Mountain Lakes ASLS 80-154

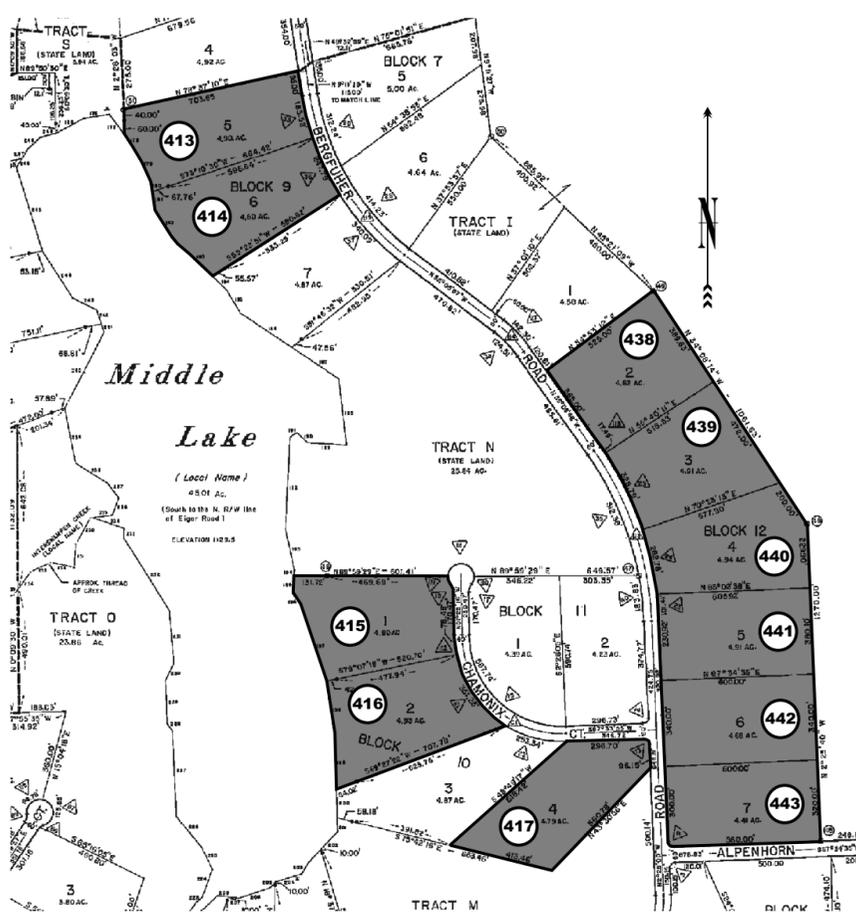
Sec. 27, 34



USGS Quad Tyonek C-5, Alaska  
**Vicinity Map**  
 Township 17 North, Range 13 West,  
 Sec. 27, 34  
 Seward Meridian, Alaska

<b>Location</b>	Located approximately 65 miles northwest of Anchorage, six miles north of Beluga Lake and 2 miles southwest of Judd Lake.
<b>Topo Map</b>	USGS Quad Tyonek C-5
<b>Access</b>	North Lake and Middle Lake can be accessed by floatplane while the two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only.
<b>Terrain</b>	Gently to moderately steep slopes with elevation between 1,000 to 2,000 feet above mean sea level.
<b>Soils</b>	An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at greater depths. Ground water is present at a 5' minimum depth throughout the majority of the area.
<b>Vegetation</b>	The well drained sites consist of a mixed forest of alder, birch, cottonwood, white spruce and willow while low lying areas primarily consist of low brush and grassy bogs.
<b>Water Front</b>	4 lots have lakeshore frontage.
<b>View</b>	The south end of the project has spectacular views of the Alaska Range, specifically of Mt. Spurr and Mt. Gerdine to the southwest.
<b>Climate</b>	Temperatures range from 5 to 70 degrees F with annual precipitation of 30 inches and 120 inches of snow. The site has good southern solar exposure as the valley is oriented North-South.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	All lots have been approved by the Division of Environmental Conservation for non-water carried type sewage disposal systems, (i.e. pit privies, chemical humus, incendiary, etc.) 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 DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 80-154.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 588, Page 954-958, Date 4-21-81, Anchorage Recording District.
<b>Other</b>	Located within the Susitna Area Plan. It should be noted there is a reasonable amount of beaver activity, which may have a direct impact on the water tables of various lakes within the project areas.

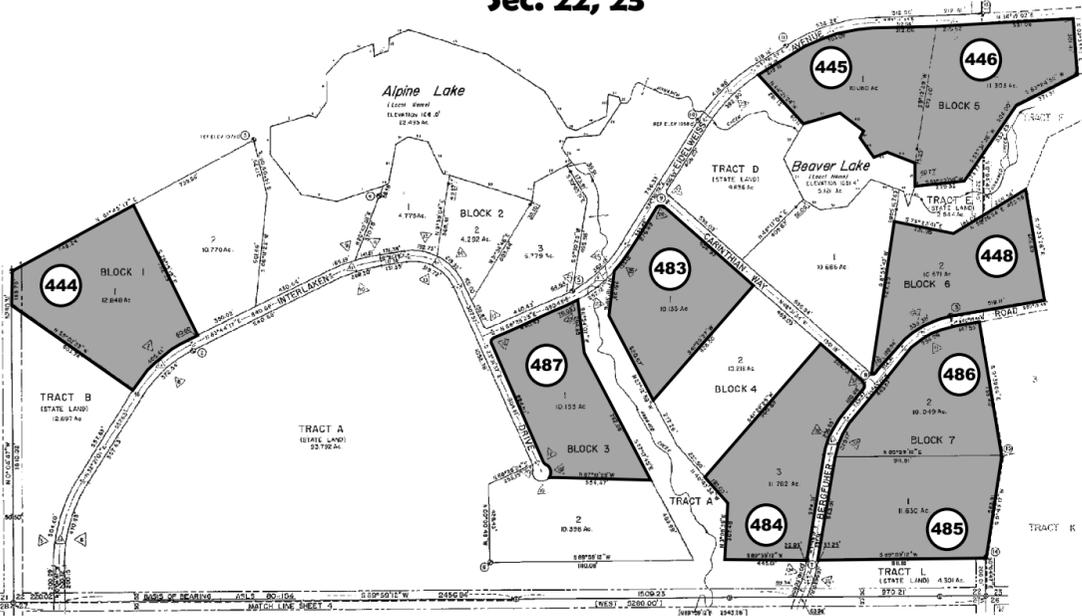
Sec. 34



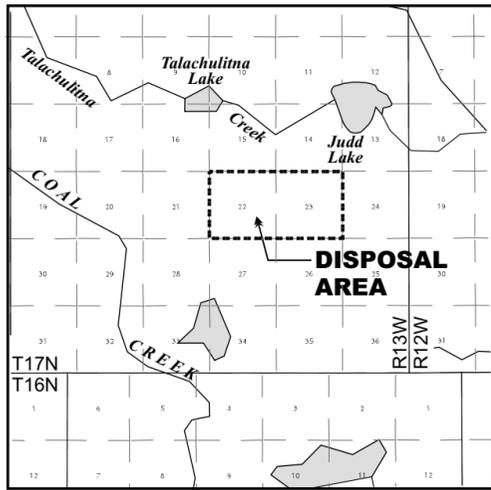
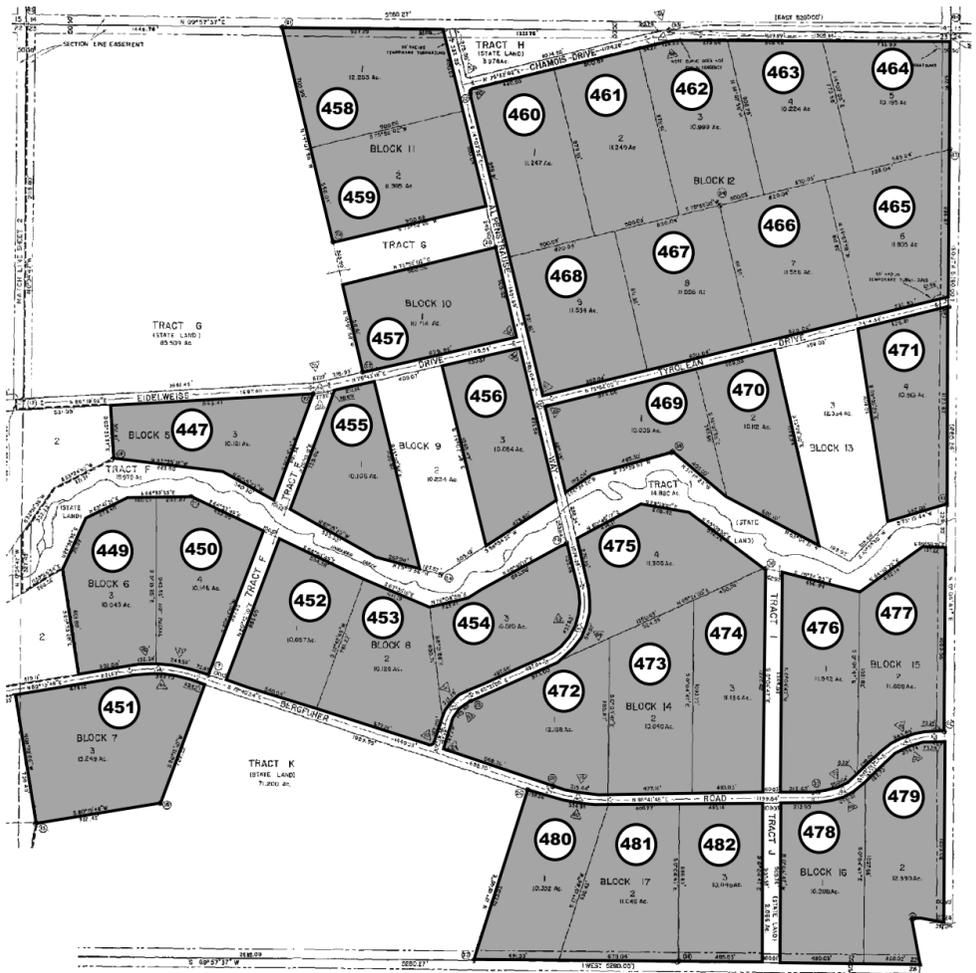
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
413	210319	S017N013W34	ASLS 80-154	5	9	4.900	\$9,600.00
414	210320	S017N013W34	ASLS 80-154	6	9	4.800	\$9,400.00
415	210322	S017N013W34	ASLS 80-154	1	10	4.800	\$9,400.00
416	210323	S017N013W34	ASLS 80-154	2	10	4.930	\$9,600.00
417	210325	S017N013W34	ASLS 80-154	4	10	4.790	\$3,600.00
418	210574	S017N013W27	ASLS 80-154	1	1	4.980	\$3,700.00
419	210575	S017N013W27	ASLS 80-154	2	1	4.980	\$3,700.00
420	210576	S017N013W27	ASLS 80-154	3	1	4.950	\$3,700.00
421	210577	S017N013W27	ASLS 80-154	1	4	4.850	\$3,600.00
422	210578	S017N013W27	ASLS 80-154	2	4	5.000	\$3,800.00
423	210579	S017N013W27	ASLS 80-154	3	4	4.990	\$3,700.00
424	210580	S017N013W27	ASLS 80-154	4	4	4.990	\$3,700.00
425	210581	S017N013W27	ASLS 80-154	5	4	4.980	\$3,700.00
426	210583	S017N013W27	ASLS 80-154	1	5	4.790	\$3,600.00
427	210584	S017N013W27	ASLS 80-154	2	5	4.530	\$3,400.00
428	210585	S017N013W27	ASLS 80-154	3	5	4.930	\$3,700.00
429	210586	S017N013W27	ASLS 80-154	4	5	4.990	\$3,700.00
430	210587	S017N013W27	ASLS 80-154	1	7	4.940	\$3,700.00
431	210588	S017N013W27	ASLS 80-154	2	7	4.310	\$3,200.00
432	210589	S017N013W27, 34	ASLS 80-154	3	7	5.000	\$3,800.00
433	210590	S017N013W34	ASLS 80-154	4	7	5.000	\$3,800.00
434	210593	S017N013W27	ASLS 80-154	1	8	4.040	\$3,000.00
435	210594	S017N013W27	ASLS 80-154	1	9	4.920	\$3,700.00
436	210595	S017N013W27	ASLS 80-154	2	9	4.930	\$3,700.00
437	210596	S017N013W34	ASLS 80-154	3	9	4.760	\$3,600.00
438	210600	S017N013W34	ASLS 80-154	2	12	4.620	\$3,500.00
439	210601	S017N013W34	ASLS 80-154	3	12	4.910	\$3,700.00
440	210602	S017N013W34	ASLS 80-154	4	12	4.940	\$3,700.00
441	210603	S017N013W34	ASLS 80-154	5	12	4.910	\$3,700.00
442	210604	S017N013W34	ASLS 80-154	6	12	4.680	\$3,500.00
443	210605	S017N013W34	ASLS 80-154	7	12	4.410	\$3,300.00

Map 25 - High Mountain Lakes Addition ASLS 81-194

Sec. 22, 23



Sec. 23



USGS Quad Tyonek C-5, Alaska

Vicinity Map

Township 17 North, Range 13 West,  
Sec. 22, 23  
Seward Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
444	213290	S017N013W22	ASLS 81-194	1	1	12.848	\$10,100.00
445	213292	S017N013W22	ASLS 81-194	1	5	10.060	\$7,900.00
446	213293	S017N013W22, 23	ASLS 81-194	2	5	11.303	\$8,900.00
447	213294	S017N013W23	ASLS 81-194	3	5	10.181	\$6,800.00
448	213295	S017N013W22, 23	ASLS 81-194	2	6	10.571	\$8,300.00
449	213296	S017N013W23	ASLS 81-194	3	6	10.045	\$6,700.00
450	213297	S017N013W23	ASLS 81-194	4	6	10.145	\$6,800.00
451	213298	S017N013W22, 23	ASLS 81-194	3	7	5.249	\$9,700.00
452	213299	S017N013W23	ASLS 81-194	1	8	10.057	\$6,700.00
453	213300	S017N013W23	ASLS 81-194	2	8	10.126	\$6,800.00
454	213301	S017N013W23	ASLS 81-194	3	8	10.010	\$6,700.00
455	213302	S017N013W23	ASLS 81-194	1	9	10.106	\$6,800.00
456	213304	S017N013W23	ASLS 81-194	3	9	10.054	\$6,700.00
457	213305	S017N013W23	ASLS 81-194	1	10	10.714	\$6,800.00
458	213306	S017N013W23	ASLS 81-194	1	11	12.253	\$7,800.00
459	213307	S017N013W23	ASLS 81-194	2	11	11.365	\$7,200.00
460	213308	S017N013W23	ASLS 81-194	1	12	11.247	\$7,200.00
461	213309	S017N013W23	ASLS 81-194	2	12	11.249	\$7,200.00
462	213310	S017N013W23	ASLS 81-194	3	12	10.999	\$7,000.00
463	213311	S017N013W23	ASLS 81-194	4	12	10.224	\$6,500.00
464	213312	S017N013W23	ASLS 81-194	5	12	10.195	\$6,500.00
465	213313	S017N013W23	ASLS 81-194	6	12	11.805	\$7,500.00
466	213314	S017N013W23	ASLS 81-194	7	12	11.556	\$7,400.00
467	213315	S017N013W23	ASLS 81-194	8	12	11.556	\$7,400.00
468	213316	S017N013W23	ASLS 81-194	9	12	11.554	\$7,400.00
469	213317	S017N013W23	ASLS 81-194	1	13	10.005	\$6,700.00
470	213318	S017N013W23	ASLS 81-194	2	13	10.112	\$6,800.00
471	213320	S017N013W23	ASLS 81-194	4	13	10.913	\$7,300.00
472	213321	S017N013W23	ASLS 81-194	1	14	12.158	\$7,800.00
473	213322	S017N013W23	ASLS 81-194	2	14	10.840	\$6,900.00
474	213323	S017N013W23	ASLS 81-194	3	14	11.134	\$7,100.00
475	213324	S017N013W23	ASLS 81-194	4	14	11.305	\$7,600.00
476	213325	S017N013W23	ASLS 81-194	1	15	11.942	\$8,000.00
477	213326	S017N013W23	ASLS 81-194	2	15	11.659	\$7,800.00
478	213327	S017N013W23	ASLS 81-194	1	16	10.288	\$6,600.00
479	213328	S017N013W23	ASLS 81-194	2	16	12.590	\$8,000.00
480	213329	S017N013W23	ASLS 81-194	1	17	10.352	\$6,600.00
481	213330	S017N013W23	ASLS 81-194	2	17	11.046	\$7,000.00
482	213331	S017N013W23	ASLS 81-194	3	17	10.046	\$6,400.00
483	213332	S017N013W22	ASLS 81-194	1	4	10.135	\$8,000.00
484	213334	S017N013W22	ASLS 81-194	3	4	11.782	\$9,300.00
485	213336	S017N013W22, 23	ASLS 81-194	1	7	11.630	\$8,700.00
486	213337	S017N013W22, 23	ASLS 81-194	2	7	10.049	\$7,500.00
487	213341	S017N013W22	ASLS 81-194	1	3	10.153	\$8,000.00

<b>Location</b>	Located approximately 65 miles northwest of Anchorage, nine miles north of Beluga Lake and one mile southwest of Judd Lake.
<b>Topo Map</b>	USGS Quad Tyonek C-5
<b>Access</b>	Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for air access. Other means is by overland hiking or by snowmachine.
<b>Terrain</b>	Flat to fairly steep with elevation between 1,000 to 2,000 feet above mean sea level. Small lakes and streams are scattered throughout the area.
<b>Soils</b>	A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Overall, the area is well drained.
<b>Vegetation</b>	Scattered to moderate stands of large spruce and cottonwood trees are found throughout the valleys as well as grassy wet and dry meadows, willow, and alder. The surrounding hills are predominately covered by low vegetation.
<b>Water Front</b>	2 lots have lakeshore frontage along Beaver Lake.
<b>View</b>	Spectacular view of the Alaska Range and lakes scattered throughout the area.
<b>Climate</b>	Temperatures range from an average low of 5 degrees F to a high of 58 degrees F, with extremes down to -50 degrees F and up to 80 degrees F. Annual precipitation is 25 to 30 inches including 130 inches of snowfall.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	All lots are approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for on-site pit privy 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 the Alaska Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 81-194.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the High Mountain Lakes Homeowner's Association. Covenants are recorded in Book 699, Page 915, Date 2-17-82, Anchorage Recording District.
<b>Other</b>	Located within the Susitna Area Plan.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.



Southcentral Region -- Summer 2001 State Land Auction #416

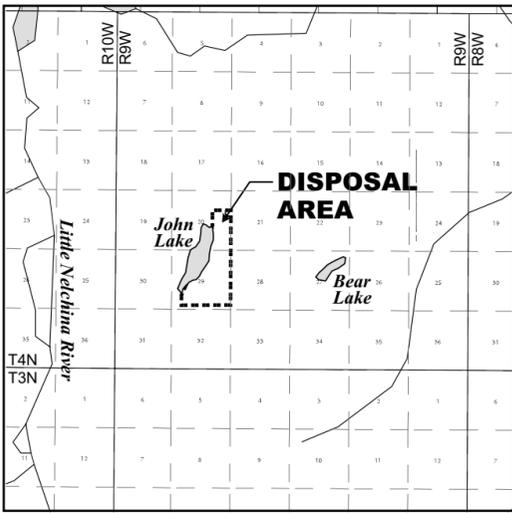
Map 26 - Indian River ASLS 80-131

Sec. 16

Sec. 21



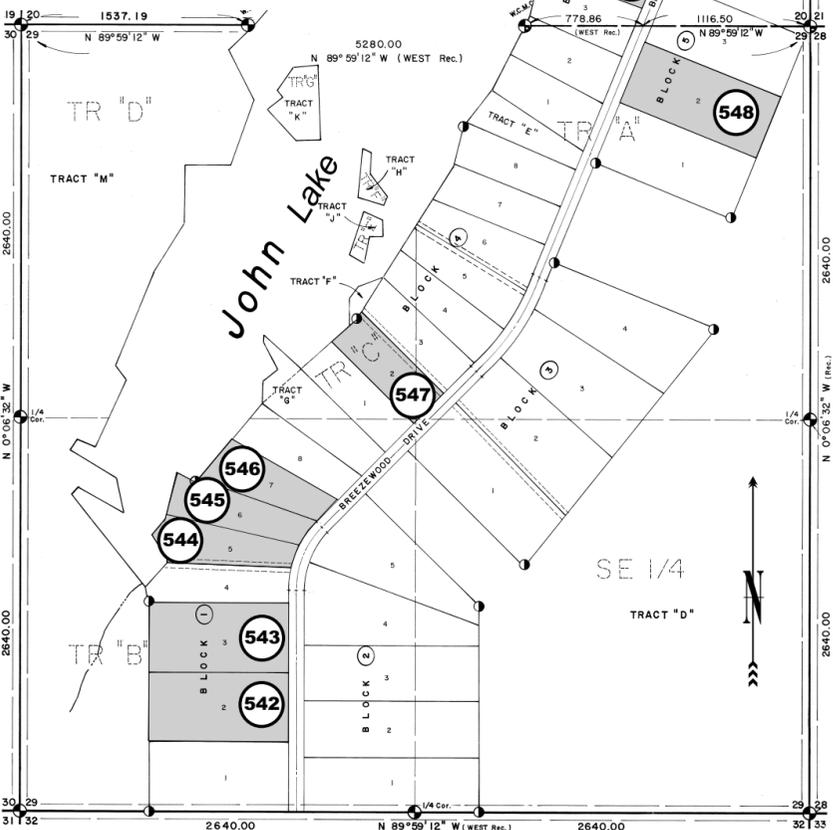
Map 27 - John Lake ASLS 82-190



USGS Quad Gulkana A-6, Alaska

Vicinity Map

Township 4 North, Range 9 West, Sec. 20, 29  
Copper River Meridian, Alaska

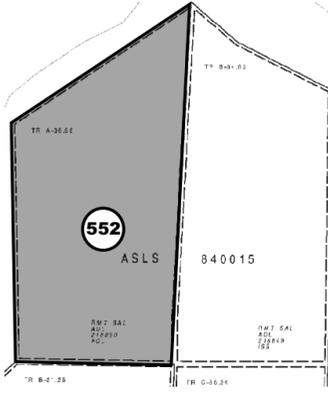


<b>Location</b>	Located just outside the limits of the Matanuska-Susitna Borough, approximately 9 miles north of the Glenn Highway and 14 miles directly west of Lake Louise Road.
<b>Topo Map</b>	USGS Quad Gulkana A-6
<b>Access</b>	The subdivision can be accessed by floatplane in the summer and ski-mounted aircraft during the winter. Other means of access are snowmachine, ATV, and dogsled via the "Old Man Creek Trail" commencing at the Glenn Highway to the Little Nelchina River crossing, and thence cross country in a northeasterly direction approximately 4 miles on a seldom used winter trail to the south end of John Lake. The overland route is approximately 14 miles in length.
<b>Terrain</b>	Glacial till plain including low ridges and small hills. Elevation ranges from 2,750 to 2,900 feet above mean sea level.
<b>Soils</b>	Glacial till consisting of sandy gravel with some silt overlain by 2 to 6 inches of organic material and/or topsoil.
<b>Vegetation</b>	White and black spruce with tundra vegetation and low shrubs
<b>Water Front</b>	6 lots have lakeshore frontage.
<b>View</b>	Spectacular panoramic view of mountain ranges.
<b>Climate</b>	Continental climate with long cold winters and short warm summers. Annual precipitation averages 16 inches.
<b>Water Source</b>	Potable water may be obtained from John Lake, tributaries, and outlet. However, proper and adequate disinfection is required prior to use for drinking or culinary purposes.
<b>Water/Sewage Disposal</b>	On lot wastewater disposal systems have been approved by the Alaska Department of Conservation pursuant to 18 AAC 72.065. 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 of DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 82-190. Restrictive covenants pertaining this subdivision, Chitina Book 15, Page 634.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Copper River Basin Area Plan.

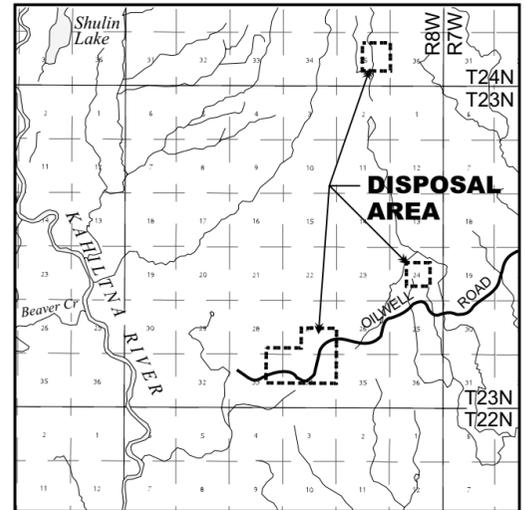
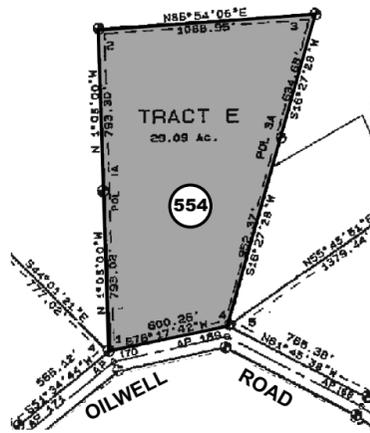
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
542	216542	C004N009W29	ASLS 82-190	2	1	10.000	\$11,000.00
543	216543	C004N009W29	ASLS 82-190	3	1	10.000	\$11,000.00
544	216545	C004N009W29	ASLS 82-190	5	1	5.000	\$17,000.00
545	216546	C004N009W29	ASLS 82-190	6	1	5.000	\$17,000.00
546	216547	C004N009W29	ASLS 82-190	7	1	5.000	\$17,000.00
547	216559	C004N009W29	ASLS 82-190	2	4	5.000	\$17,000.00
548	216567	C004N009W29	ASLS 82-190	2	5	10.000	\$11,000.00
549	216573	C004N009W20	ASLS 82-190	4	6	5.205	\$17,000.00
550	216578	C004N009W20	ASLS 82-190	4	7	5.000	\$17,000.00
551	216579	C004N009W20	ASLS 82-190	5	7	10.000	\$11,000.00

Map 28 - Kahiltna II Remote Odd Lots

ASLS 84 -15 Sec. 24



ASLS 85 -38 Sec. 27

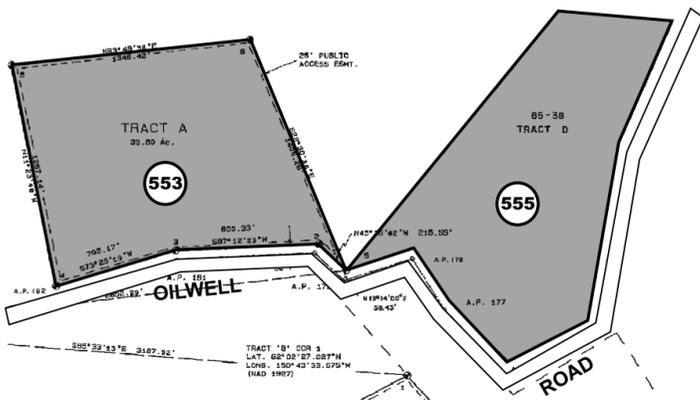


USGS Quad Talkeetna A-2, Alaska

Vicinity Map

Township 24 North, Range 8 West, Sec. 35  
Township 23 North, Range 8 West  
Sec. 24, 27, 33, 34  
Seward Meridian, Alaska

ASLS 85-95, 85 -38 Sec. 33, 34



<b>Location</b>	Located within the Susitna River Valley between the Kahiltna River and Kroto Creek, approximately 80 miles northwest of Anchorage.
<b>Topo Map</b>	USGS Quad Talkeetna A-2
<b>Access</b>	Primary access to the area is westward from the Parks Highway at Mile 120 to Mile 10 on Petersville Road, then south approximately 19 miles on Oilwell Road. At this point, Oilwell Road traverses the southern portion of the disposal area. ADL 218476, 218944, and 218946 lie adjacent to Oilwell road. ADL 216850 and 220796 have access by ATV, snowmachine, and foot using seismic line trails. The condition of the landing strip adjacent to ASLS85-38 is unknown.
<b>Terrain</b>	The area includes many small streams and tributaries. Elevation averages near 700 feet above mean sea level, however swampy lowland conditions are common throughout the area. Flooding in low-lying areas may occur.
<b>Soils</b>	Poorly drained and shallow soils are interspersed with fibrous peat in muskeg. Major portions of the disposal area are Rabideaux silt loam soils at a depth of 15-30 inches.
<b>Vegetation</b>	Higher elevation vegetation consists of paper birch, white spruce, and quaking aspen.
<b>Water Front</b>	ADL 216850 and 220796 lie adjacent to an unnamed creek.
<b>View</b>	Unknown
<b>Climate</b>	Temperatures range from 40 to 65 degrees F in summer and from -10 to 35 degrees F in winter with extremes of -50 to 90 degrees F. Annual precipitation is about 30 inches with 120 to 130 inches of snow.
<b>Water Source</b>	Water availability and quality expected to be good.
<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.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 84-15, 85-95, 85-38, and 85-208. All parcels subject to a 25-foot access easement along all lot lines
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. The mineral potential for this area is very high. The remote parcel area is underlain by coal seams up to 20 feet thick located several hundred feet underground. Oil and gas leases and coal prospecting permit applications, which are in the process of being issued, cover portions of the area. Buyers should be aware that the potential for development in this area exist.

ASLS 85 -208 Sec. 35

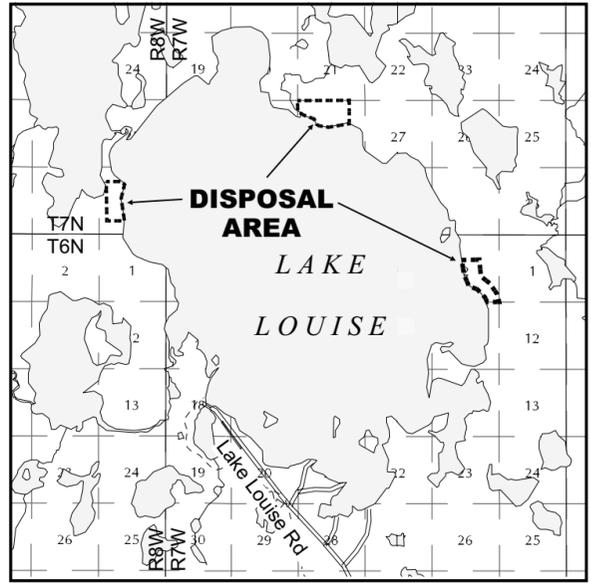
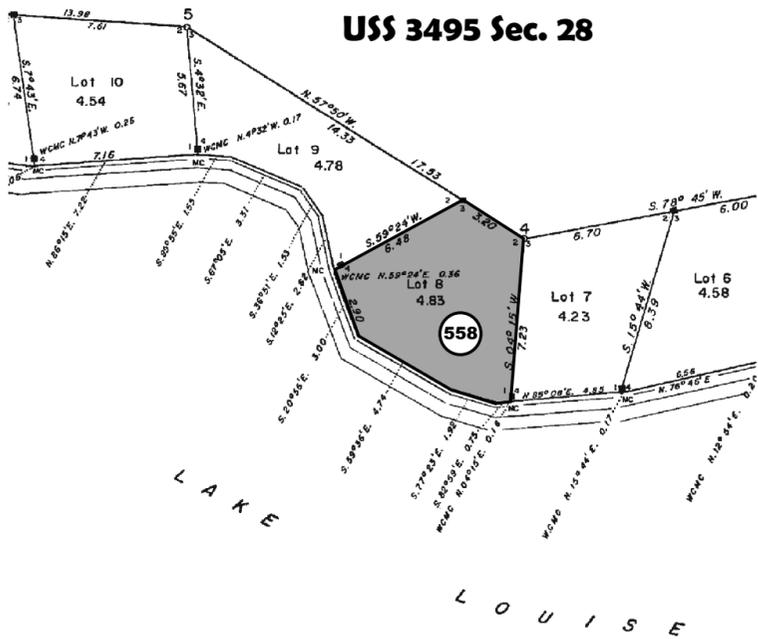


Section Line Rights-Of-Way: All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
552	216850	S023N008W24	ASLS 84-15	A	36.650	\$18,300.00
553	218476	S023N008W33, 34	ASLS 85-95	A	39.800	\$19,900.00
554	218944	S023N008W27	ASLS 85-38	E	29.090	\$14,500.00
555	218946	S023N008W34	ASLS 85-38	D	39.620	\$19,800.00
556	220796	S024N008W35	ASLS 85-208	A	38.570	\$19,300.00

Map 29 - Lake Louise Small Lots

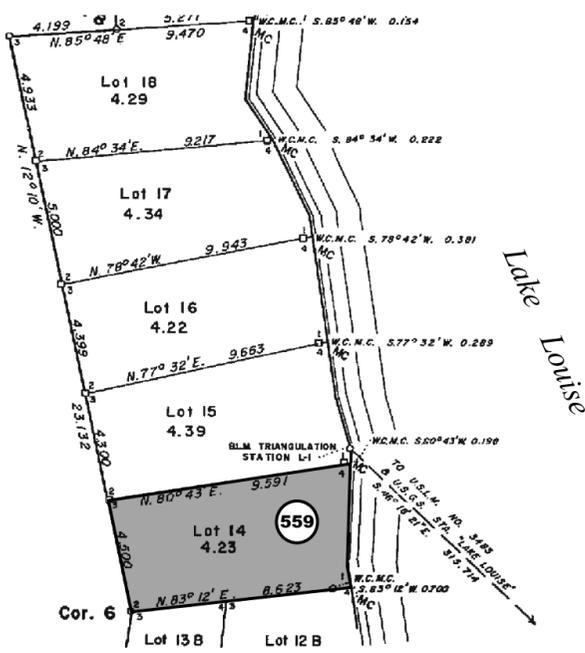


USGS Quad Gulkana B-5, B-6, Alaska

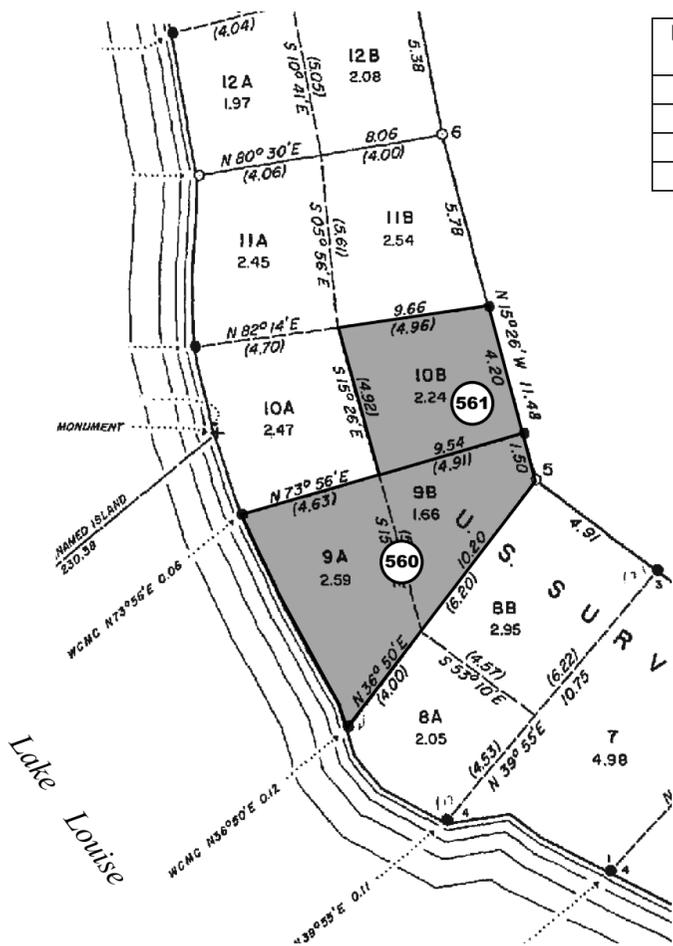
Vicinity Map

Township 7 North, Range 7 West, Sec. 28  
 Township 7 North, Range 8 West, Sec. 36  
 Township 6 North, Range 7 West, Sec. 2  
 Copper River Meridian, Alaska

USS 3503 Sec. 36



USS 3489 Sec. 2



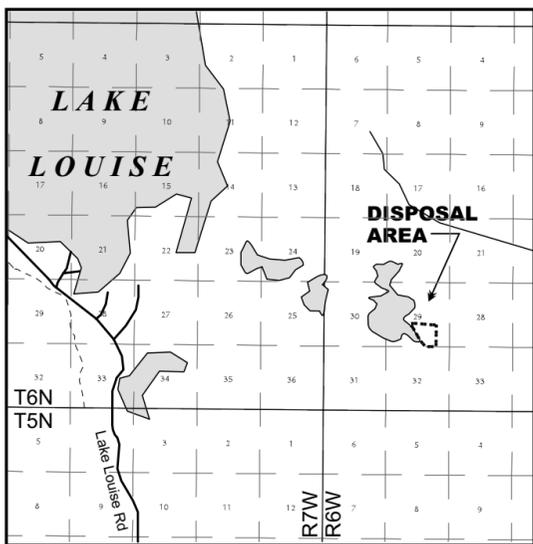
<b>Location</b>	Lots within various US Surveys on the East, West, and North shore of Lake Louise, located about 32 miles northwest of Glennallen.
<b>Topo Map</b>	USGS Quads Gulkana B-5 and B-6
<b>Access</b>	Overland access to Lake Louise is via Lake Louise Road at milepost 154.8 from Anchorage on the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Fly-in access is available. Boat access to the lots can often be dangerous as the lake is susceptible to strong wind and wave action.
<b>Terrain</b>	The lakeshore offers a variety of slopes from nearly level to steep cliffs. The elevation of Lake Louise is 2,362 feet above sea level.
<b>Soils</b>	Soils may contain permafrost in some areas.
<b>Vegetation</b>	Stunted spruce on the wetter lands and small to medium diameter spruce on the better-drained lands. Firewood and house logs in the area are scarce.
<b>Water Front</b>	All but Lot 10B have water frontage on Lake Louise. Some lots may be steep and not accessible directly from the lakeshore. Site inspection is strongly recommended.
<b>View</b>	Excellent view of Lake Louise as well as the Wrangell and Talkeetna Mountains.
<b>Climate</b>	Temperatures range from an average of -15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 9 inches. Summer frosts are common.
<b>Water Source</b>	Residences rely mainly on the lakes as a source of water.
<b>Water/Sewage Disposal</b>	The Alaska Department of Environmental Conservation has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Installation of individual water supply systems or sewage disposal systems must be approved by the DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations. Lots 8, 14, 9A & 9B are subject to a 50-foot public access easement along the ordinary high water mark. Lot 8 is subject to a 20-foot utility easement on the Northeastly, along line 2-3 of lot 8, USS 3495. Lot 14 is subject to a 20-foot utility easement on the Southwesterly, along line 2-3 of lot 14, USS 3503. Lot 10B, 9A & 9B are subject to a 25-foot wide public access and utility easement on all upland lot lines. Located within the Talkeetna Mountains Special Use District. <u>Development of lots may be restricted, contact the Matanuska-Susitna Borough for further information.</u>
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. This is a popular area for water-related recreation activities associated with fishing, reported to be excellent. Much of the land around Lake Louise is privately owned. The sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
558	216602	C007N007W28	USS 3495	8	4.830	\$24,600.00
559	216646	C007N008W36	USS 3503	14	4.230	\$21,600.00
560	219301	C006N007W02	USS 3489	9A&9B	4.250	\$25,100.00
561	219302	C006N007W02	USS 3489	10B	2.240	\$7,800.00

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

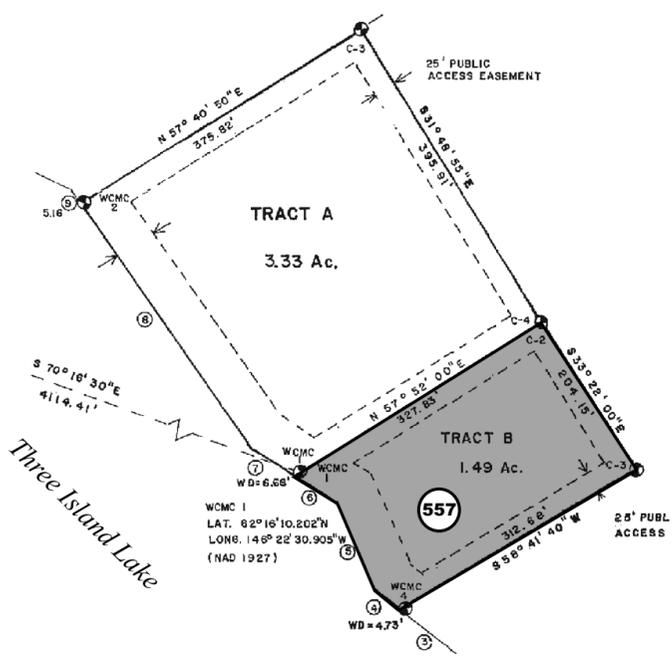
Map 30 - Lake Louise East Remote Odd Lot ASLS 84-168



USGS Quad Gulkana B-5, Alaska

Vicinity Map

Township 6 North, Range 6 West, Sec. 29  
Copper River Meridian, Alaska

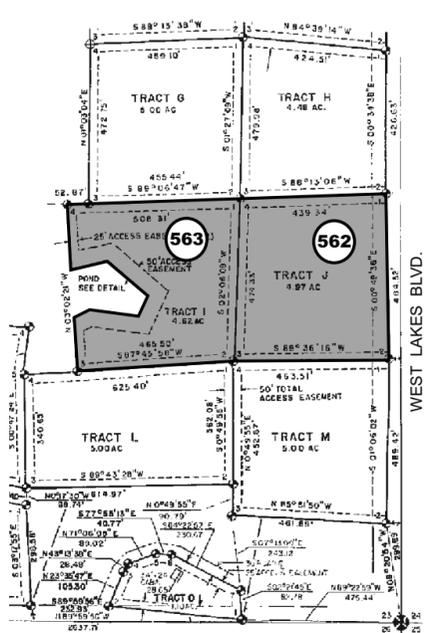


<b>Location</b>	Approximately 120 air miles northeast of Anchorage and 30 air miles northwest of Glennallen, 13 miles north of Glennallen Highway and 3.5 miles southeast of Lake Louise. Tract B is located on the southeast end of Elsie Lake (locally named Three Island Lake).
<b>Topo Map</b>	USGS Quad Gulkana B-5
<b>Access</b>	Follow Jan Lake Trail west from Lake Louise Road using ATVs, snowmachines or by foot. Jan Lake trail passes just south of Three Island Lake. Access by floatplane is possible.
<b>Terrain</b>	Area is characterized by gently rolling hills and interspersed with many lakes and ponds. Elevation is around 2,300 feet above mean sea level. The area is seismically active.
<b>Soils</b>	Soil is largely loamy and poorly drained, containing large quantities of silt and gravel. A shallow to deep permafrost table underlies the entire site. Areas of thick peat and muskeg dot Lake Louise East. Seasonal frost exceeds two feet.
<b>Vegetation</b>	Forested areas are predominately comprised of black and white spruce with scattered thickets of alder and willow. Grasses, low shrubs and a multitude of berry bushes and marsh cover most of the remaining ground.
<b>Water Front</b>	The west side of parcel borders Elsie Lake, locally named Three Island Lake. The height of the fluctuating water table should be taken into consideration when building any type of structure.
<b>View</b>	Potential views of four major mountain ranges. Abundant wildlife viewing, including trumpeter swans, ducks and eagles.
<b>Climate</b>	Continental climate with long cold winters and short warm summers. Precipitation averages 14 inches annually with a maximum annual snow accumulation of 21 inches.
<b>Water Source</b>	Water source includes, but not limited to, the onsite lake.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 84-168.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. The Lake Louise area is ideal for outdoor recreation including hunting, fishing, and canoeing. This area may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

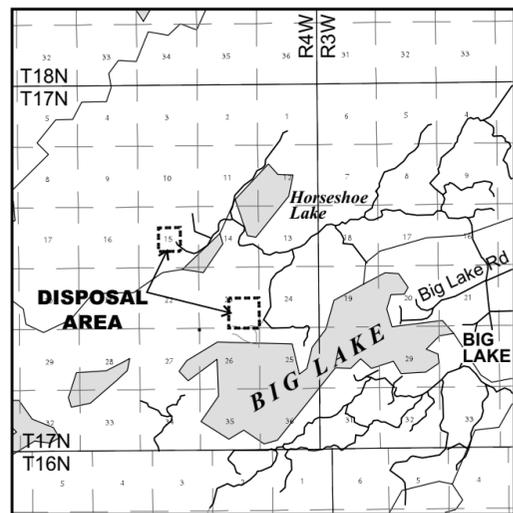
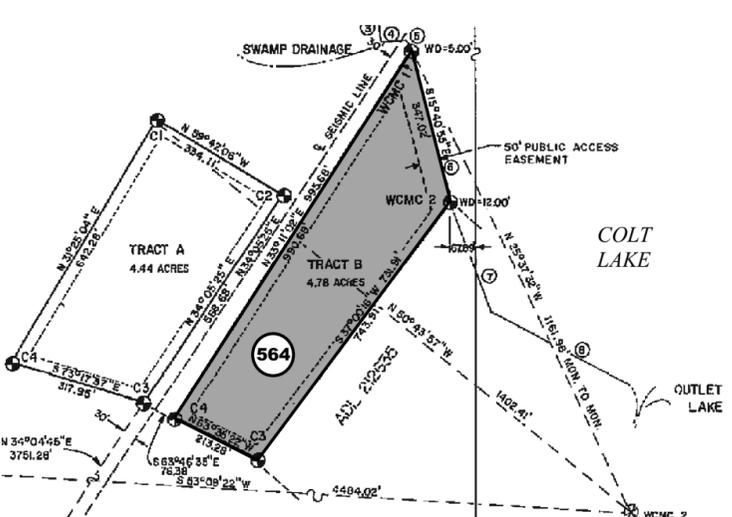
Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
557	217985	C006N006W29	ASLS 84-168	B	1.490	\$10,300.00

Map 31 - Leroux View Remote Odd Lots

ASLS 84-51 Sec. 23



ASLS 90-162 Sec. 15



USGS Quad Anchorage C-8 and Tyonek C-1, Alaska

Vicinity Map

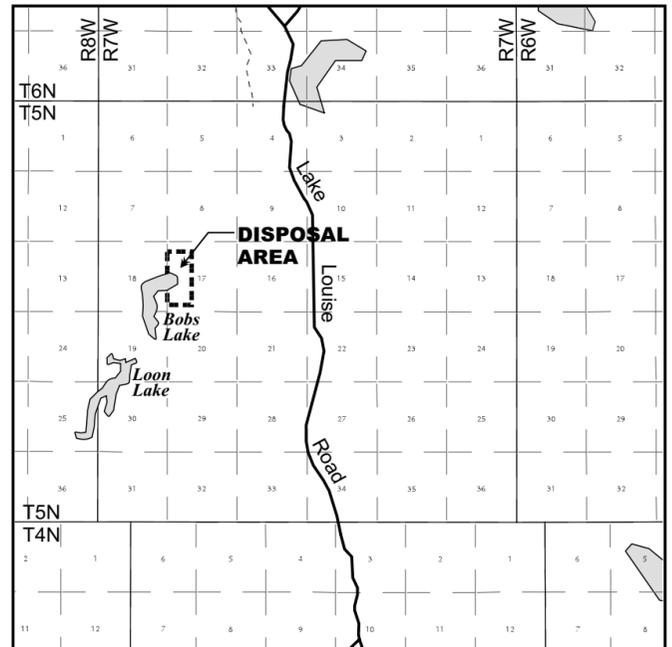
Township 17 North, Range 4 West,  
Sec. 15, 23  
Seward Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
562	212355	S017N004W23	ASLS 84-51	J	4.970	\$23,000.00
563	212356	S017N004W23	ASLS 84-51	I	4.620	\$20,000.00
564	212555	S017N004W15	ASLS 90-162	B	4.780	\$14,500.00

<b>Location</b>	Parcels are located near Big Lake in the Matanuska-Susitna Borough approximately 50 miles north of Anchorage and 40 miles west of Wasilla.
<b>Topo Map</b>	USGS Quads Anchorage C-8 and Tyonek C-1
<b>Access</b>	From mile 52.3 of the Parks Highway turn west on Big Lake Road. From Big Lake Road turn north on S. Beaver Lake Road and then west on W. Lakes Blvd. Turn north onto S. Horseshoe Lake Rd. until it reaches a trail that leads to Colt Lake. From there access to Lot B of ASLS 90-162 is by platted easements. Access to lots J and I have direct access from W. Lakes Blvd.
<b>Terrain</b>	Site topography is nearly level to undulating with steep slopes up to 30%. Average elevation ranges from 150 feet to 250 feet above mean sea level.
<b>Soils</b>	Well drained soils are found on plains and terraces while poorly drained soils are located in the depressions and low areas bordering lakes and secondary streams.
<b>Vegetation</b>	Cover consists mainly of spruce and birch with bush bogs and muskeg in low-lying areas.
<b>Water Front</b>	Tract I (ADL 212356) within ASLS 84-51 surrounds a portion of a pond.
<b>View</b>	Unknown
<b>Climate</b>	Temperatures in the area range from 6 to 21 degrees F in the winter and 47 to 67 degrees F in the summer. Annual precipitation is approximately 17 inches of rainfall and 15 inches of snowfall.
<b>Water Source</b>	A high water table is generally found throughout the area. Availability and quality expected to be good.
<b>Water/Sewage Disposal</b>	On site sewage disposal is not expected to present a problem. Conventional septic systems are considered to be suitable. 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 Dept. of Environmental Conservation.
<b>Utilities</b>	Electric and phone has been serviced to properties within the area.
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 84-51 and 90-162.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. All parcels subject to a quitclaim deed from DNR to Alaska Mental Health Trust Authority for Hydrocarbon-Oil and Gas.

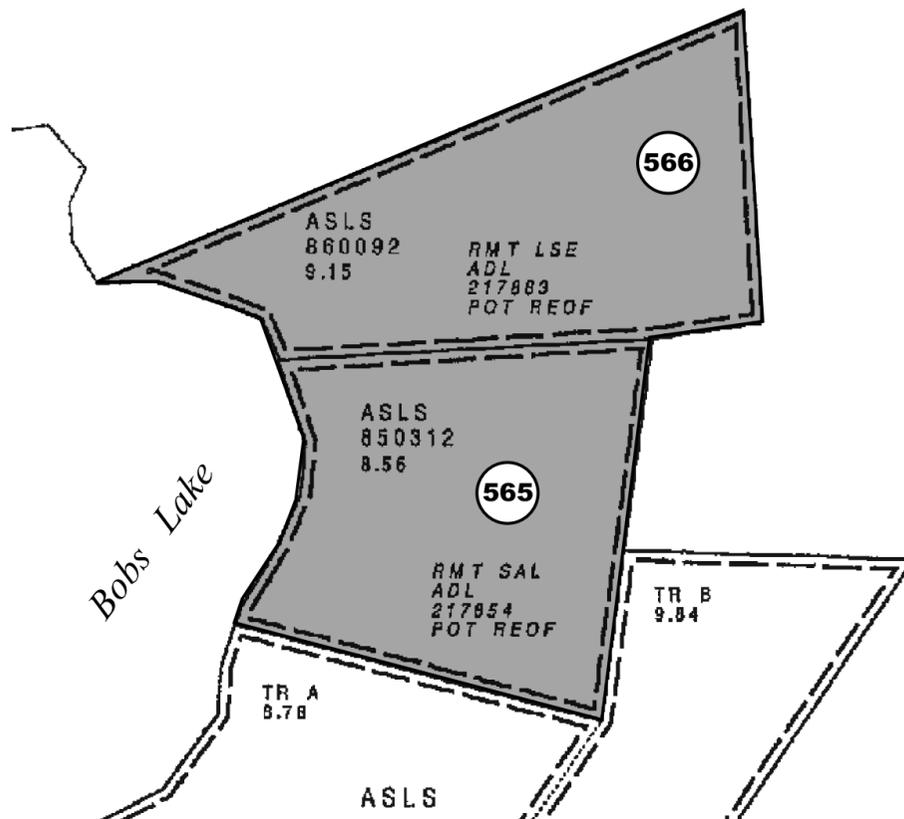
## Map 32 - Loon Lake Remote Odd Lots ASLS 85-312, 86-92

<b>Location</b>	Approximately five miles south of Lake Louise and two miles west of Lake Louise Rd.
<b>Topo Map</b>	USGS Quad Gulkana A-6
<b>Access</b>	Access is by floatplane to Bobs Lake. Overland access with the use of ATVs or snowmachines may be facilitated by existing seismic trails, which connects Lake Louise Rd. to Bobs Lake. Wet, boggy areas are dispersed throughout the area making winter access more favorable.
<b>Terrain</b>	The area contains rolling hills, and elevation varies from a low of 2,450 to a high of 2,600 feet above sea level. Small ponds and swampy areas are scattered throughout.
<b>Soils</b>	Shallow permafrost is likely to be encountered in many areas.
<b>Vegetation</b>	The area is sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush.
<b>Water Front</b>	Both parcels have water frontage on Bobs Lake.
<b>View</b>	Unknown
<b>Climate</b>	The climate is continental with long cold winters and short warm summers. Temperatures range from an average of -15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 9 inches and summer frosts are common.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation (DEC). DEC waste/water/septic regulations state no holding tank, septic tank, soil absorption system, etc. may be within 100 feet, measured horizontally, of the mean annual high water level of lake.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 85-312 and 86-92.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Copper River Basin Area Plan. Fuel wood and house logs in this area are scarce. Berry picking opportunities are high. This selection area is encompassed by an existing Oil and Gas Lease.



USGS Quad Gulkana A-6, Alaska

**Vicinity Map**  
Township 5 North, Range 7 West, Sec. 17  
Copper River Meridian, Alaska

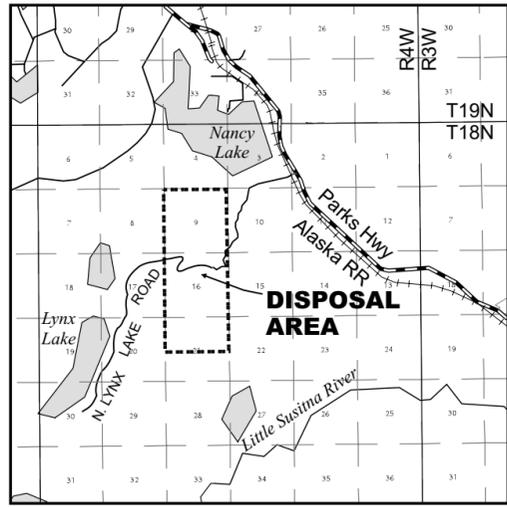
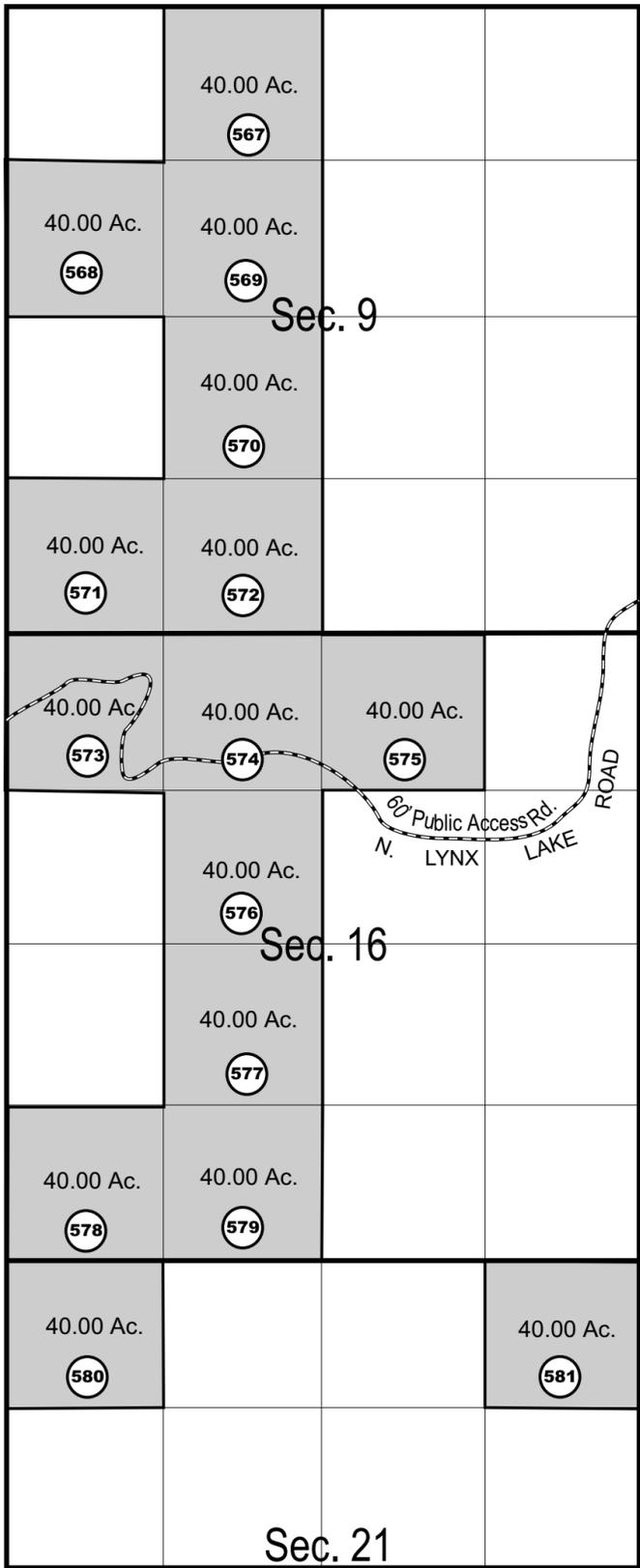


Parcel	ADL	MTRS	Survey	Acres	Minimum Bid	Comments
565	217854	C005N007W17	ASLS 85-312	8.560	\$20,400.00	Small Cabin No Value
566	217883	C005N007W17	ASLS 86-92	9.150	\$17,400.00	

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

**Map 33 - Mat Valley Odd Lot - Lynx Lake ASCS**



USGS Quad Tyonek C-1, Anchorage C-8, Alaska

**Vicinity Map**

**Township 18 North, Range 4 West, Sec. 9, 16, 21  
Seward Meridian, Alaska**

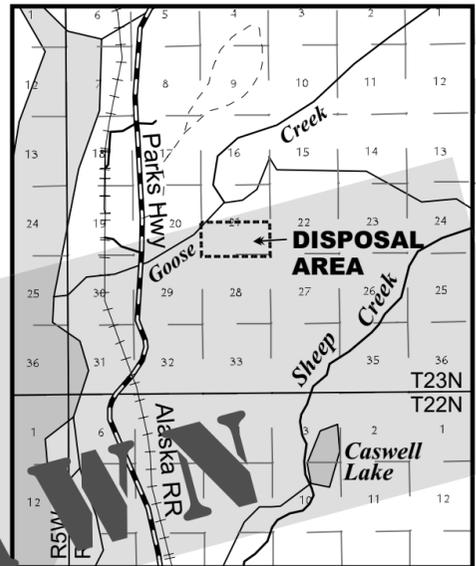
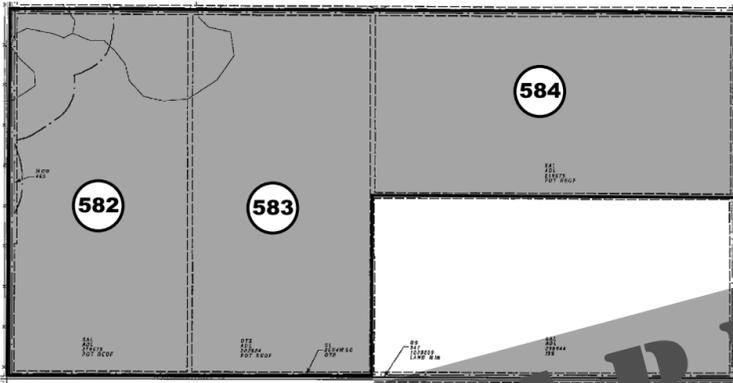
<b>Location</b>	Located in the Lynx Lake District which is 1 to 2 miles south of Nancy Lake and about 2 1/2 miles west of the Parks Highway at Mile Post 63.
<b>Topo Map</b>	USGS Quad Tyonek C-1, Anchorage C-8
<b>Access</b>	The closest road access is from the Parks Highway west along N. Lynx Lake Road. There are several winter roads located to the north and west of the subject area, but development of a year round road would be economically unfeasible.
<b>Terrain</b>	Characterized by rolling uplands and nearly level muskeg formations.
<b>Soils</b>	Dominated by Salamatof peat with concentrations of shallow silt loam soils.
<b>Vegetation</b>	White spruce, paper birch, and alder occupy areas with well-drained soils. Low lying, wet areas are sparsely covered with black spruce, cottonwood, willow, and muskeg formations.
<b>Water Front</b>	Ponds are located on various lots (ADL #'s 219545, 219546, 219555). Visual inspection strongly advised to verify the extent of wet areas.
<b>View</b>	View of the Alaska Range, Talkeetna Mountains, and the Chugach Mountains.
<b>Climate</b>	January temperatures range from 4 to 23 degrees F; July can vary from 47 to 68 degrees F.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	All parcels subject to a 25-foot public access and utility easement on all interior lot lines. Parcels adjacent to surveyed section lines are subject to a 50-foot section line easement. ADL 219553, 219554 and 219555 are subject to a 60-foot public access & utility easement for an existing road. Subject to platted easements and reservations, see ASCS sections 9, 16, & 21 Tract A.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. Some parcels may contain high water tables and are considered to be swampy. These parcels will be conveyed by aliquot part. No interior monuments have been set.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid	Comments
567	219545	S018N004W09	ASCS	NE4NW4	40.000	\$28,000.00	Small Pond
568	219546	S018N004W09	ASCS	SW4NW4	40.000	\$22,500.00	Small Pond
569	219547	S018N004W09	ASCS	SE4NW4	40.000	\$21,500.00	
570	219549	S018N004W09	ASCS	NE4SW4	40.000	\$28,000.00	
571	219550	S018N004W09	ASCS	SW4SW4	40.000	\$21,000.00	Swampy
572	219551	S018N004W09	ASCS	SE4SW4	40.000	\$21,000.00	Swampy
573	219553	S018N004W16	ASCS	NW4NW4	40.000	\$35,000.00	
574	219554	S018N004W16	ASCS	NE4NW4	40.000	\$21,000.00	
575	219555	S018N004W16	ASCS	NW4NE4	40.000	\$26,500.00	Small Pond
576	219557	S018N004W16	ASCS	SE4NW4	40.000	\$21,000.00	
577	219559	S018N004W16	ASCS	NE4SW4	40.000	\$15,500.00	
578	219560	S018N004W16	ASCS	SW4SW4	40.000	\$14,500.00	
579	219561	S018N004W16	ASCS	SE4SW4	40.000	\$21,500.00	
580	219562	S018N004W21	ASCS	NW4NW4	40.000	\$21,000.00	
581	219565	S018N004W21	ASCS	NE4NE4	40.000	\$21,000.00	Swampy

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: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

Map 34 - Mat Valley Odd Lot - Montana Creek

Rect. Sec. 21



USGS Quad Talkeetna A-1, Talkeetna Mountains A-6, Alaska

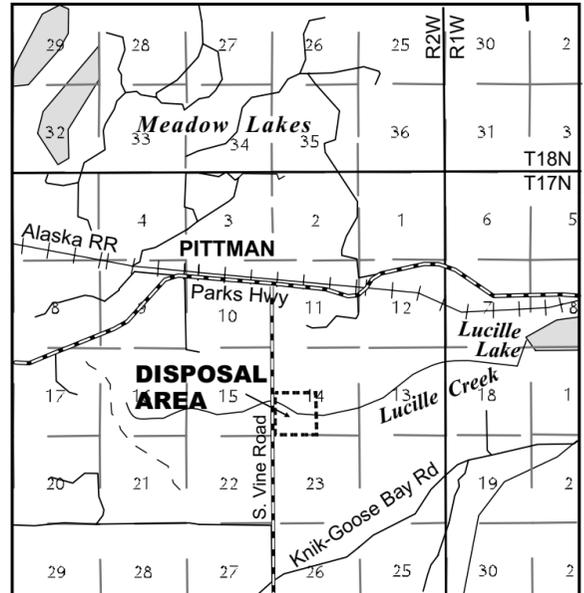
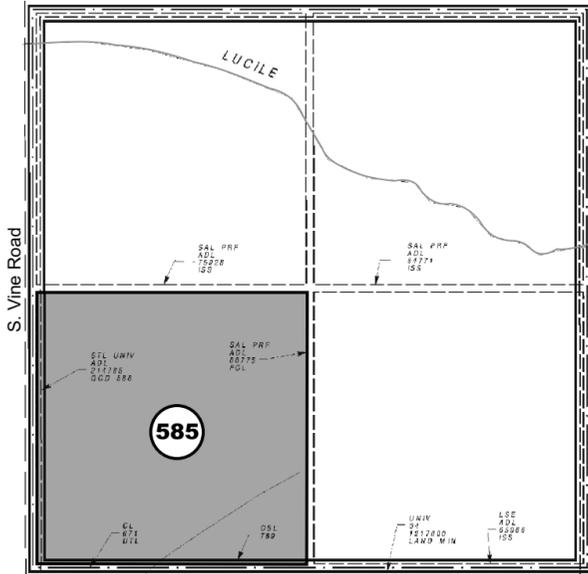
**Vicinity Map**  
Township 23 North, Range 4 West,  
Sec. 21  
Seward Meridian, Alaska

<b>Location</b>	Located in the Montana Creek District. These sites are from 1 to 2 miles east of the Parks Highway at Mile Post 93 and more particularly south of Goose Creek.
<b>Topo Map</b>	USGS Quads Talkeetna A-1 and Talkeetna Mts. A-6
<b>Access</b>	Access is by foot, snowmachine, or ATV from the Parks Highway.
<b>Terrain</b>	Generally level to slightly rolling terrain.
<b>Soils</b>	Organic overburden covering sandy, silty gravel.
<b>Vegetation</b>	Primarily spruce, birch, and alder.
<b>Water Front</b>	ADL 219573 and 219574 have a small creek running through northern portion of property.
<b>View</b>	View of Talkeetna Mountains and the Alaska Range.
<b>Climate</b>	January temperatures range from -33 to 33 degrees F; July can vary from 42 to 83 degrees F. Rainfall ranges from 16 inches to 27 inches, with 48 to 150 inches of snowfall.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	Utilities are not available.
<b>Restrictions</b>	Subject to a 25-foot utility easement along all lot lines. Subject to 50-foot section line easement either side of the section lines reserved to the State of Alaska for public highways. ADL 219573 and ADL 219574 are subject to a 50-foot public access easement along ordinary high water mark of Goose Creek and its tributaries. Subject to platted easements and reservations, see appropriate US Rectangular Survey.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. ADL 219575 is subject to a 100-foot right-of-way permit application to Matanuska Electric for a utility easement (ADL 79951). Portions of these parcels have a high water table and are considered to be swampy. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid	Comments
582	219573	S023N004W21	RECTANGULAR	W2SW4	80.000	\$60,000.00	WITHDRAWN
583	219574	S023N004W21	RECTANGULAR	E2SW4	80.000	\$50,000.00	WITHDRAWN
584	219575	S023N004W21	RECTANGULAR	N2SE4	80.000	\$40,000.00	WITHDRAWN

Map 35 - Matanuska Valley West Odd Lot

USRS SW 1/4 Sec. 14



USGS Quad Anchorage C-7, C-8, Alaska

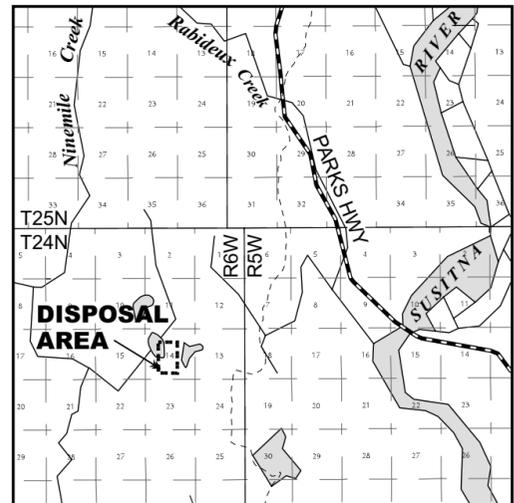
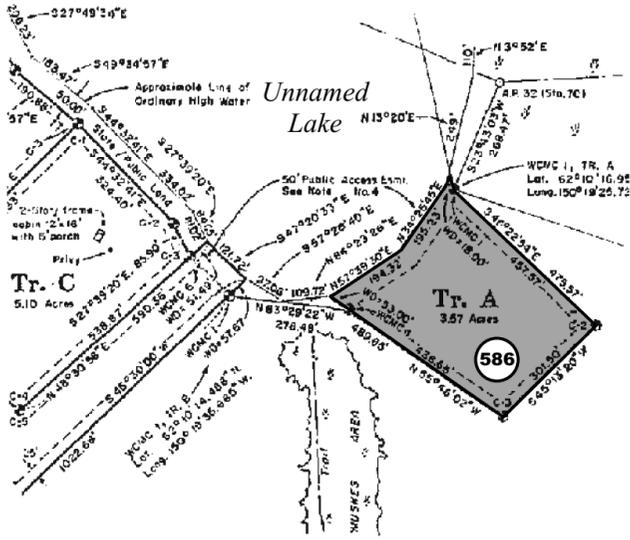
**Vicinity Map**  
Township 17 North, Range 2 West,  
Sec. 14  
Seward Meridian, Alaska

<b>Location</b>	Mat-Su Valley, approximately 6 miles east of Wasilla.
<b>Topo Map</b>	USGS Quad Anchorage C-7, C-8
<b>Access</b>	South from the Parks Highway on S. Vine Rd. or north from Knik-Goose Bay Road to S. Vine Road.
<b>Terrain</b>	Generally level.
<b>Soils</b>	Gravel base, generally well drained.
<b>Vegetation</b>	Forested with birch and spruce.
<b>Water Front</b>	An unnamed creek (tributary to Lucille Creek) is located within the parcel.
<b>View</b>	Unknown
<b>Climate</b>	January temperatures range from -33 to 33 degrees F; July can vary from 42 to 83 degrees F. Rainfall ranges from 16 inches to 27 inches, with 48 to 150 inches of annual snowfall.
<b>Water Source</b>	Availability and quality expected to be good.
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	Electricity and telephone service available in the area.
<b>Restrictions</b>	Subject to 50-foot section line easement along south and west lot lines and a 30-foot right-of-way easement along north lot line. Subject to a 10-foot pedestrian easement along the meanders of an unnamed creek. Subject to platted easements and reservations.
<b>Municipal Authority</b>	Located within the taxable authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. This sale area may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. This parcel will be conveyed by aliquot part. No interior monuments have been set.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
585	66775	S017N002W14	RECTANGULAR	SW4SW4	40.000	\$41,000.00

Alaska Railroad: Use of the Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

### Map 36 - Nine Mile Creek Remote Odd Lot ASLS 84-17



USGS Quad Talkeetna A-1, Alaska

#### Vicinity Map

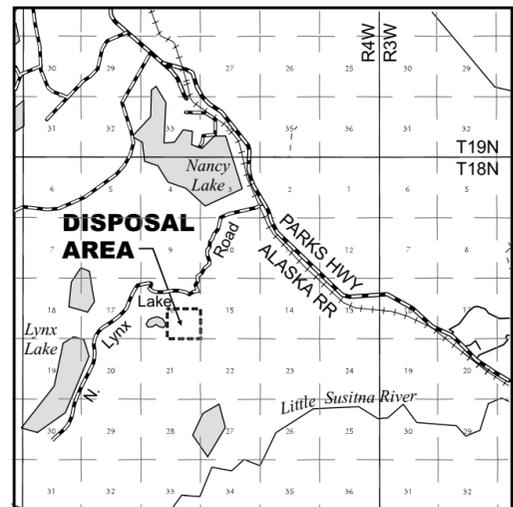
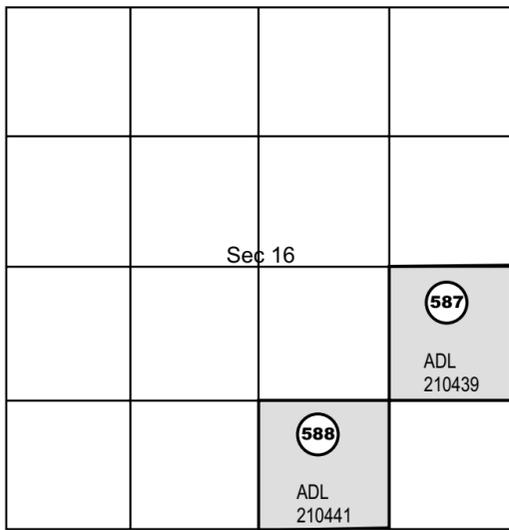
Township 24 North, Range 6 West,  
Sec. 14  
Seward Meridian, Alaska

<b>Location</b>	Approximately 108 road miles northwest of Anchorage, 10 miles south of Mile 3 of the Petersville Road, and approximately four miles west of the Parks Highway.
<b>Topo Map</b>	USGS Quad Talkeetna A-1
<b>Access</b>	A tractor trail, which is accessible during the winter, leads to within 1.5 miles east of this tract. Access is by ATV, snowmachine, or plane. An application has been made for an existing public easement 200 feet wide winter trail (ADL 217085) from mile 104.75 of the Parks highway to Oilwell Rd intersecting the unnamed lake that Tract A sits on.
<b>Terrain</b>	The land is flat to gently sloping. Elevation is just a little over 350 feet above mean sea level.
<b>Soils</b>	Ridges are well drained; the lowland areas are bogs.
<b>Vegetation</b>	The area is covered with black spruce and birch trees interspersed with alder. The flat land is covered with swamp grass and black spruce.
<b>Water Front</b>	An unnamed lake borders the northwest side of Tract A.
<b>View</b>	Unknown
<b>Climate</b>	Temperatures in the area range from 44 to 68 degrees F in summer and from 0 to 40 degrees F in winter with extremes of -48 to 90 degrees F. Annual precipitation is about 29 inches with 100 to 110 inches of snow.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 84-17.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
586	217114	S024N006W14	ASLS 84-17	A	3.570	\$8,300.00

### Map 37 - Puppy Haven Odd Lots

#### ASCS Sec. 16



USGS Quad Tyonek C-1, Anchorage C-8, Alaska

#### Vicinity Map

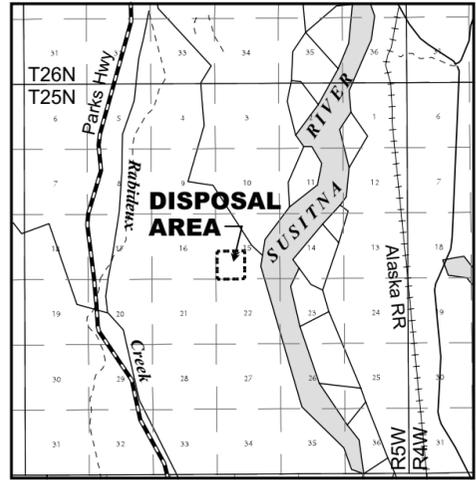
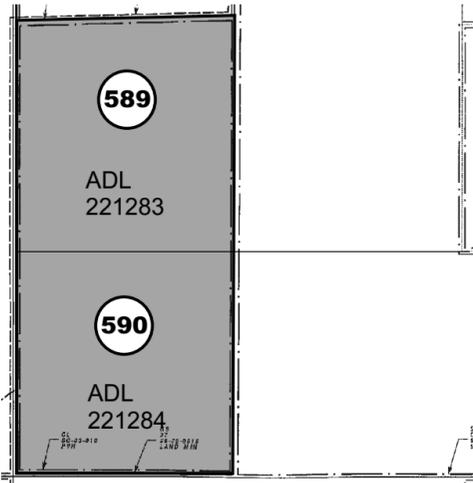
Township 18 North, Range 4 West,  
Sec. 16  
Seward Meridian, Alaska

<b>Location</b>	Located approximately 1.5 miles west of mile 63 of the Parks Highway.
<b>Topo Map</b>	USGS Quad Tyonek C-1, Anchorage C-8
<b>Access</b>	The closest road access is from the Parks Highway west along N. Lynx Lake Road and then south utilizing platted easements and rights-of-way. There are several winter roads located to the north and west of the subject area, but development of a year round road would be economically unfeasible.
<b>Terrain</b>	Flat to short irregular slopes interspersed with low-lying bogs. Elevation averages around 250 feet above mean sea level.
<b>Soils</b>	Silt loam in the uplands with peat bog in the low-lying areas.
<b>Vegetation</b>	Mixed forest of spruce and birch with sedges and black spruce found on the edges of poorly drained bogs.
<b>Water Front</b>	ADL 210439 has an unnamed pond in parcel.
<b>View</b>	View of the Alaska Range, Talkeetna Mountains, and Chugach Mountains.
<b>Climate</b>	Temperatures in the area range from 6 to 21 degrees F in winter, and 47 to 67 degrees F in summer. Mean annual rainfall ranges from 16 inches to 27 inches with 48 to 150 inches of snowfall.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	All parcels subject to a 25-foot public access and utility easement on all interior lot lines. Parcels adjacent to surveyed section lines are subject to a 50-foot section line easement. Subject to platted easements and reservations, see ASCS Section 16.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Unknown
<b>Other</b>	Located within the Willow Sub-Basin Area Plan. It is strongly suggested that prospective applicants personally inspect these parcels before filing an application as both parcels contain swampy sections. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. These parcels will be conveyed by aliquot part. No interior monuments have been set.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
587	210439	S018N004W16	ASCS	NE4SE4	40.000	\$26,500.00
588	210441	S018N004W16	ASCS	SW4SE4	40.000	\$26,500.00

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Map 38 - Rabideux East Odd Lots ASCS



USGS Quad Talkeetna A-1, B-1, Alaska

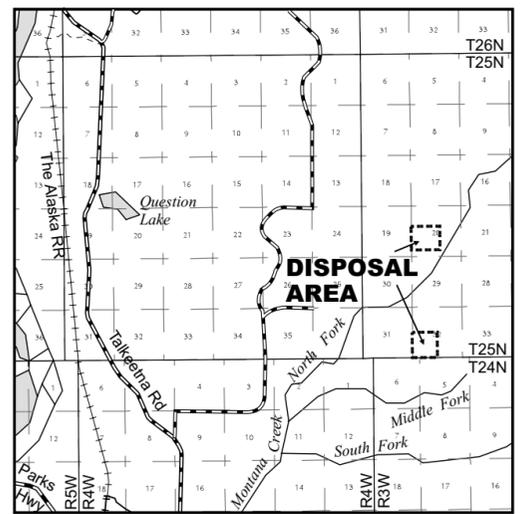
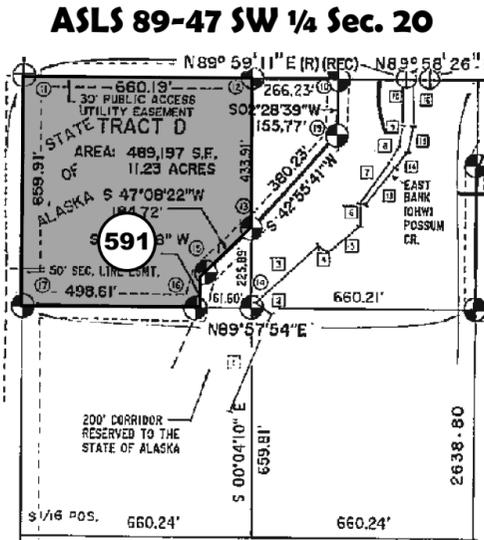
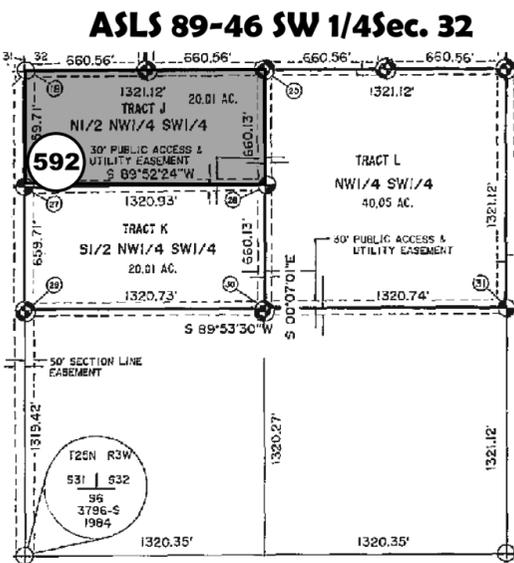
Vicinity Map

Township 25 North, Range 5 West,  
Sec. 15  
Seward Meridian, Alaska

<b>Location</b>	Approximately 5 miles southwest of Talkeetna between the Susitna River and the Parks Highway and about two miles east of Mile 110 of the Parks Highway.
<b>Topo Map</b>	USGS Quad Talkeetna A-1, B-1
<b>Access</b>	The area is accessible from the north via East Susitna River Road and then south on Bradley Road. The Susitna River and section line easements also provide access to the parcels.
<b>Terrain</b>	Nearly level to gently rolling hills. Elevation is approximately 350 feet above mean sea level.
<b>Soils</b>	60% of the soil is Salamatof peat and 40% are Class III agricultural soils.
<b>Vegetation</b>	Mixed stands of spruce, birch, and cottonwood occupy the well-drained soils while mosses, grasses, and muskeg vegetation dominate the poorly drained soils.
<b>Water Front</b>	None
<b>View</b>	View of the Alaska Range and the Talkeetna Mountains.
<b>Climate</b>	Normal summer temperatures average 44 to 68 degrees F; winter temperatures average 0 to 40 degrees F. Recorded temperature extremes are -48 and 91 degrees F. Annual precipitation is about 29 inches, including 102 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Lots have been approved by the Department of Environmental Conservation for non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.). Anyone wishing to install any other type of disposal system must first receive approval from the DEC.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to a 50-foot section line and public utilities easement and 25-foot access and utilities easement along interior lot lines. Subject to existing easements and reservations, see appropriate rectangular survey.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. Both parcels are very wet.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
589	221283	S025N005W15	RECTANGULAR	NW4SW4	40.000	\$25,500.00
590	221284	S025N005W15	RECTANGULAR	SW4SW4	40.000	\$22,000.00

Map 39 - Talkeetna Foothills Homestead Odd Lots



USGS Quad Talkeetna Mtn A-6, B-6, Alaska

Vicinity Map

Township 25 North, Range 3 West,  
Sec. 20, 32  
Seward Meridian, Alaska

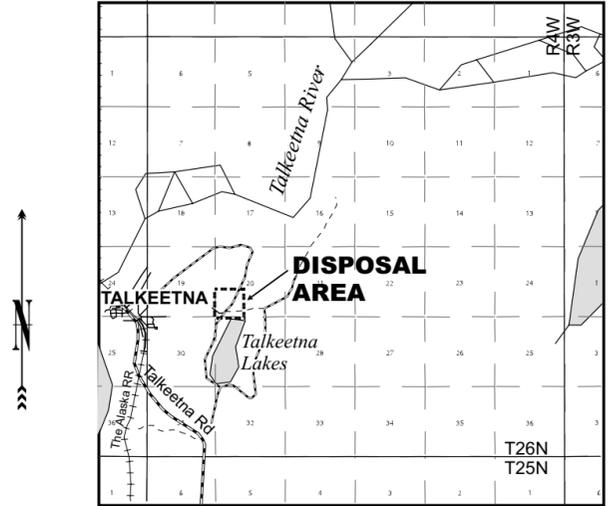
<b>Location</b>	Located 6 to 8 miles southeast of Larson Lake, approximately 1 to 2 miles east of Baldy Lake, and approximately 10 miles southeast of Talkeetna.
<b>Topo Map</b>	USGS Quad Talkeetna Mts. A-6, B-6
<b>Access</b>	Access is provided by Answer Creek Road and Mastodon Road off Talkeetna Road and by the river corridors along the middle and north forks of Montana Creek, Answer Creek, and Possum Creek. Further access points are provided through platted roads in Bald Mountain Subdivision (ASLS 80-176) and South Bald Mountain Subdivision (ASLS 82-1).
<b>Terrain</b>	Rolling terrain with elevations between 1,000 to 2,300 feet above mean sea level.
<b>Soils</b>	An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Isolated pockets of permafrost may be present.
<b>Vegetation</b>	Vegetation consists of willow, alder, grasses, shrubs, and black spruce.
<b>Water Front</b>	ADL 223437 is adjacent to Possum Creek.
<b>View</b>	View of the Alaska Range and the Talkeetna Mountains.
<b>Climate</b>	Temperatures range from a maximum mean of 68 degrees F in July to a minimum mean of 0 degrees F in December. Rainfall averages 28 inches annually with an average annual snowfall of 106 inches.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	This area has been approved by the Department of Environmental Conservation for non-water carried type sewage disposal systems, (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any other type of disposal system must first receive approval from the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 89-47 and ASLS 89-46. There is a 200-foot staking setback from the ordinary high water mark on each side of Possum Creek.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	Unknown
<b>Other</b>	Located within the Susitna Area Plan. The major streams in the area represent valuable anadromous fish habitat and are protected by 400- to 600-foot retained land corridors.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
591	223437	S025N003W20	ASLS 89-47	D	11.230	\$6,700.00
592	223439	S025N003W32	ASLS 89-46	J	20.010	\$12,000.00

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

### Map 40 - Talkeetna Odd Lot

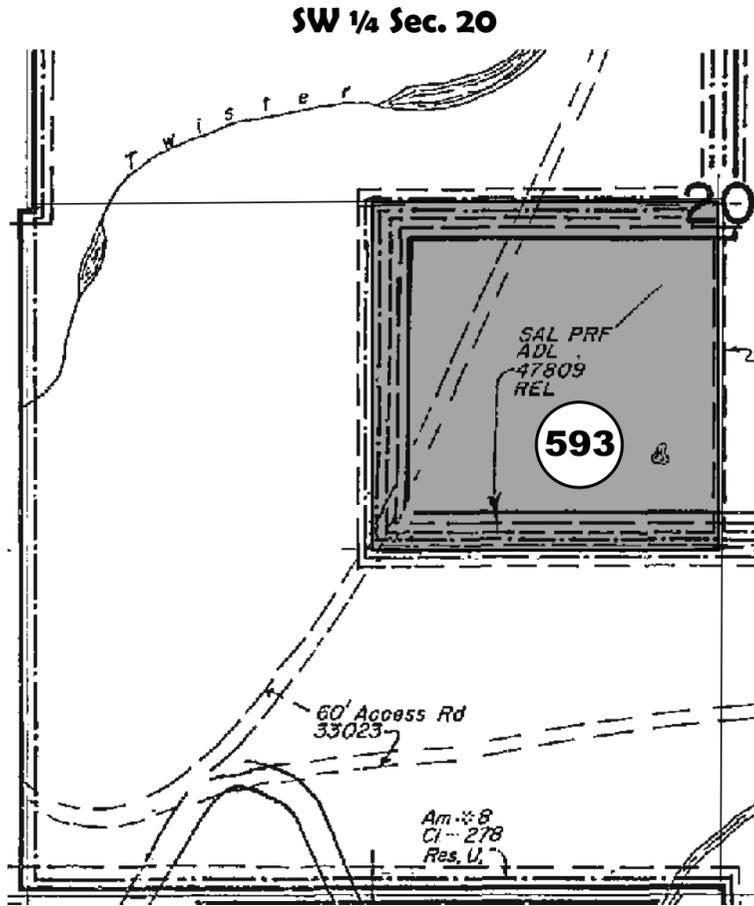
<b>Location</b>	Located in the Susitna Valley, approximately 63 miles directly north of Anchorage and approximately 2 miles east of the town of Talkeetna, just north of Christiansen Lake.
<b>Topo Map</b>	USGS Quad Talkeetna B-1.
<b>Access</b>	From Talkeetna Road turn right onto Comsat Road. After approximately .75 miles on Comsat Road turn left onto Christiansen Lake Road and continue north approximately 1.5 miles. Access from Christiansen Lake Road to the parcel is by the northern most unimproved road.
<b>Terrain</b>	Elevation ranges between 400 to 600 feet above mean sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Unknown
<b>Water Front</b>	None
<b>View</b>	View of the Alaska Range and Talkeetna Mountains.
<b>Climate</b>	January temperatures average 4 to 23 degrees F; July can vary from 47 to 68 degrees F.
<b>Water Source</b>	Unknown
<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 Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to existing easements and reservations, see US Rectangular Survey. Subject to a 60-foot right-of-way for a public access road (ADL 33042 and 33023) and a 20-foot wide right-of-way for an electrical distribution line (ADL 32993). Subject to a 25-foot access easement along all interior lot lines.
<b>Municipal Authority</b>	Located within the taxing authority of the Matanuska-Susitna Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Susitna Area Plan. This sale area may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.



USGS Quad Talkeetna B-1, Alaska

#### Vicinity Map

Township 26 North, Range 4 West,  
Sec. 20  
Seward Meridian, Alaska

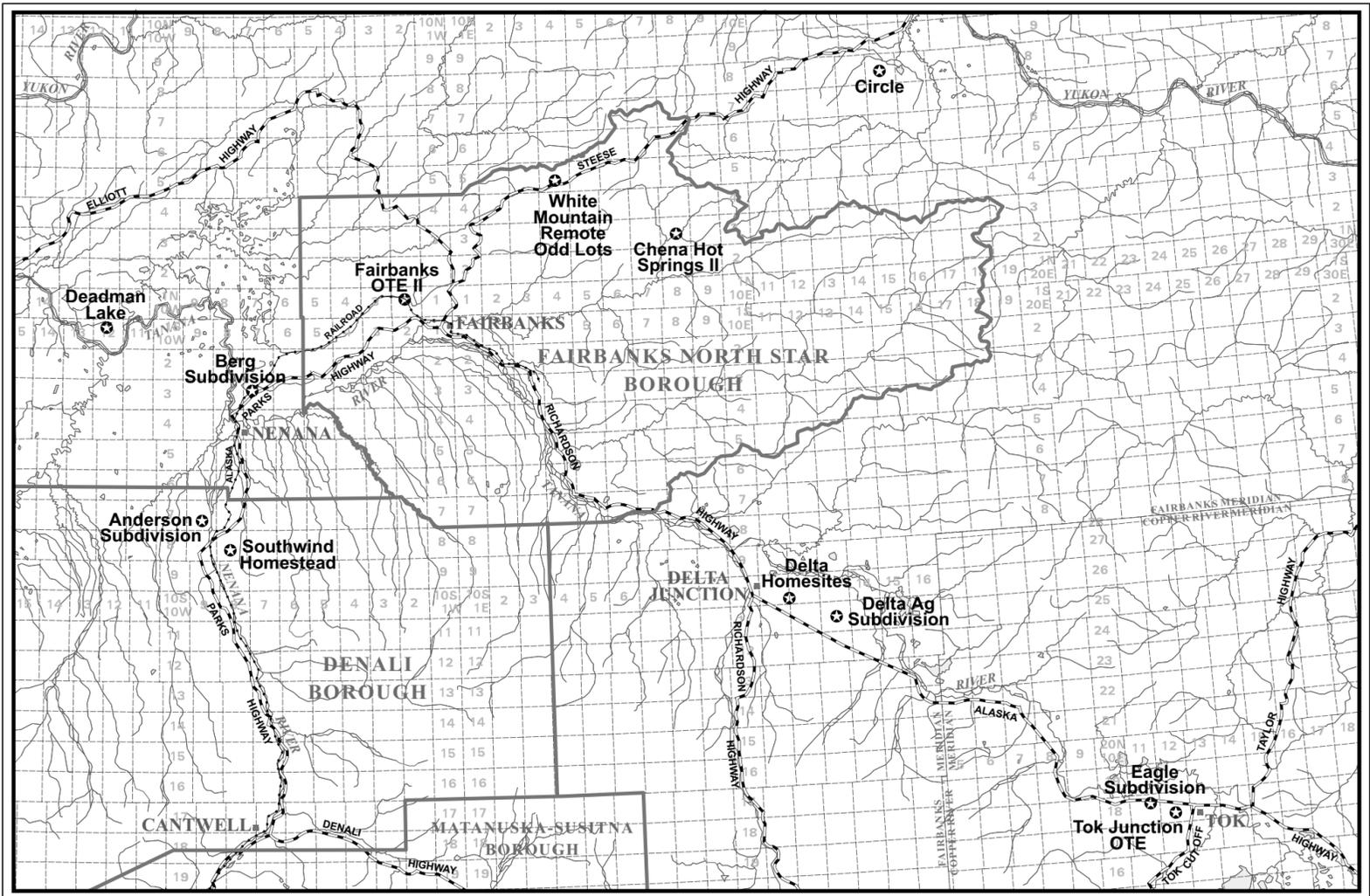


Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
593	47809	S026N004W20	USRS	NE4SW4	40.000	\$80,000.00

**Section Line Rights-Of-Way:** All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

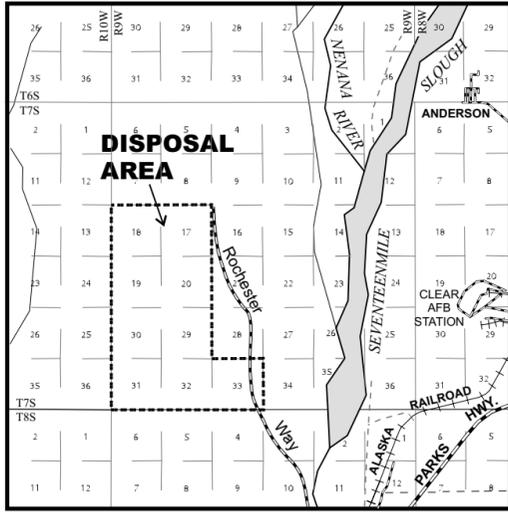
# NORTHERN REGION



## NORTHERN REGION PARCELS

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Map 41 - Anderson Subdivision



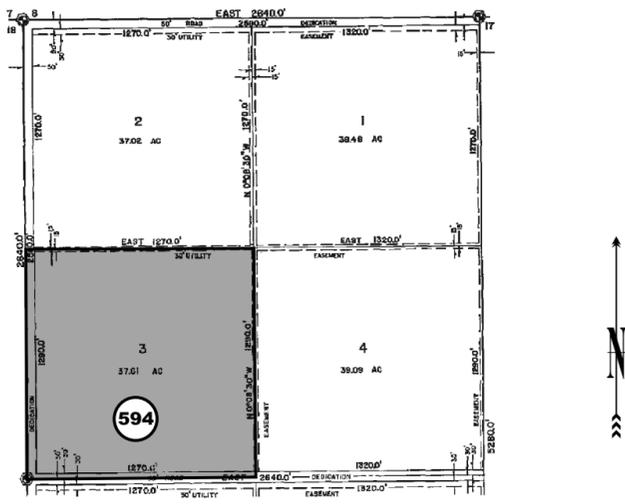
USGS Quad Fairbanks B-5, Alaska

**Vicinity Map**  
 Township 7 South, Range 9 West,  
 Sec. 17 - 20, 29 - 33  
 Fairbanks Meridian, Alaska

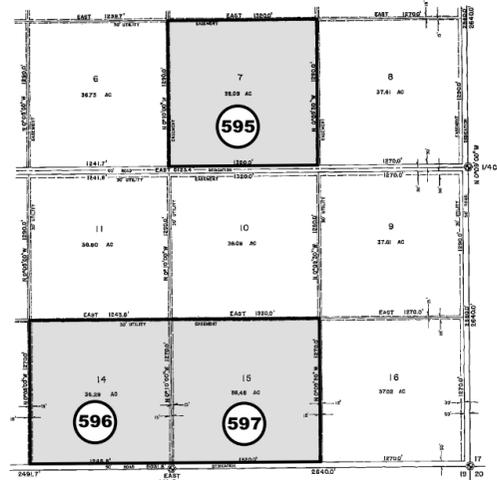
<b>Location</b>	The Anderson Subdivision reoffers lie west of the Nenana River, approximately five miles southwest of Anderson. Some areas may be within the Nenana River floodplain.
<b>Topo Map</b>	USGS Quad Fairbanks B-5
<b>Access</b>	Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary.
<b>Terrain</b>	Slightly rolling with slopes of 0 to 12 percent.
<b>Soils</b>	Soils are composed of 4 to 20 inches of silt and sandy loam over outwash sands and gravels, with a shallow organic layer covering the surface.
<b>Vegetation</b>	Spruce and willow, with some stands of birch and aspen.
<b>Water Front</b>	None
<b>View</b>	View encompasses the rolling terrain beyond the Nenana River.
<b>Climate</b>	Local temperatures are 38 to 72 degrees F in the summer and -18 to 24 degrees F in winter. Extremes of -69 and 98 degrees F have been recorded. Average annual precipitation is 11 inches including 48 inches of snow.
<b>Water Source</b>	Ground water depth varies between 100 to 250 feet from surface.
<b>Water/Sewage Disposal</b>	Approved by the Department of Environmental Conservation for non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.) Other water supply or disposal systems must be permitted and approved by DEC prior to construction.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see corresponding ASLS.
<b>Municipal Authority</b>	Located within the taxing authority of the Denali Borough.
<b>Homeowners Assoc.</b>	None.
<b>Other</b>	Alaska Department of Fish & Game has warned of possible human-black bear conflicts in this area.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
594	401956	F007S009W17	ASLS 79-23	3	37.610	\$ 10,300.00
595	401959	F007S009W18	ASLS 79-24	7	39.090	\$ 10,700.00
596	401963	F007S009W18	ASLS 79-24	14	36.290	\$ 10,000.00
597	401964	F007S009W18	ASLS 79-24	15	38.480	\$ 10,600.00
598	401965	F007S009W19	ASLS 79-25	3	36.350	\$ 10,000.00
599	401967	F007S009W19	ASLS 79-25	5	35.500	\$ 8,900.00
600	404956	F007S009W19	ASLS 79-25	8	37.610	\$ 10,300.00
601	404958	F007S009W19	ASLS 79-25	15	38.480	\$ 9,600.00
602	409039	F007S009W19	ASLS 79-25	1	37.020	\$ 10,200.00
603	401145	F007S009W20	ASLS 79-26	10	39.090	\$ 10,700.00
604	401977	F007S009W20	ASLS 79-26	11	39.090	\$ 10,700.00
605	401978	F007S009W20	ASLS 79-26	14	38.480	\$ 10,600.00
606	401979	F007S009W20	ASLS 79-26	15	38.480	\$ 10,600.00
607	401982	F007S009W29	ASLS 79-28	3	38.480	\$ 9,600.00
608	401983	F007S009W29	ASLS 79-28	4	37.020	\$ 9,300.00
609	401984	F007S009W29	ASLS 79-28	5	37.610	\$ 9,400.00
610	401986	F007S009W29	ASLS 79-28	10	39.090	\$ 10,700.00
611	401987	F007S009W29	ASLS 79-28	11	39.090	\$ 9,800.00
612	404962	F007S009W29	ASLS 79-28	8	37.610	\$ 11,300.00
613	404965	F007S009W29	ASLS 79-28	15	35.450	\$ 9,700.00
614	404966	F007S009W29	ASLS 79-28	12	37.610	\$ 9,400.00
615	404967	F007S009W29	ASLS 79-28	14	35.450	\$ 9,700.00
616	409044	F007S009W29	ASLS 79-28	13	34.110	\$ 8,500.00
617	401312	F007S009W30	ASLS 79-29	5	35.740	\$ 8,900.00
618	401988	F007S009W30	ASLS 79-29	6	37.220	\$ 9,300.00
619	404968	F007S009W30	ASLS 79-29	4	35.130	\$ 8,800.00
620	404969	F007S009W30	ASLS 79-29	3	36.590	\$ 9,100.00
621	404972	F007S009W30	ASLS 79-29	8	37.610	\$ 9,400.00
622	404973	F007S009W30	ASLS 79-29	10	39.090	\$ 9,800.00
623	404974	F007S009W30	ASLS 79-29	9	37.610	\$ 9,400.00
624	404975	F007S009W30	ASLS 79-29	16	34.110	\$ 8,500.00
625	404976	F007S009W30	ASLS 79-29	15	35.470	\$ 8,900.00
626	404977	F007S009W30	ASLS 79-29	14	33.880	\$ 8,500.00
627	404978	F007S009W30	ASLS 79-29	13	32.530	\$ 8,100.00
628	401199	F007S009W31	ASLS 79-30	13	38.550	\$ 9,600.00
629	401992	F007S009W31	ASLS 79-30	5	37.290	\$ 9,300.00
630	401995	F007S009W31	ASLS 79-30	15	38.500	\$ 9,600.00
631	404979	F007S009W31	ASLS 79-30	4	33.030	\$ 8,300.00
632	404980	F007S009W31	ASLS 79-30	3	34.370	\$ 8,600.00
633	404982	F007S009W31	ASLS 79-30	2	35.450	\$ 8,900.00
634	404986	F007S009W31	ASLS 79-30	10	39.110	\$ 9,800.00
635	401997	F007S009W32	ASLS 79-31	3	35.500	\$ 8,900.00
636	402001	F007S009W32	ASLS 79-31	11	39.130	\$ 9,800.00
637	402002	F007S009W32	ASLS 79-31	13	37.050	\$ 9,300.00
638	402003	F007S009W32	ASLS 79-31	14	38.520	\$ 9,600.00
639	402023	F007S009W32	ASLS 79-31	8	37.670	\$ 9,400.00
640	404989	F007S009W32	ASLS 79-31	4	34.150	\$ 8,500.00
641	404992	F007S009W32	ASLS 79-31	1	34.170	\$ 8,500.00
642	409045	F007S009W32	ASLS 79-31	9	37.670	\$ 9,400.00
643	401201	F007S009W33	ASLS 79-32	7	37.100	\$ 10,200.00
644	401248	F007S009W33	ASLS 79-32	4	39.230	\$ 11,800.00
645	402005	F007S009W33	ASLS 79-32	1	35.600	\$ 10,700.00
646	404995	F007S009W33	ASLS 79-32	3	37.690	\$ 10,400.00

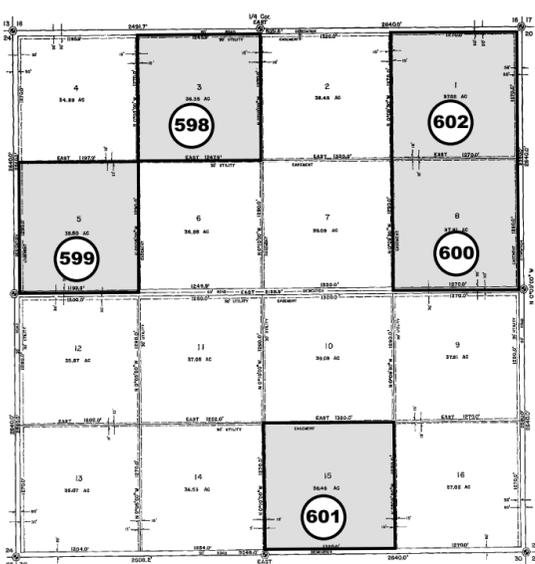
ASLS 79-23 Sec. 17



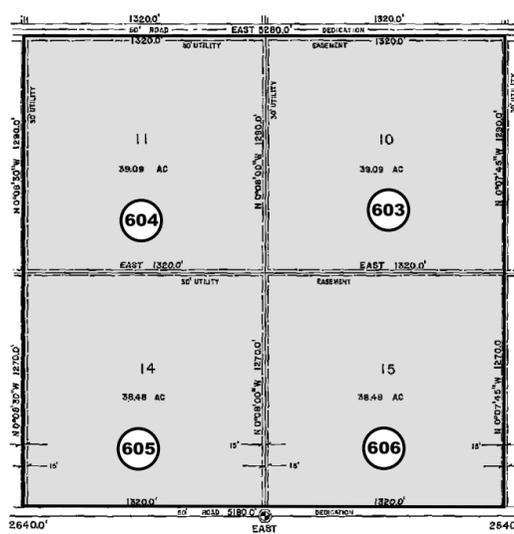
ASLS 79-24 Sec. 18



ASLS 79-25 Sec. 19



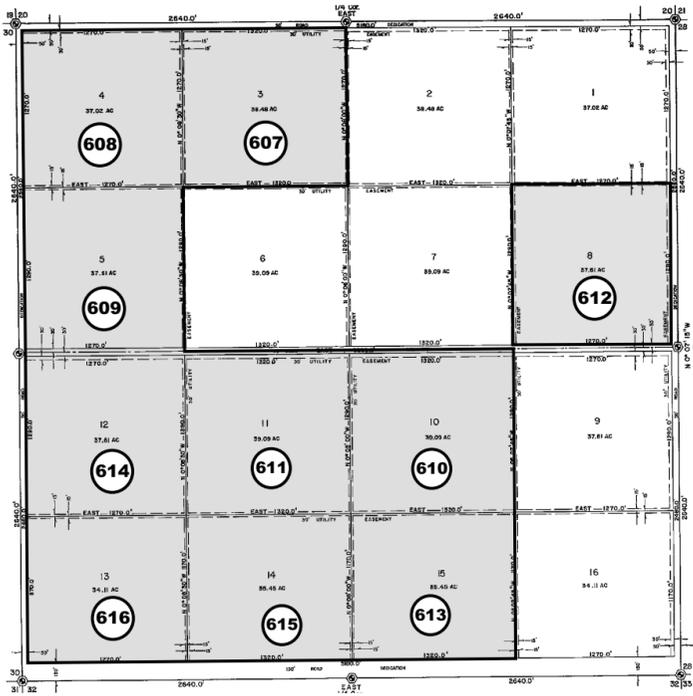
ASLS 79-26 Sec. 20



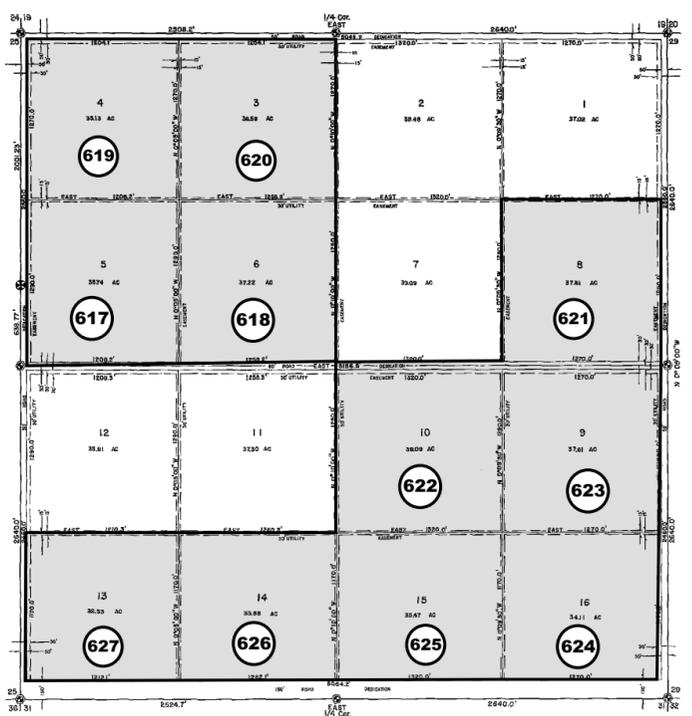
continued

Map 41 - Anderson Subdivision

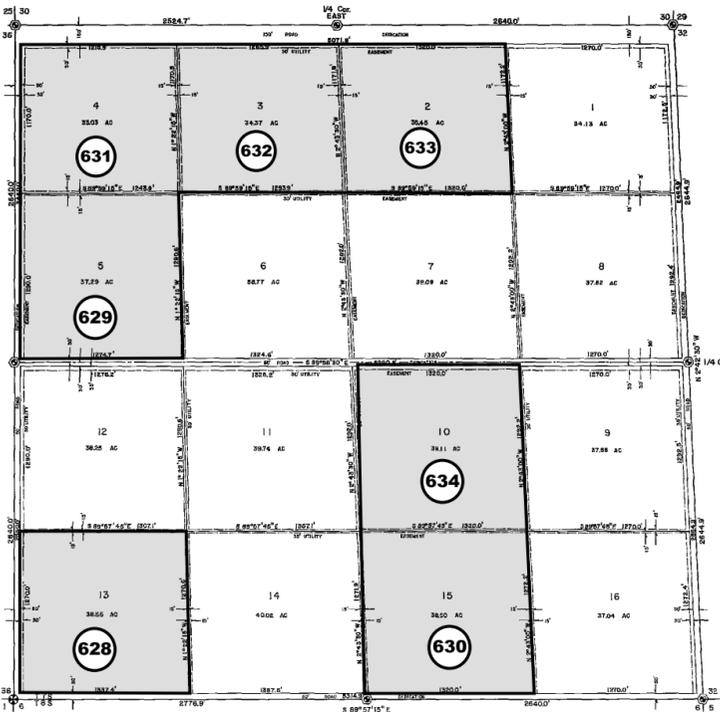
ASLS 79-28 Sec. 29



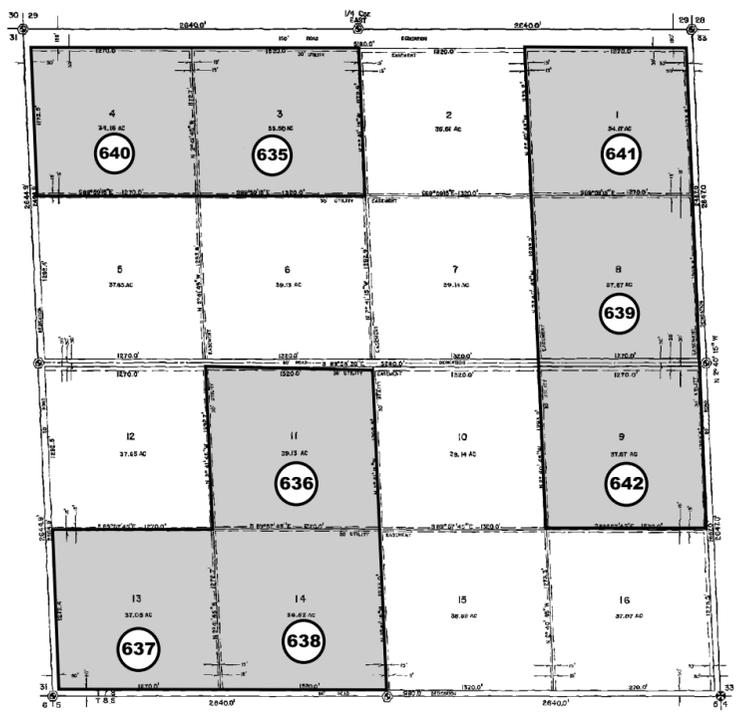
ASLS 79-29 Sec. 30



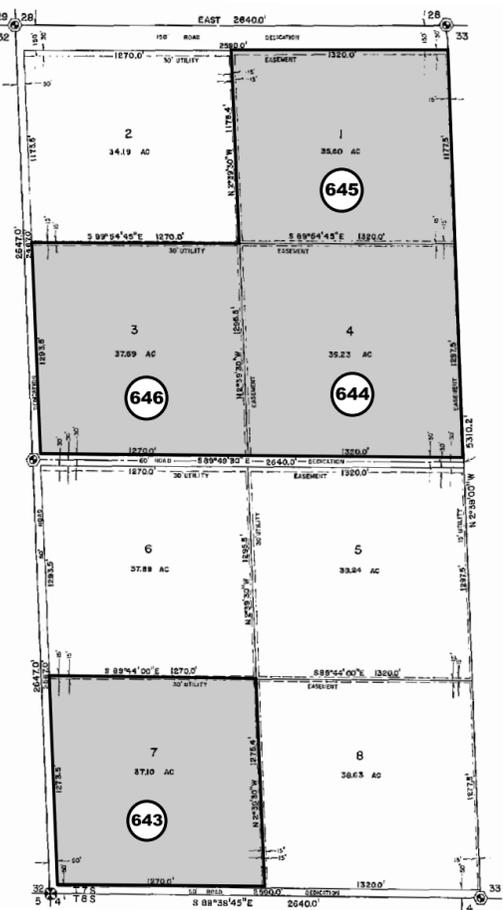
ASLS 79-30 Sec. 31



ASLS 79-31 Sec. 32



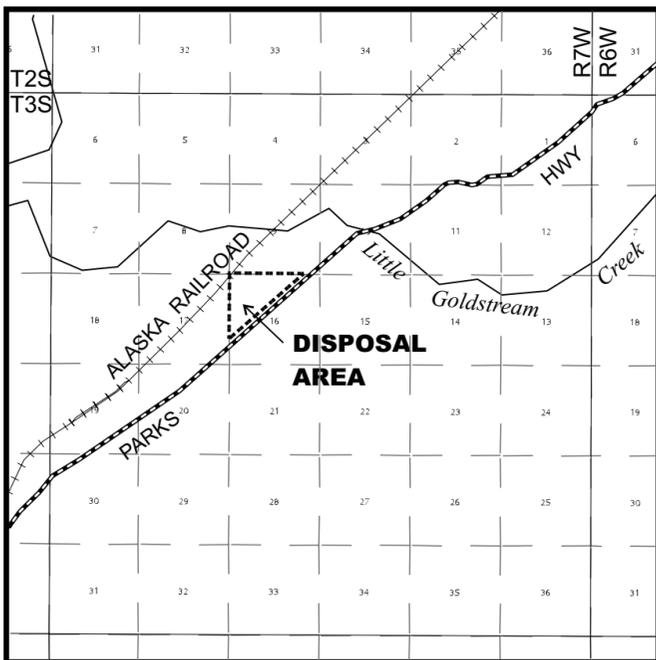
ASLS 79-32 Sec. 33



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: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Map 42 - Berg Subdivision ASLS 82-181



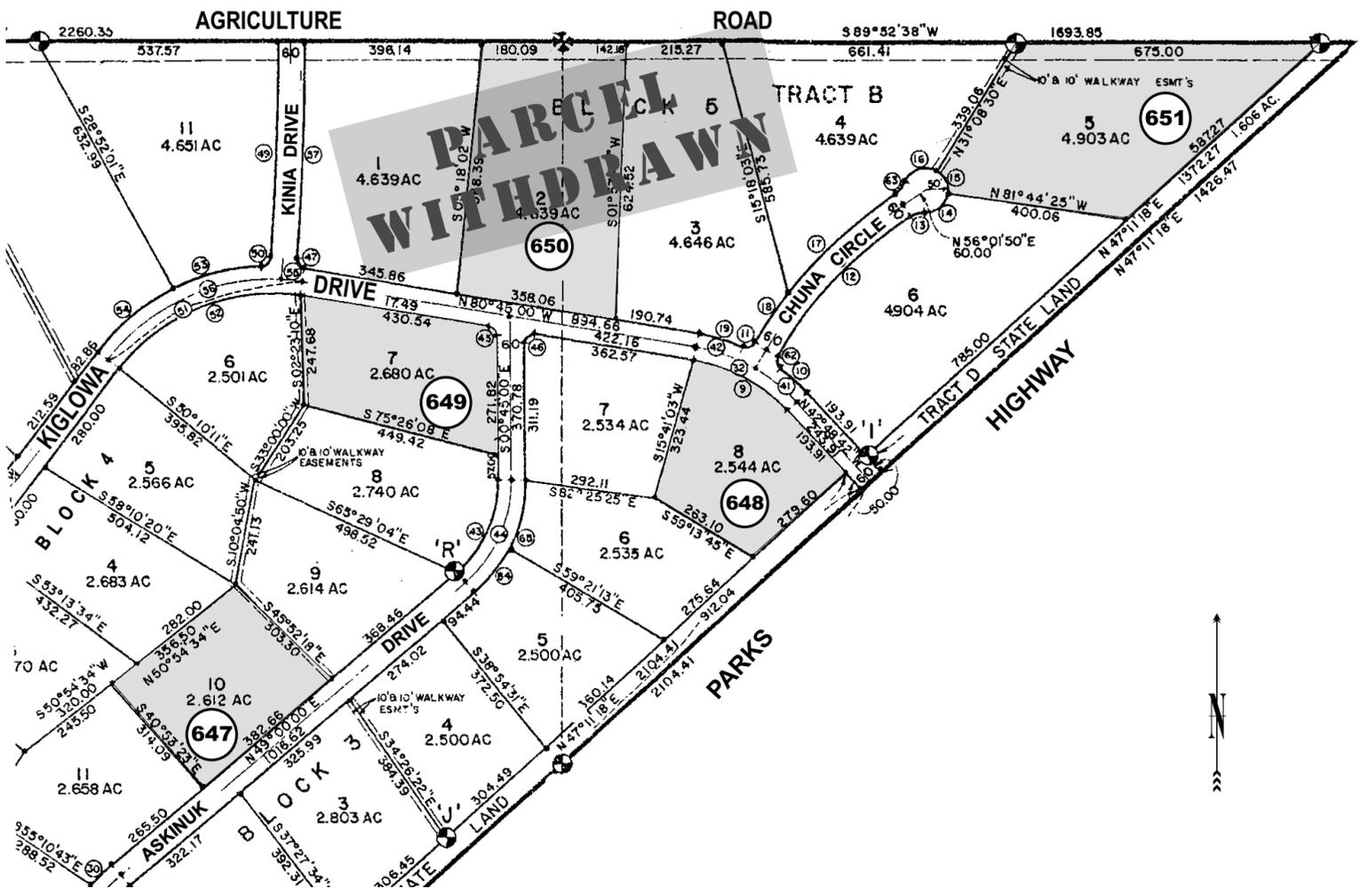
USGS Quad Fairbanks C-4, C-5, Alaska

Vicinity Map

Township 3 South, Range 7 West, Sec. 16  
Fairbanks Meridian, Alaska

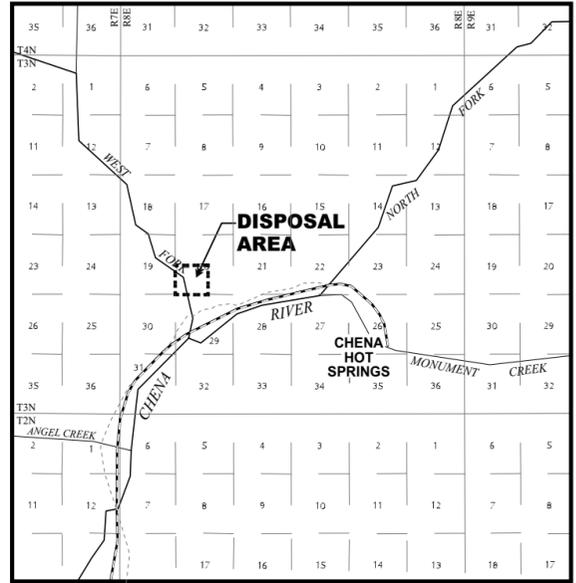
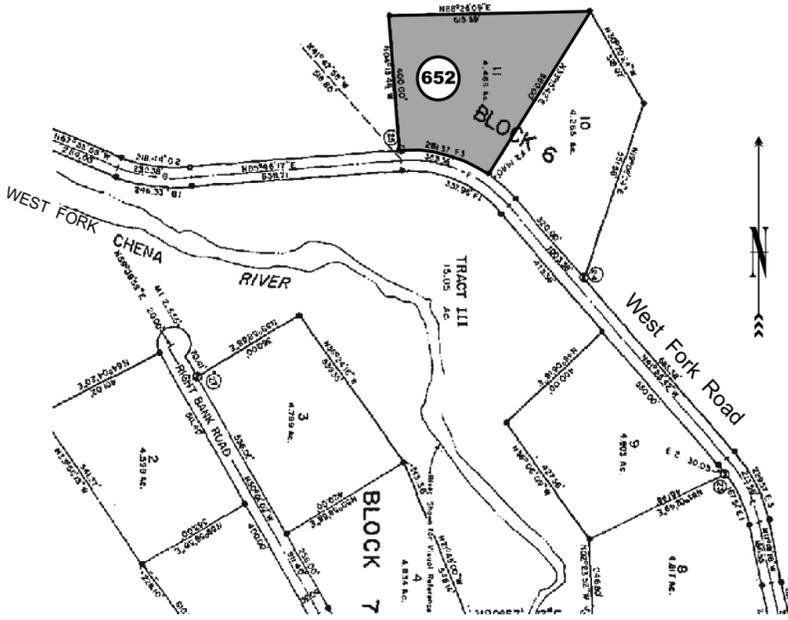
<b>Location</b>	Berg subdivision is located approximately nine miles north of Nenana on the Parks Highway. It lies between the highway and the Alaska Railroad.
<b>Topo Map</b>	USGS Quad Fairbanks C-4 & C-5
<b>Access</b>	Access is via the Berg Ag Road which departs the Parks Highway at approximately mile 314.3 and runs along the northern disposal border.
<b>Terrain</b>	Gently to moderately sloping lands with elevations ranging from 350 to 550 feet above sea level.
<b>Soils</b>	Soils are moderately well drained and deep consisting of silty loess. Gardening potential is good.
<b>Vegetation</b>	The vegetation is dominantly birch, aspen, and white spruce. In low-lying areas, vegetation includes black spruce, low shrubs and mosses.
<b>Water Front</b>	None
<b>View</b>	View of the surrounding low hills and woods
<b>Climate</b>	Average temperatures range from 37 to 70 degrees F in summer and -24 to 26 degrees F in winter.
<b>Water Source</b>	Private wells provide water to local residents; quality of the water is unknown.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	A GVEA power line runs parallel to the Parks Highway, but individual parcels must be independently researched.
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 82-181. ASLS 82-181, Section 16 has corrections pending.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Berg Homeowner's Association.
<b>Other</b>	There is a deteriorated shell of a log cabin located on Lot 5 Block 5. Various services including a public health clinic, post office, state troopers, and a municipal airport are available in the nearby community of Nenana.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
647	411069	F003S007W16	ASLS 82-181	10	4	2.612	\$5,700.00
648	411073	F003S007W16	ASLS 82-181	8	3	2.544	\$7,600.00
649	411074	F003S007W16	ASLS 82-181	7	4	2.680	\$7,200.00
650	411076	F003S007W16	<b>PARCEL WITHDRAWN</b>			4.639	\$11,200.00
651	411079	F003S007W16	ASLS 82-181	5	5	4.903	\$12,300.00



Alaska Railroad: Use of the Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Map 43 - Chena Hot Springs II ASLS 80-138



USGS Quad Circle A-5, Alaska

Vicinity Map

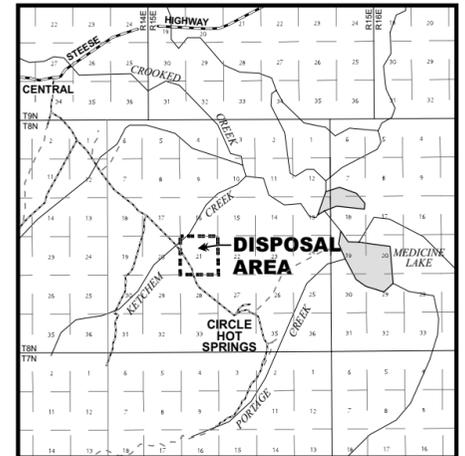
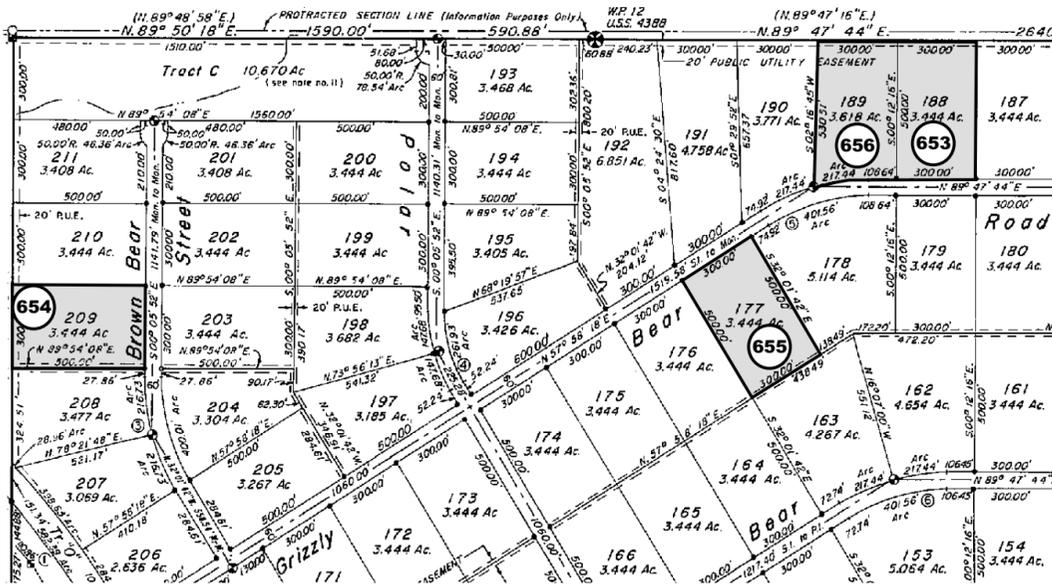
Township 3 North, Range 8 East, Sec. 20  
Fairbanks Meridian, Alaska

Location	Near Chena Hot Springs Road, approximately five miles west of Chena Hot Springs Resort.
Topo Map	USGS Quad Circle A-5
Access	Access to this subdivision is via Chena Hot Springs Road, then north on West Fork Rd.
Terrain	Terrain varies from level ground along the river to very steep slopes on the hills. Elevations range from 1,000 to 1,500 feet.
Soils	Areas near the river are well drained gravel and sand covered by organic layer of varying depth. Areas distant from the river may contain deep silt layers and may contain permafrost. Hillsides are composed of weathered granite covered by an organic layer.
Vegetation	Large white spruce and cottonwood near the river, small black spruce and muskeg on the flats back from the river drainage. Small aspen, birch, and white spruce found on hillsides.
Water Front	None
View	Good view of surrounding hills.
Climate	Temperatures average from 38 to 72 degrees F in summer and -34 to 25 degrees F in winter with extremes from -67 to 95 degrees F. Average precipitation is about 10 inches including 61 inches of snow.
Water Source	Groundwater is abundant and quality is expected to be good.
Water/Sewage Disposal	Non-water carried type sewage disposal systems only (i.e. privies). Any alternative system must be approved by the Alaska Dept. of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations see ASLS 80-138. Subject to a 15-foot utility easement on surrounding lot lines.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
652	406925	F003N008E20	ASLS 80-138	11	6	4.468	\$5,600.00

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Map 44 - Circle ASLS 78 -163



USGS Quad Circle B-2, Alaska

Vicinity Map

Township 8 North, Range 15 East, Sec. 21  
Fairbanks Meridian, Alaska

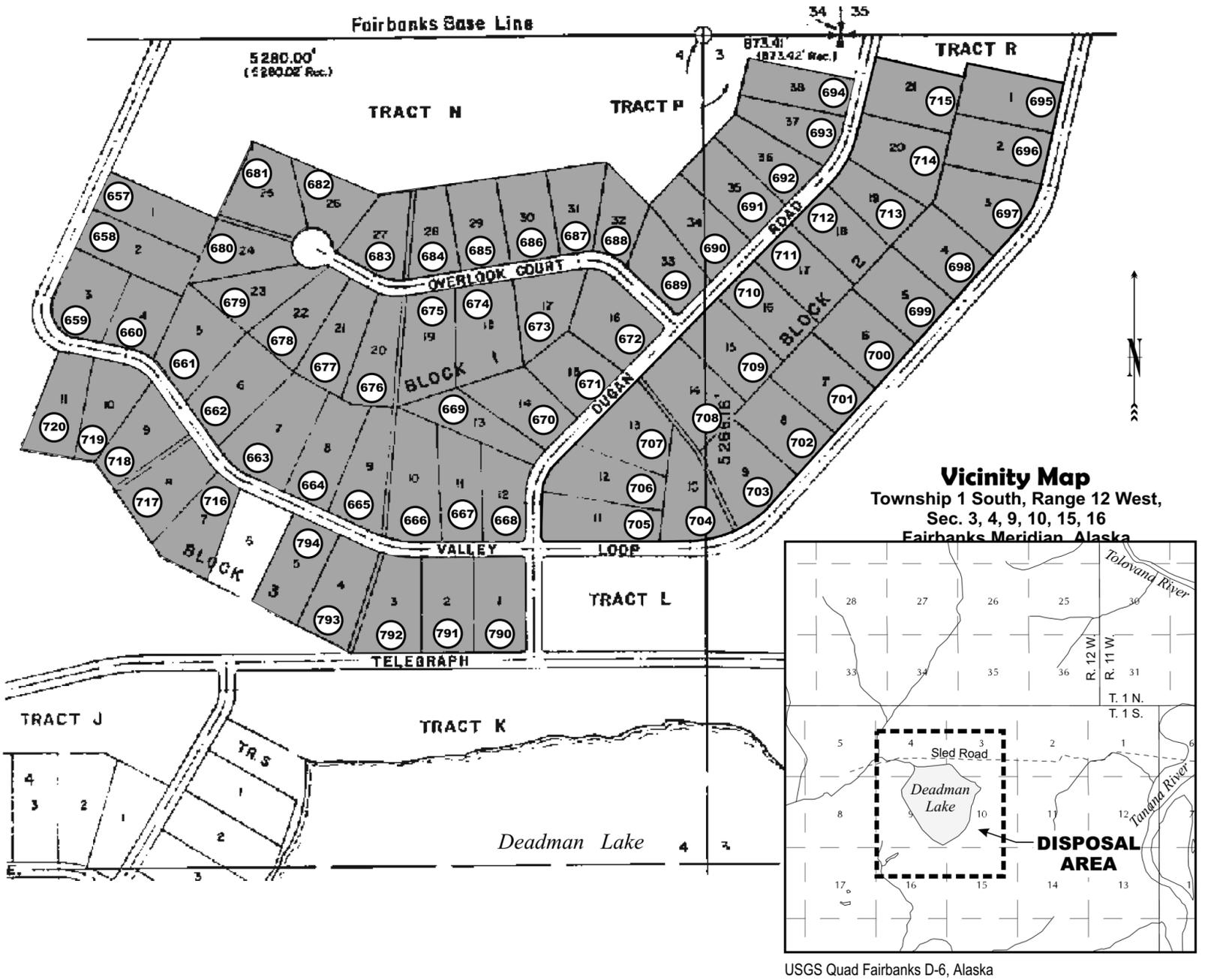
Location	The Circle subdivision is located one mile northeast of Circle Hot Springs, approximately 7 miles southeast of Central.
Topo Map	USGS Quad Circle B-2
Access	Parcels may be accessed via Circle Hot Springs Road, and then Grizzly Bear and Brown Bear Roads.
Terrain	The land is level to gently sloping with an elevation of approximately 800 feet
Soils	Soils are generally alluvial with shallow silt/loam topsoil over fine gravel. There is permafrost throughout the area.
Vegetation	Stands of birch and white spruce with a thick understory of willow, alder and other brush. Black spruce are predominant in permafrost areas.
Water Front	None
View	View of surrounding spruce forest.
Climate	Summer temperatures average 38 degrees F to 72 degrees F, winters range from -22 degrees F to 24 degrees F and extremes of -60 degrees F to 94 degrees F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.
Water Source	Ground water may be highly mineralized with a potential for encountering hot water due to geothermal activity. Use of such water would require a permit under the geothermal resource regulations.
Water/Sewage Disposal	This area has been approved by the Department of Environmental Conservation (DEC) for non-water carried type disposal systems. Any other system must first be approved and permitted by the DEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 78-163.
Municipal Authority	None
Homeowners Assoc.	None
Other	The AK Dept of Fish & Game points out the high likelihood of encountering grizzly and black bear, moose and various small game in this area. Lands within this subdivision are tentatively approved from the federal government.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
653	402026	F008N015E21	ASLS 78-163	188	3.444	\$4,500.00
654	402031	F008N015E21	ASLS 78-163	209	3.444	\$4,800.00
655	406259	F008N015E21	ASLS 78-163	177	3.444	\$4,500.00
656	406266	F008N015E21	ASLS 78-163	189	3.618	\$4,700.00

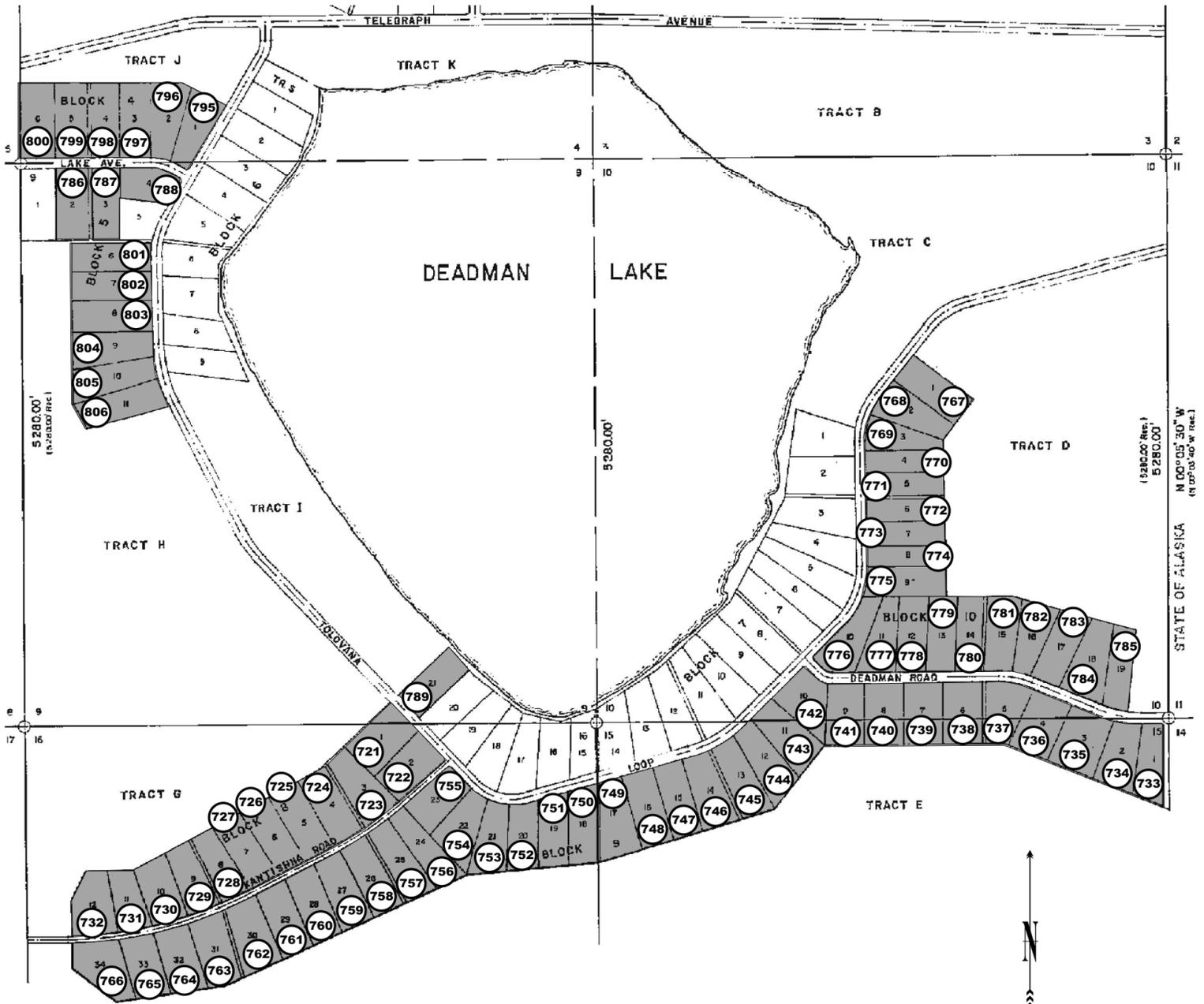
Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

# Map 45 - Deadman Lake ASLS 81-40

## Sec. 3, 4



## Sec. 4, 9, 10, 15, 16



continued

Map 45 - Deadman Lake ASLS 81-40

<b>Location</b>	Approximately 65 air miles west of Fairbanks.
<b>Topo Map</b>	USGS Quad Fairbanks D-6
<b>Access</b>	By air or by boat to the confluence of the Tanana and Tolovana Rivers, and from there continue by land westward approximately 4 miles on a trail to the lake.
<b>Terrain</b>	Lake surrounded by gently sloping hills with elevations up to 500 feet.
<b>Soils</b>	Soils consist of 2 to 5 feet of sandy silt covered by a shallow organic layer
<b>Vegetation</b>	Stands of birch and spruce forest, occasionally mixed.
<b>Water Front</b>	Lot 21, block 7 is the only parcel with water frontage
<b>View</b>	Nice view of the lake and surrounding hills.
<b>Climate</b>	Temperatures range from 90 degrees F in summer to -60 degrees F in winter. Moderate winds possible.
<b>Water Source</b>	Collection of lake surface water, holding rainwater catchment.
<b>Water/Sewage Disposal</b>	Lot owners must construct individual non-water carried sewage and wastewater disposal systems or such systems as approved by Alaska Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 81-40. Parcels may contain wetlands and may require Department of Army Corps of Engineers permits prior to placement of fill materials.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners Association created to govern said subdivision.
<b>Other</b>	The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866. Lands within this subdivision are tentatively approved from the federal government.

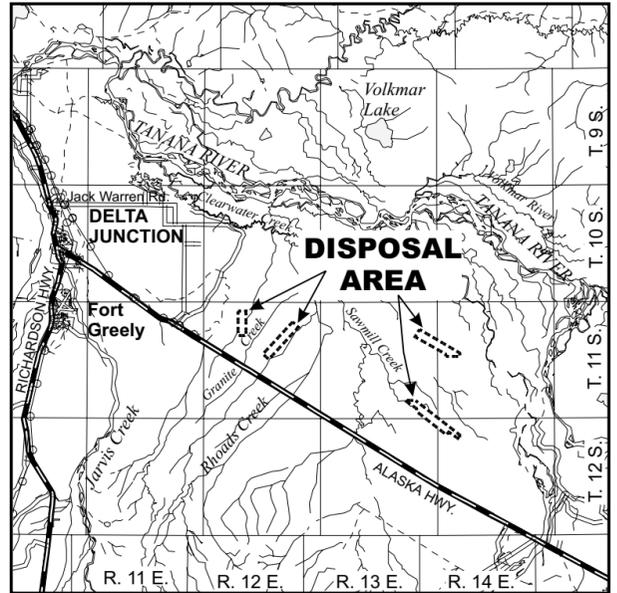
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
657	407456	F001S012W04	ASLS 81-40	1	1	4.939	\$ 3,000.00
658	407457	F001S012W04	ASLS 81-40	2	1	4.864	\$ 2,900.00
659	407458	F001S012W04	ASLS 81-40	3	1	4.997	\$ 3,000.00
660	407459	F001S012W04	ASLS 81-40	4	1	4.297	\$ 2,600.00
661	407460	F001S012W04	ASLS 81-40	5	1	4.679	\$ 2,800.00
662	407461	F001S012W04	ASLS 81-40	6	1	4.724	\$ 2,800.00
663	407462	F001S012W04	ASLS 81-40	7	1	4.623	\$ 2,800.00
664	407463	F001S012W04	ASLS 81-40	8	1	4.839	\$ 3,600.00
665	407464	F001S012W04	ASLS 81-40	9	1	4.782	\$ 3,600.00
666	407465	F001S012W04	ASLS 81-40	10	1	4.917	\$ 3,700.00
667	407466	F001S012W04	ASLS 81-40	11	1	4.578	\$ 3,400.00
668	407467	F001S012W04	ASLS 81-40	12	1	3.735	\$ 2,800.00
669	407468	F001S012W04	ASLS 81-40	13	1	4.268	\$ 2,600.00
670	407469	F001S012W04	ASLS 81-40	14	1	4.990	\$ 3,000.00
671	407470	F001S012W04	ASLS 81-40	15	1	4.437	\$ 2,700.00
672	407471	F001S012W04	ASLS 81-40	16	1	4.982	\$ 3,000.00
673	407472	F001S012W04	ASLS 81-40	17	1	3.573	\$ 2,100.00
674	407473	F001S012W04	ASLS 81-40	18	1	5.000	\$ 3,000.00
675	407474	F001S012W04	ASLS 81-40	19	1	4.905	\$ 2,900.00
676	407475	F001S012W04	ASLS 81-40	20	1	3.657	\$ 2,200.00
677	407476	F001S012W04	ASLS 81-40	21	1	3.983	\$ 2,400.00
678	407477	F001S012W04	ASLS 81-40	22	1	3.545	\$ 2,100.00
679	407478	F001S012W04	ASLS 81-40	23	1	3.743	\$ 2,200.00
680	407479	F001S012W04	ASLS 81-40	24	1	3.580	\$ 2,100.00
681	407480	F001S012W04	ASLS 81-40	25	1	4.718	\$ 2,800.00
682	407481	F001S012W04	ASLS 81-40	26	1	4.198	\$ 2,500.00
683	407482	F001S012W04	ASLS 81-40	27	1	3.948	\$ 2,400.00
684	407483	F001S012W04	ASLS 81-40	28	1	3.562	\$ 2,100.00
685	407484	F001S012W04	ASLS 81-40	29	1	4.502	\$ 2,700.00
686	407485	F001S012W04	ASLS 81-40	30	1	4.502	\$ 2,700.00
687	407486	F001S012W04	ASLS 81-40	31	1	4.320	\$ 2,600.00
688	407487	F001S012W04	ASLS 81-40	32	1	3.438	\$ 2,100.00
689	407488	F001S012W03, 04	ASLS 81-40	33	1	4.585	\$ 2,800.00
690	407489	F001S012W03, 04	ASLS 81-40	34	1	4.248	\$ 2,100.00
691	407490	F001S012W03, 04	ASLS 81-40	35	1	4.812	\$ 2,400.00
692	407491	F001S012W03	ASLS 81-40	36	1	4.624	\$ 2,300.00
693	407492	F001S012W03	ASLS 81-40	37	1	3.841	\$ 1,900.00
694	407493	F001S012W03	ASLS 81-40	38	1	3.759	\$ 1,900.00
695	407494	F001S012W03	ASLS 81-40	1	2	4.786	\$ 2,400.00
696	407495	F001S012W03	ASLS 81-40	2	2	4.786	\$ 2,400.00
697	407496	F001S012W03	ASLS 81-40	3	2	4.681	\$ 2,300.00
698	407497	F001S012W03	ASLS 81-40	4	2	4.537	\$ 2,300.00
699	407498	F001S012W03	ASLS 81-40	5	2	4.622	\$ 2,300.00
700	407499	F001S012W03	ASLS 81-40	6	2	4.707	\$ 2,400.00
701	407500	F001S012W03	ASLS 81-40	7	2	4.805	\$ 2,400.00
702	407501	F001S012W03	ASLS 81-40	8	2	4.994	\$ 2,500.00
703	407502	F001S012W03, 04	ASLS 81-40	9	2	4.770	\$ 3,600.00
704	407503	F001S012W03, 04	ASLS 81-40	10	2	4.753	\$ 3,600.00
705	407504	F001S012W04	ASLS 81-40	11	2	4.446	\$ 3,300.00
706	407505	F001S012W04	ASLS 81-40	12	2	4.438	\$ 3,300.00
707	407506	F001S012W04	ASLS 81-40	13	2	4.636	\$ 3,500.00
708	407507	F001S012W03, 04	ASLS 81-40	14	2	4.554	\$ 2,300.00
709	407508	F001S012W03, 04	ASLS 81-40	15	2	4.502	\$ 2,300.00
710	407509	F001S012W03	ASLS 81-40	16	2	4.234	\$ 2,100.00
711	407510	F001S012W03	ASLS 81-40	17	2	4.187	\$ 2,100.00
712	407511	F001S012W03	ASLS 81-40	18	2	4.335	\$ 2,200.00
713	407512	F001S012W03	ASLS 81-40	19	2	3.963	\$ 2,000.00
714	407513	F001S012W03	ASLS 81-40	20	2	4.867	\$ 2,400.00
715	407514	F001S012W03	ASLS 81-40	21	2	4.996	\$ 2,500.00
716	407516	F001S012W04	ASLS 81-40	7	3	4.637	\$ 2,800.00
717	407517	F001S012W04	ASLS 81-40	8	3	4.823	\$ 2,900.00
718	407518	F001S012W04	ASLS 81-40	9	3	4.688	\$ 2,800.00
719	407519	F001S012W04	ASLS 81-40	10	3	4.226	\$ 2,500.00
720	407520	F001S012W04	ASLS 81-40	11	3	4.636	\$ 2,800.00
721	407537	F001S012W09, 16	ASLS 81-40	1	8	4.835	\$ 3,600.00
722	407538	F001S012W16	ASLS 81-40	2	8	4.968	\$ 3,700.00
723	407539	F001S012W16	ASLS 81-40	3	8	4.983	\$ 3,000.00
724	407540	F001S012W16	ASLS 81-40	4	8	4.868	\$ 2,900.00
725	407541	F001S012W16	ASLS 81-40	5	8	4.972	\$ 3,000.00
726	407542	F001S012W16	ASLS 81-40	6	8	4.831	\$ 2,900.00
727	407543	F001S012W16	ASLS 81-40	7	8	4.739	\$ 2,800.00
728	407544	F001S012W16	ASLS 81-40	8	8	3.860	\$ 2,300.00
729	407545	F001S012W16	ASLS 81-40	9	8	4.509	\$ 2,300.00
730	407546	F001S012W16	ASLS 81-40	10	8	4.737	\$ 2,400.00
731	407547	F001S012W16	ASLS 81-40	11	8	3.870	\$ 1,900.00
732	407548	F001S012W16	ASLS 81-40	12	8	4.961	\$ 2,500.00
733	407549	F001S012W15	ASLS 81-40	1	9	4.786	\$ 2,400.00

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
734	407550	F001S012W15	ASLS 81-40	2	9	4.621	\$ 2,300.00
735	407551	F001S012W10, 15	ASLS 81-40	3	9	4.924	\$ 2,500.00
736	407552	F001S012W10, 15	ASLS 81-40	4	9	4.979	\$ 2,500.00
737	407553	F001S012W10, 15	ASLS 81-40	5	9	4.595	\$ 2,300.00
738	407554	F001S012W10, 15	ASLS 81-40	6	9	4.994	\$ 3,000.00
739	407555	F001S012W10, 15	ASLS 81-40	7	9	4.944	\$ 3,000.00
740	407556	F001S012W10, 15	ASLS 81-40	8	9	4.944	\$ 3,000.00
741	407557	F001S012W10, 15	ASLS 81-40	9	9	4.610	\$ 3,500.00
742	407558	F001S012W10, 15	ASLS 81-40	10	9	4.978	\$ 3,700.00
743	407559	F001S012W10, 15	ASLS 81-40	11	9	4.941	\$ 3,700.00
744	407560	F001S012W10, 15	ASLS 81-40	12	9	4.796	\$ 3,600.00
745	407561	F001S012W15	ASLS 81-40	13	9	4.822	\$ 3,600.00
746	407562	F001S012W15	ASLS 81-40	14	9	4.868	\$ 3,700.00
747	407563	F001S012W15	ASLS 81-40	15	9	4.485	\$ 3,400.00
748	407564	F001S012W15	ASLS 81-40	16	9	4.862	\$ 3,600.00
749	407565	F001S012W15	ASLS 81-40	17	9	4.666	\$ 3,500.00
750	407566	F001S012W16	ASLS 81-40	18	9	4.764	\$ 3,600.00
751	407567	F001S012W16	ASLS 81-40	19	9	4.350	\$ 3,300.00
752	407568	F001S012W16	ASLS 81-40	20	9	3.929	\$ 2,900.00
753	407569	F001S012W16	ASLS 81-40	21	9	4.213	\$ 3,200.00
754	407570	F001S012W16	ASLS 81-40	22	9	4.656	\$ 3,500.00
755	407571	F001S012W16	ASLS 81-40	23	9	4.471	\$ 3,400.00
756	407572	F001S012W16	ASLS 81-40	24	9	4.530	\$ 2,700.00
757	407573	F001S012W16	ASLS 81-40	25	9	4.528	\$ 2,700.00
758	407574	F001S012W16	ASLS 81-40	26	9	4.671	\$ 2,800.00
759	407575	F001S012W16	ASLS 81-40	27	9	4.938	\$ 3,000.00
760	407576	F001S012W16	ASLS 81-40	28	9	4.521	\$ 2,700.00
761	407577	F001S012W16	ASLS 81-40	29	9	4.420	\$ 2,700.00
762	407578	F001S012W16	ASLS 81-40	30	9	4.815	\$ 2,900.00
763	407579	F001S012W16	ASLS 81-40	31	9	4.998	\$ 2,500.00
764	407580	F001S012W16	ASLS 81-40	32	9	4.628	\$ 2,300.00
765	407581	F001S012W16	ASLS 81-40	33	9	4.169	\$ 2,100.00
766	407582	F001S012W16	ASLS 81-40	34	9	4.858	\$ 2,400.00
767	407583	F001S012W10	ASLS 81-40	1	10	4.965	\$ 3,700.00
768	407584	F001S012W10	ASLS 81-40	2	10	4.644	\$ 3,500.00
769	407585	F001S012W10	ASLS 81-40	3	10	3.714	\$ 2,800.00
770	407586	F001S012W10	ASLS 81-40	4	10	3.398	\$ 2,500.00
771	407587	F001S012W10	ASLS 81-40	5	10	3.754	\$ 2,800.00
772	407588	F001S012W10	ASLS 81-40	6	10	3.568	\$ 2,700.00
773	407589	F001S012W10	ASLS 81-40	7	10	3.907	\$ 2,900.00
774	407590	F001S012W10	ASLS 81-40	8	10	4.047	\$ 3,000.00
775	407591	F001S012W10	ASLS 81-40	9	10	4.280	\$ 3,200.00
776	407592	F001S012W10	ASLS 81-40	10	10	4.785	\$ 3,600.00
777	407593	F001S012W10	ASLS 81-40	11	10	4.136	\$ 3,100.00
778	407594	F001S012W10	ASLS 81-40	12	10	4.357	\$ 2,600.00
779	407595	F001S012W10	ASLS 81-40	13	10	4.278	\$ 2,600.00
780	407596	F001S012W10	ASLS 81-40	14	10	3.770	\$ 2,300.00
781	407597	F001S012W10	ASLS 81-40	15	10	4.710	\$ 2,400.00
782	407598	F001S012W10	ASLS 81-40	16	10	4.246	\$ 2,100.00
783							

Northern Region -- Summer 2001 State Land Auction #416

Map 46 - Delta Ag Subdivision ASLS 78-93

<b>Location</b>	The Delta Ag Subdivision parcels are located approximately 12 to 22 miles southeast of Delta Junction and 1 to 6 miles north of the Alaska Highway.
<b>Topo Map</b>	USGS Quad Mt. Hayes D-3
<b>Access</b>	All parcels are accessible from the Alaska Highway and connecting roads that include Barley Way/Poplar Way, Rapeseed Way, Spruce Road, and Sawmill Creek Road. Sawmill Creek Road is located at milepost 1404 and Spruce Road is located at milepost 1410. Access to Tracts 5, 26, and 30 of Block 5 via Agriculture Road may be restricted to ATV use during wet or winter conditions.
<b>Terrain</b>	The area is nearly level with elevation levels between 1,100 to 1,200 feet above mean sea level.
<b>Soils</b>	Soil is predominately well-drained sandy silt-loam with underlying gravel; exposed soils may be susceptible to wind erosion.
<b>Vegetation</b>	Vegetation includes aspen, birch, and many stands of black spruce regeneration.
<b>Water Front</b>	None
<b>View</b>	Approximately half of the parcels have a southern view of the Alaska Range.
<b>Climate</b>	Very windy area with temperatures from 35 to 72 degrees F in the summer, -31to 24 degrees F in the winter, and recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
<b>Water Source</b>	Wells in surrounding areas average 150 to 200 feet.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	Power and phone service is available to most of the area; individual parcels must be researched independently to determine utility availability.
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 78-93. Parcels 807-818, 824, 827-835, and 846 are subject to a 30-foot utility easement along platted rights-of-way. Tract 18, Block 1 is subject to a 17-foot utility easement and Tract 19, Block 1 is subject to a 12-foot utility easement along the common interior lot line. Lot 25, Block 2 is subject to an access easement (ADL 415419) commencing from Rapeseed Way along the southeast lot line 50 feet wide for the first 440 feet and 100 feet wide for the remaining 219.83 feet.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Some lots may contain debris such as abandoned vehicles, appliances, or collapsed buildings. Inspection of lots is strongly encouraged. The Mental Health Trust Authority retains all of the mineral estate to Tract 69, Block 1. This subdivision is entirely surrounded by large-scale agricultural development; farming activities include traffic, livestock production, and the use of fertilizers and pesticides. Many parcels are within an old burn area, now revegetated. ADL 401920 was cleared and burned as of Feb 1989. Wild bison herds frequent the region. Some parcels within this subdivision are Tentatively Approved (T/A) from the Federal Government.

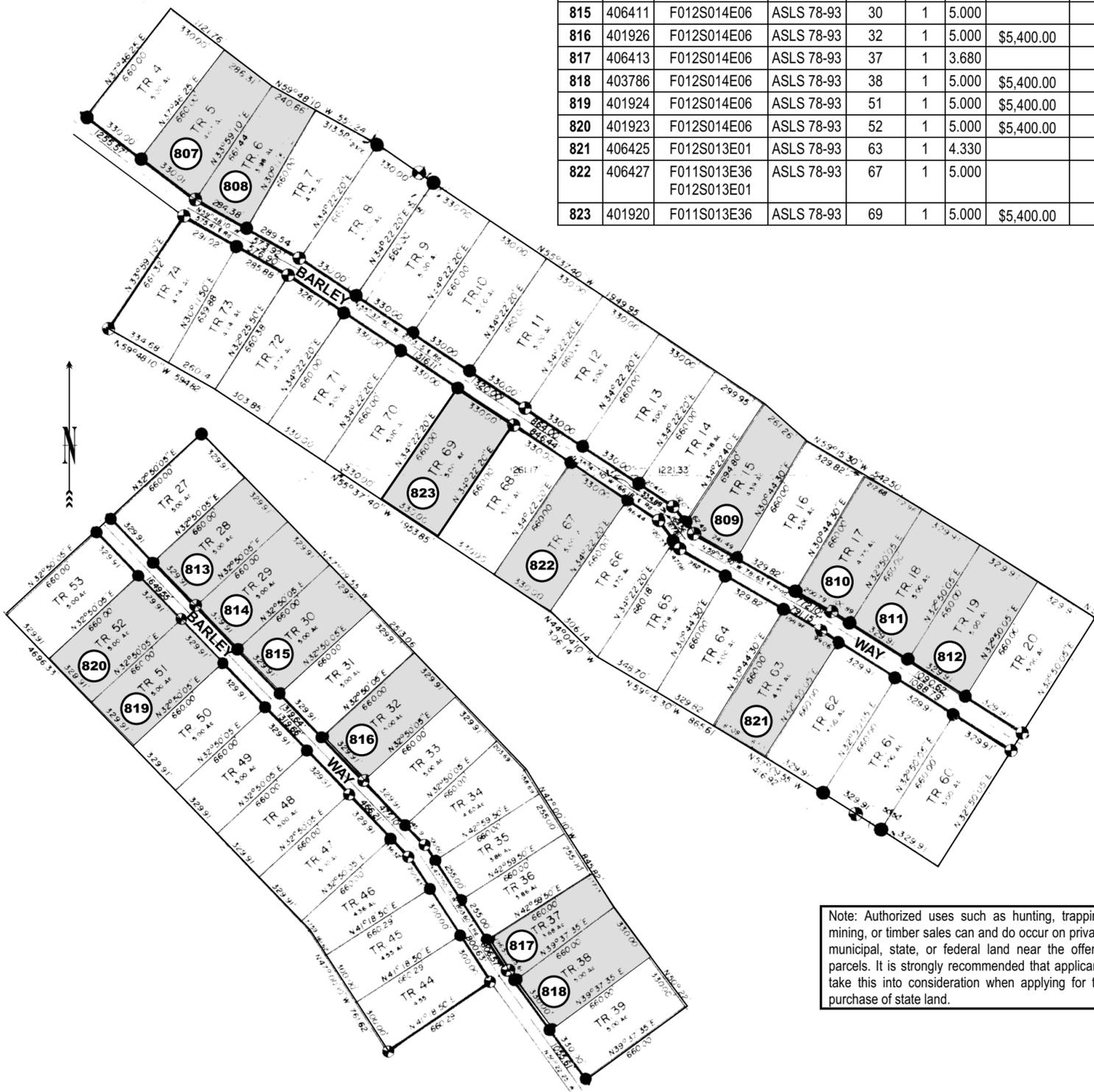


USGS Quad Mt. Hayes D-3, Alaska

Vicinity Map

Township 11 South, Range 12 East, Sec. 8-11, 14, 15  
 Township 12 South, Range 13 East, Sec. 12, 13, 36  
 Township 12 South, Range 13 East, Sec. 1  
 Township 12 South, Range 14 East, Sec. 6  
 Fairbanks Meridian, Alaska

Block 1 ASLS 78 -93

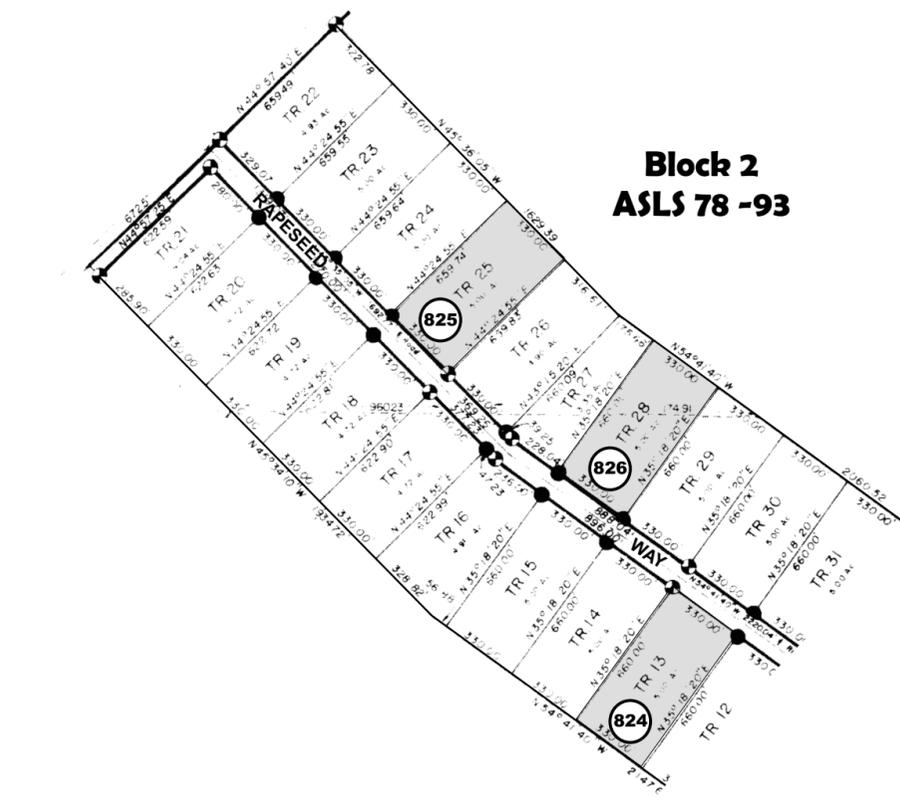


Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
807	406398	F011S013E36	ASLS 78-93	5	1	4.670		
808	406399	F011S013E36	ASLS 78-93	6	1	3.980		
809	401921	F011S013E36 F012S013E01	ASLS 78-93	15	1	4.390	\$5,000.00	
810	406404	F012S013E01	ASLS 78-93	17	1	4.750		T/A
811	406405	F012S013E01	ASLS 78-93	18	1	5.000		T/A
812	406406	F012S013E01	ASLS 78-93	19	1	5.000		T/A
813	401925	F012S014E06	ASLS 78-93	28	1	5.000	\$5,400.00	
814	406410	F012S014E06	ASLS 78-93	29	1	5.000		
815	406411	F012S014E06	ASLS 78-93	30	1	5.000		
816	401926	F012S014E06	ASLS 78-93	32	1	5.000	\$5,400.00	
817	406413	F012S014E06	ASLS 78-93	37	1	3.680		
818	403786	F012S014E06	ASLS 78-93	38	1	5.000	\$5,400.00	
819	401924	F012S014E06	ASLS 78-93	51	1	5.000	\$5,400.00	
820	401923	F012S014E06	ASLS 78-93	52	1	5.000	\$5,400.00	
821	406425	F012S013E01	ASLS 78-93	63	1	4.330		T/A
822	406427	F011S013E36 F012S013E01	ASLS 78-93	67	1	5.000		
823	401920	F011S013E36	ASLS 78-93	69	1	5.000	\$5,400.00	

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

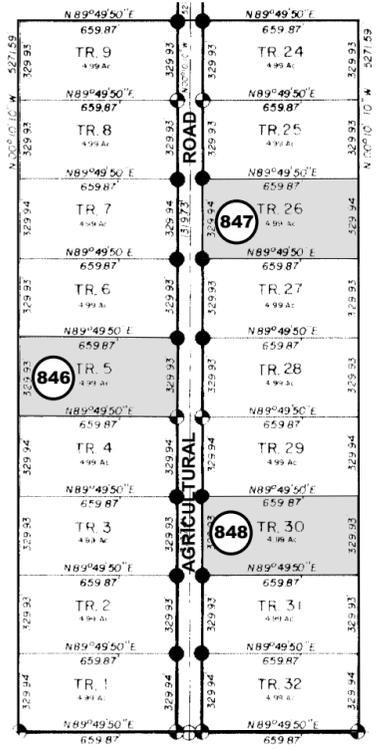
continued

Map 46 - Delta Ag Subdivision ASLS 78-93

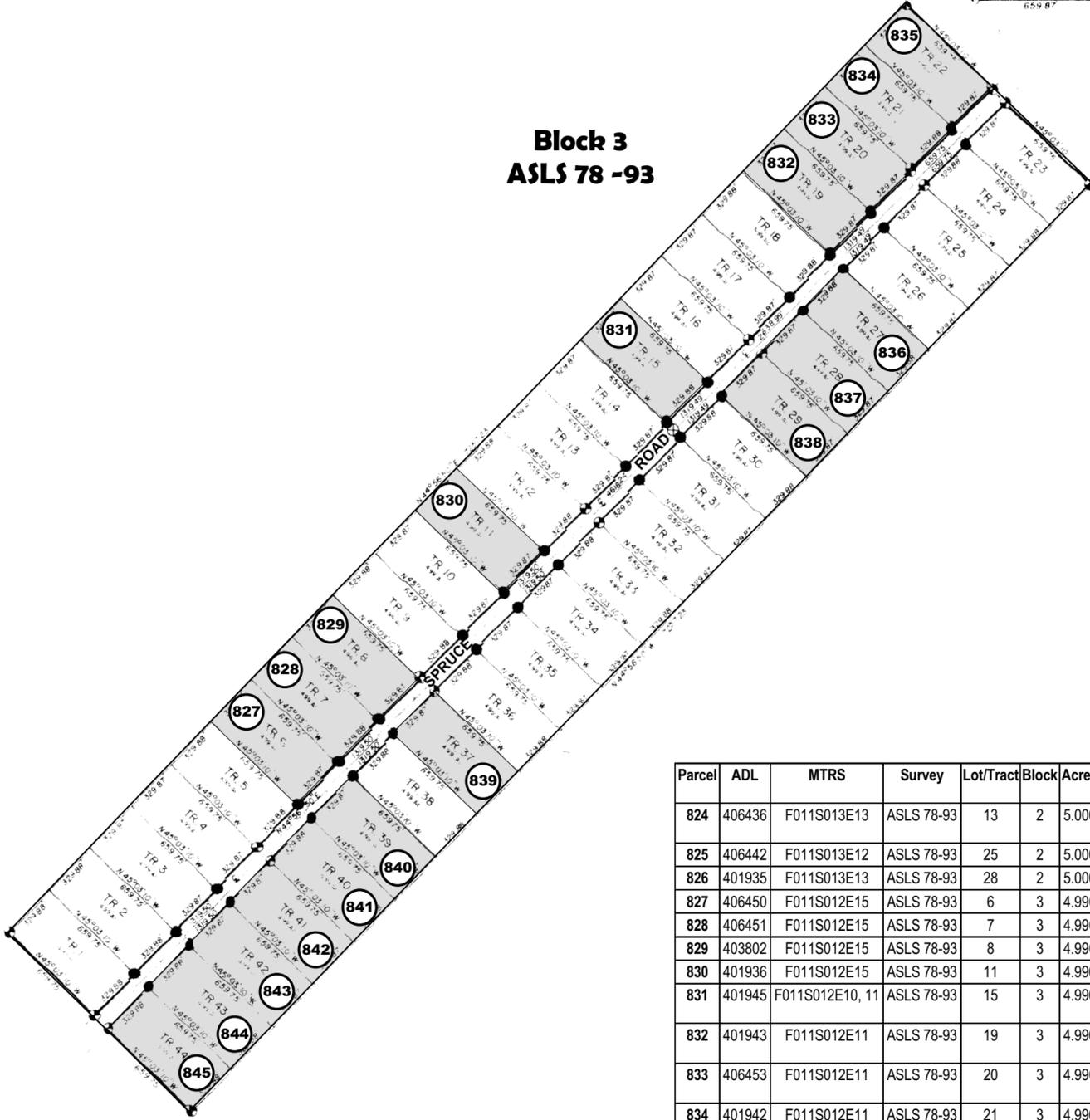


Block 2  
ASLS 78 -93

Block 5 ASLS 78 -93



Block 3  
ASLS 78 -93

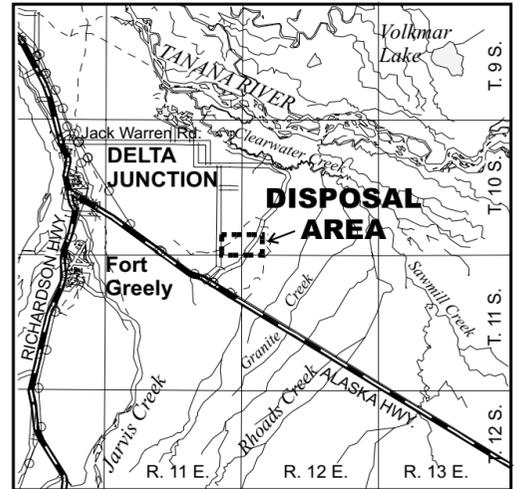


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
824	406436	F011S013E13	ASLS 78-93	13	2	5.000		abandoned building and vehicle
825	406442	F011S013E12	ASLS 78-93	25	2	5.000		
826	401935	F011S013E13	ASLS 78-93	28	2	5.000	\$6,000.00	
827	406450	F011S012E15	ASLS 78-93	6	3	4.990		T/A
828	406451	F011S012E15	ASLS 78-93	7	3	4.990		T/A
829	403802	F011S012E15	ASLS 78-93	8	3	4.990		T/A
830	401936	F011S012E15	ASLS 78-93	11	3	4.990	\$6,000.00	shed and debris. T/A
831	401945	F011S012E10, 11	ASLS 78-93	15	3	4.990	\$6,000.00	debris and junk vehicle. T/A
832	401943	F011S012E11	ASLS 78-93	19	3	4.990	\$6,000.00	trailer and construction materials. T/A
833	406453	F011S012E11	ASLS 78-93	20	3	4.990		debris, batteries, drums of hydraulic fluid. T/A
834	401942	F011S012E11	ASLS 78-93	21	3	4.990	\$6,000.00	demolished building and junk. T/A
835	406454	F011S012E11	ASLS 78-93	22	3	4.990		T/A
836	401948	F011S012E11	ASLS 78-93	27	3	4.990	\$6,000.00	pile of wood & debris. T/A
837	409654	F011S012E11	ASLS 78-93	28	3	4.990		T/A
838	406457	F011S012E11, 14	ASLS 78-93	29	3	4.990		T/A
839	401938	F011S012E15	ASLS 78-93	37	3	4.990	\$6,000.00	T/A
840	401940	F011S012E15	ASLS 78-93	39	3	4.990	\$6,000.00	12.5x13.5 abandoned house. T/A
841	401941	F011S012E15	ASLS 78-93	40	3	4.990	\$6,000.00	20x24 house, outhouse. T/A
842	409657	F011S012E15	ASLS 78-93	41	3	4.990		T/A
843	409658	F011S012E15	ASLS 78-93	42	3	4.990		T/A
844	401188	F011S012E15	ASLS 78-93	43	3	4.990	\$6,000.00	T/A
845	401189	F011S012E15	ASLS 78-93	44	3	4.990	\$6,000.00	T/A
846	401235	F011S012E08	ASLS 78-93	5	5	4.990	\$6,000.00	T/A
847	401295	F011S012E09	ASLS 78-93	26	5	4.990	\$6,000.00	T/A
848	401952	F011S012E09	ASLS 78-93	30	5	4.990	\$6,000.00	T/A

Map 47 - Delta Homesites ASLS 77-162, 77-163

ASLS 77-162, NE 1/4 Sec. 31

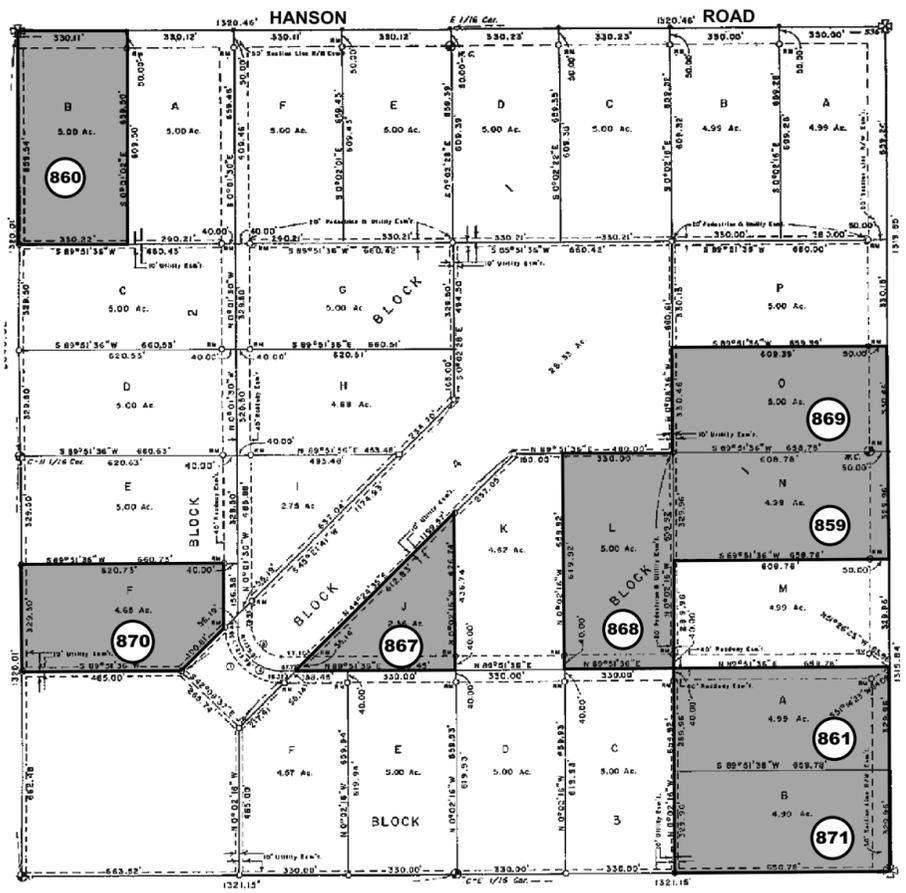


USGS Quad Big Delta A-3, A-4, Alaska

Vicinity Map

Township 10 South, Range 11 East, Sec. 36  
Township 10 South, Range 12 East, Sec. 31  
Fairbanks Meridian, Alaska

ASLS 77-163, NE 1/4 Sec. 36



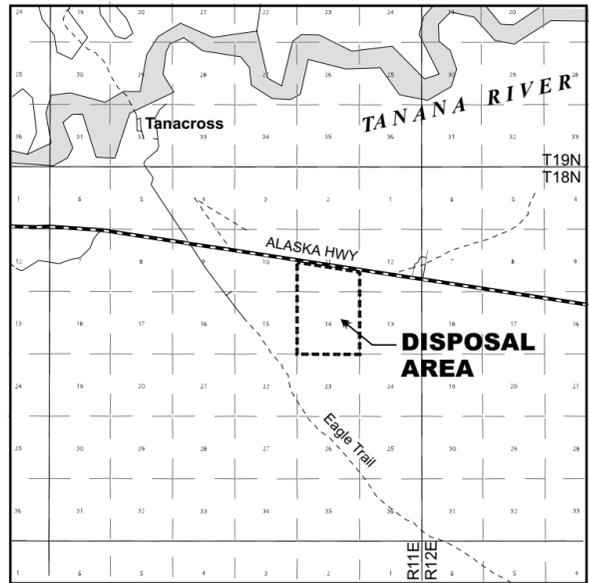
Location	Delta Homesites are located approximately 7 miles southeast of Delta Junction and north of the Alaska Highway.
Topo Map	USGS Quad Big Delta A-3, A-4
Access	Access to the parcels is from the Alaska Highway, local roads, and section line easements. Clearwater Road runs along the west edge of section 36 and intersects with Hanson Road, which runs along the north edge of sections 31 and 36. Old Clearwater Ranch Road also intersects the Alaska Highway and may be used to access parcels in section 31. Access to parcels 859, 861, 869, and 871 may require the use of four wheel drive.
Terrain	Parcels are level with elevation from 1,150 to 1,200 feet above mean sea level.
Soils	Silt loam soils that are shallow to deep over gravel and/or sand.
Vegetation	Vegetation includes black and white spruce and aspen.
Water Front	None
View	Unknown
Climate	Very windy area with temperatures ranging from averages of 35 to 72 degrees F in the summer and -31 to 24 degrees F in the winter, with recorded extremes of -72 to 93 degrees F. Annual precipitation averages 15 inches, including 56 inches of snow.
Water Source	Wells in the area run 250 to 300 feet deep.
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
Utilities	Roadside utilities are available to most sites, but individual parcels must be independently researched.
Restrictions	Subject to platted easements and reservations, see ASLS 77-162 and 77-163. ADL 400255 is subject to a 30-foot right-of-way along its north lot line (ADL 402784). No more than one single-family residence per lot will be permitted, AAC 91.130.
Municipal Authority	Unknown
Homeowners Assoc.	Unknown
Other	Although the Old Clearwater Ranch road is used extensively, windy conditions can result in temporary blockage due to snowdrifts. ADL 400208 contains some debris. ADL 400251 contains an abandoned trailer and vehicle along with some debris.

Section Line Rights-Of-Way: All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
849	400206	F010S012E31	ASLS 77-162	B	1	2.500	\$6,500.00	
850	400208	F010S012E31	ASLS 77-162	D	1	5.000	\$8,000.00	
851	400209	F010S012E31	ASLS 77-162	E	1	5.000	\$7,200.00	
852	400215	F010S012E31	ASLS 77-162	K	1	4.990	\$7,200.00	
853	400217	F010S012E31	ASLS 77-162	B	2	3.580	\$6,400.00	
854	400220	F010S012E31	ASLS 77-162	E	2	3.890	\$7,000.00	
855	400224	F010S012E31	ASLS 77-162	I	2	4.990	\$7,200.00	
856	400231	F010S012E31	ASLS 77-162	E	3	4.020	\$6,900.00	
857	400233	F010S012E31	ASLS 77-162	G	3	3.640	\$6,600.00	WITHDRAWN
858	400235	F010S012E31	ASLS 77-162	I	3	3.560	\$6,400.00	
859	400251	F010S011E36	ASLS 77-163	N	1	4.990	\$7,200.00	
860	400255	F010S011E36	ASLS 77-163	B	2	5.000	\$8,000.00	
861	400260	F010S011E36	ASLS 77-163	A	3	4.990	\$7,200.00	
862	400986	F010S012E31	ASLS 77-162	D	2	3.450	\$6,200.00	
863	400987	F010S012E31	ASLS 77-162	B	3	2.790	\$6,000.00	WITHDRAWN
864	400989	F010S012E31	ASLS 77-162	F	3	3.470	\$6,200.00	WITHDRAWN
865	400990	F010S012E31	ASLS 77-162	J	3	4.750	\$6,800.00	
866	400991	F010S012E31	ASLS 77-162	K	3	3.110	\$6,200.00	
867	400995	F010S011E36	ASLS 77-163	J	1	2.560	\$6,000.00	
868	400996	F010S011E36	ASLS 77-163	L	1	5.000	\$7,200.00	
869	400998	F010S011E36	ASLS 77-163	O	1	5.000	\$7,200.00	
870	401001	F010S011E36	ASLS 77-163	F	2	4.650	\$7,100.00	
871	401002	F010S011E36	ASLS 77-163	B	3	4.990	\$7,200.00	
872	401821	F010S012E31	ASLS 77-162	A	2	2.880	\$6,900.00	

Map 48 - Eagle Subdivision ASLS 81-33

<b>Location</b>	Eagle Subdivision is located approximately ten miles west of Tok on the south side of, and adjacent to, the Alaska Highway.
<b>Topo Map</b>	USGS Quad Tanacross B-5
<b>Access</b>	Access is via the Alaska Highway
<b>Terrain</b>	The area is mostly level with some low rolling dunes; elevations range from 1,200 to 2,200 feet above sea level.
<b>Soils</b>	Soils are well drained and are composed of shallow silt over gravelly sand.
<b>Vegetation</b>	Stands of aspen and birch predominate with black spruce in a few low areas.
<b>Water Front</b>	None
<b>View</b>	View of surrounding woods
<b>Climate</b>	Summer temperatures range from 33 to 72 degrees F. Winter temperatures vary from -32 to 25 degrees F. Extremes of -60 and 95 degrees F have been recorded. Precipitation averages 12 to 15 inches annually.
<b>Water Source</b>	Potable water of high quality is expected at a depth of 50 feet.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 81-33.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel automatically becomes a member of the Eagle Homeowners' Association created to govern said subdivision.
<b>Other</b>	The historic Tetlin Trail crosses section 11 north of the subdivision. The historic Slana-Tanana Crossing Trail, RST #188, crosses section 15 west of these parcels and is subject to Revised Statute 2477 of the mining law of 1866. The surrounding area may contain traplines. Lot 1, Block 5 (ADL 408121) contains several wood shed frames, several abandoned vehicles, assortment of trash, discarded household appliances. Estimate cost for removal \$1,500.



USGS Quad Tanacross B-5, Alaska

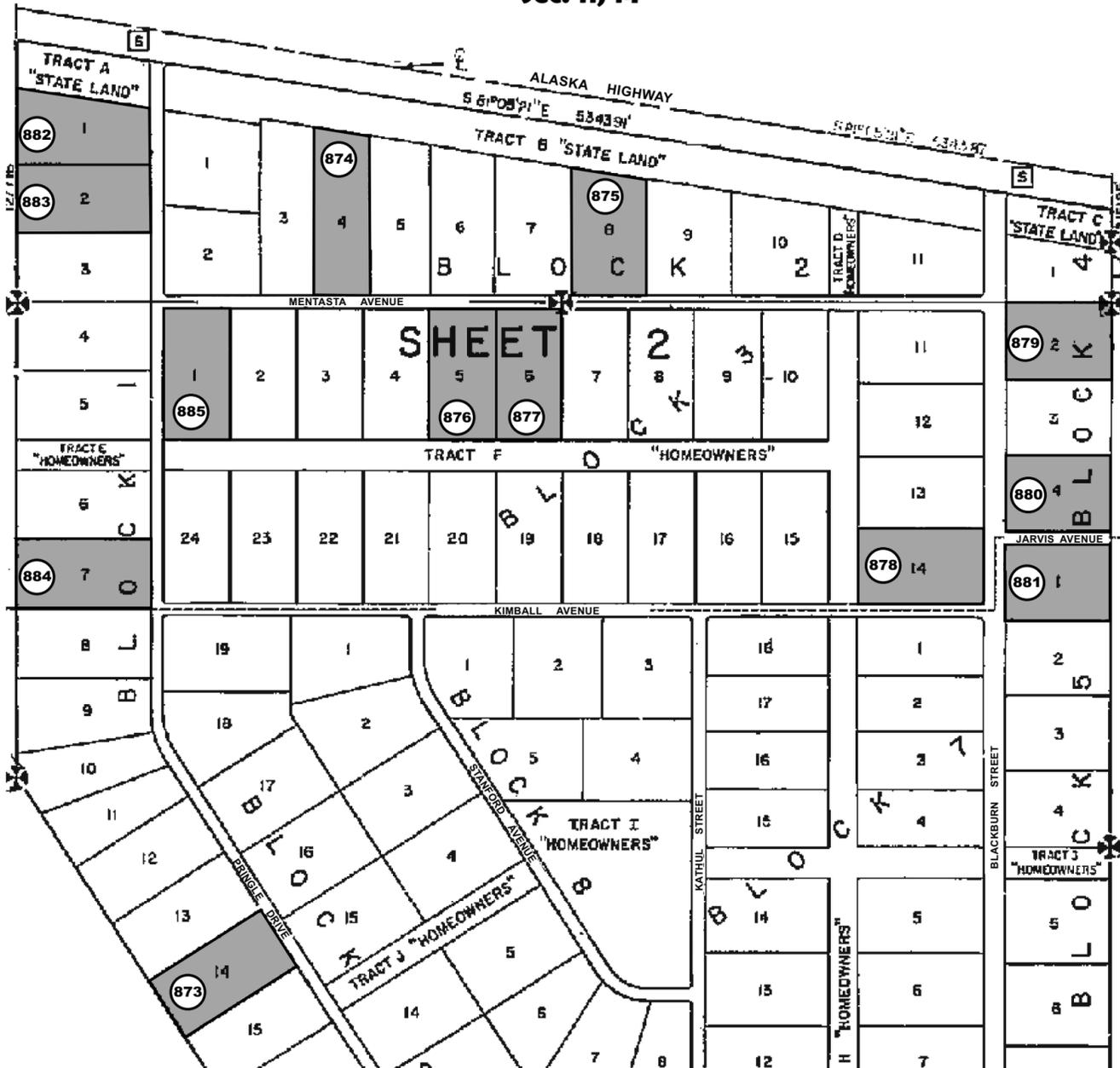
Vicinity Map

Township 18 North, Range 11 East, Sec. 11, 14  
Copper River 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: [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords).

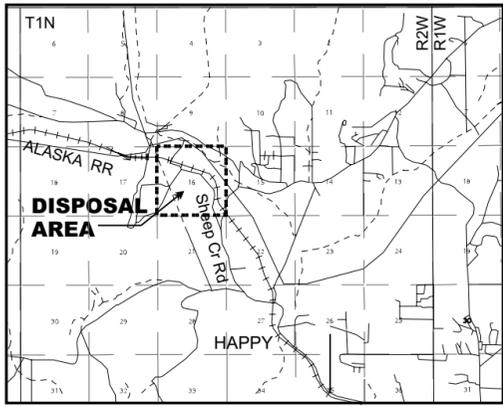
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid	Comments
873	408031	C018N011E14	ASLS 81-33	14	1	4.850	\$6,300.00	
874	408037	C018N011E11	ASLS 81-33	4	2	4.983	\$8,000.00	
875	408041	C018N011E11	ASLS 81-33	8	2	4.998	\$6,500.00	
876	408047	C018N011E14	ASLS 81-33	5	3	4.738	\$7,600.00	
877	408048	C018N011E14	ASLS 81-33	6	3	4.738	\$6,100.00	
878	408116	C018N011E14	ASLS 81-33	14	3	4.926	\$7,900.00	
879	408118	C018N011E14	ASLS 81-33	2	4	4.314	\$6,000.00	Driveway along northern border
880	408120	C018N011E14	ASLS 81-33	4	4	4.315	\$6,900.00	Debris on site
881	408121	C018N011E14	ASLS 81-33	1	5	4.315	\$5,400.00	Debris On Site
882	408123	C018N011E11	ASLS 81-33	1	1	4.845	\$7,800.00	
883	408124	C018N011E11	ASLS 81-33	2	1	4.993	\$8,100.00	Clearing & garbage pit
884	408129	C018N011E14	ASLS 81-33	7	1	4.999	\$7,400.00	
885	408132	C018N011E14	ASLS 81-33	1	3	4.727	\$7,600.00	

Sec. 11, 14



Northern Region -- Summer 2001 State Land Auction #416

Map 49 - Fairbanks OTE #2 Rectangular

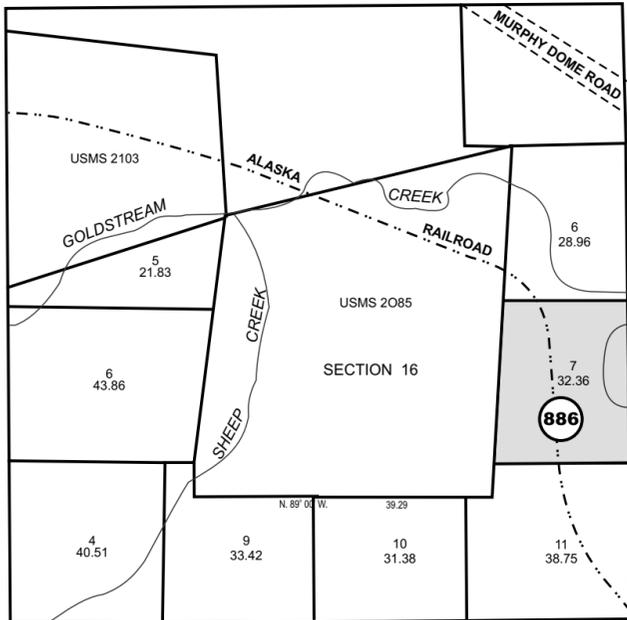


USGS Quad Fairbanks D-2, Alaska

Vicinity Map

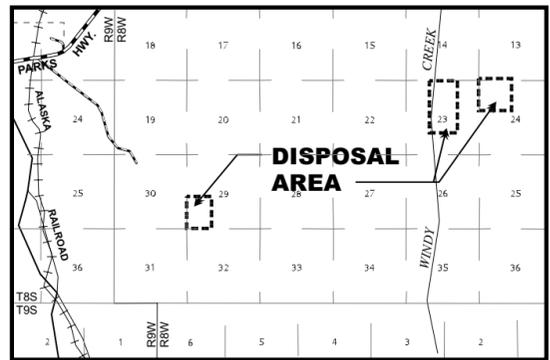
Township 1 North, Range 2 West, Sec. 16  
Fairbanks Meridian, Alaska

Sec. 16



<b>Location</b>	This parcel is located 1/2 mile east and slightly south of the intersection of Murphy Dome Road, Sheep Creek Road, and Goldstream Road.
<b>Topo Map</b>	USGS Quad Fairbanks D-2
<b>Access</b>	Access is via the above-mentioned roads, platted section line easements, and a 25-foot pedestrian access easement.
<b>Terrain</b>	The parcel is approximately 440 feet above sea level, sloping gently to the north.
<b>Soils</b>	Area soils are moderately drained silt loams with areas of discontinuous permafrost.
<b>Vegetation</b>	Stands of mixed hardwoods and spruce along with alder and willow grow in this area.
<b>Water Front</b>	Goldstream Creek crosses a portion of this parcel.
<b>View</b>	Nice view of surrounding hills and valleys.
<b>Climate</b>	Average temperatures range from 39 to 72 degrees F in summer and -22 to 26 degrees F in winter. Extremes of -66 to 99 degrees F have been recorded.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	Roadside utilities are available to most sites, but individual parcels must be independently researched.
<b>Restrictions</b>	Subject to existing easements and reservations. Subject to a 25-foot public access and utilities easement along all interior lot lines and a 50-foot right-of-way easement along the section line. Subject to a 25-foot building setback and pedestrian access easement along Goldstream Creek and a 100-foot right-of-way from the centerline of the Alaska Railroad.
<b>Municipal Authority</b>	Located within the taxing authority of the Fairbanks North Star Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Located within the Tanana Basin Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
886	401061	F001N002W16	RECTANGULAR	7	32.360	



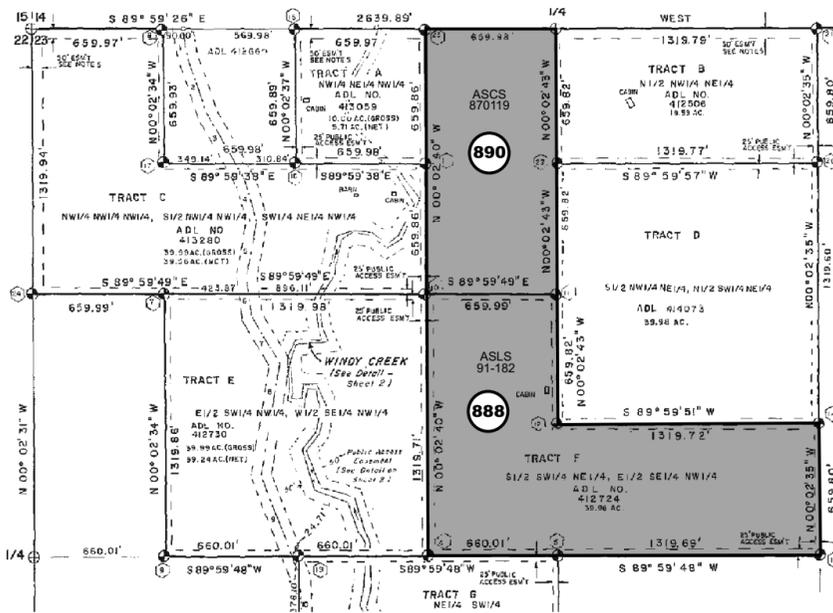
USGS Quad Fairbanks A-5, Alaska

Vicinity Map

Township 8 South, Range 8 West  
Sec. 23, 24, 29  
Fairbanks Meridian, Alaska

Map 50 - Southwind Homestead

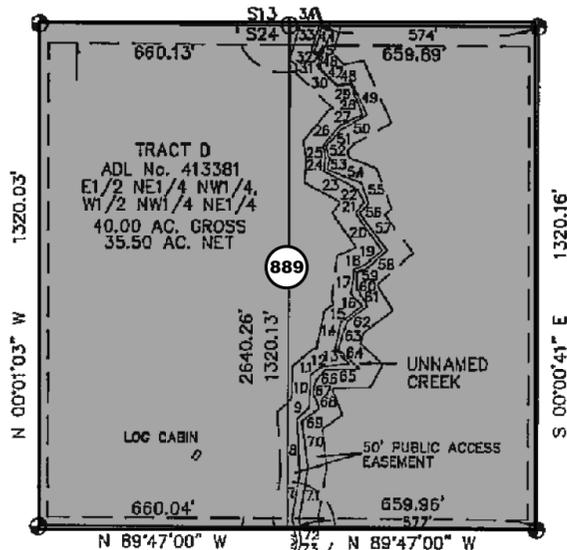
ASCS 870119 Sec. 23  
ASLS 91-182 Sec. 23



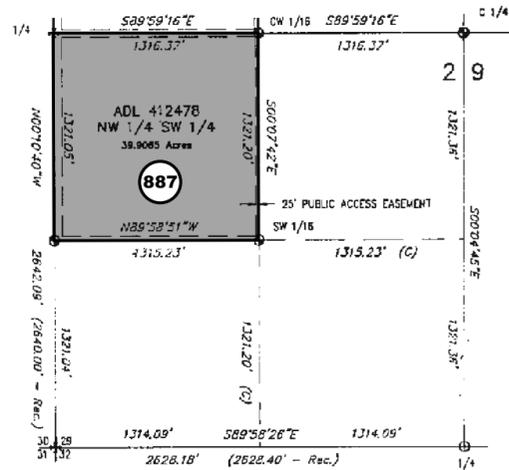
<b>Location</b>	The Southwind area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.
<b>Topo Map</b>	USGS Quad Fairbanks A-5
<b>Access</b>	Access is via the Parks Highway and the unimproved Rex and Windy Creek trails.
<b>Terrain</b>	The terrain is gently to steeply sloping, with elevations between 900 and 2,000 feet above sea level.
<b>Soils</b>	Soils at higher elevations are shallow, well-drained gravelly silt over fractured bedrock, becoming deeper as elevation decreases.
<b>Vegetation</b>	Vegetation consists of dense birch, aspen and white spruce, with a predominance of black spruce at higher elevations.
<b>Water Front</b>	A small creek runs through parcels 888, 889, 890.
<b>View</b>	View of the surrounding dense woods.
<b>Climate</b>	Temperatures range from -50 degrees F in winter to 90 degrees F in summer. Annual precipitation is 16 inches including 54 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see corresponding surveys. There is a 100-foot building setback along the creek in section 24.
<b>Municipal Authority</b>	Located within the taxing authority of the Denali Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	There may be seasonal flooding along Windy Creek. Building on steep slopes may result in soil erosion.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
887	412478	F008S008W29	ASCS 87-10	NW1/4SW1/4	39.907	\$ 12,000.00
888	412724	F008S008W23	ASCS 87-119	F	39.980	\$ 12,000.00
889	413381	F008S008W24	ASLS 91-182	D	35.500	\$ 10,700.00
890	414223	F008S008W23	ASLS 91-182	A	19.900	\$ 8,000.00

ASLS 91-182 Sec. 24



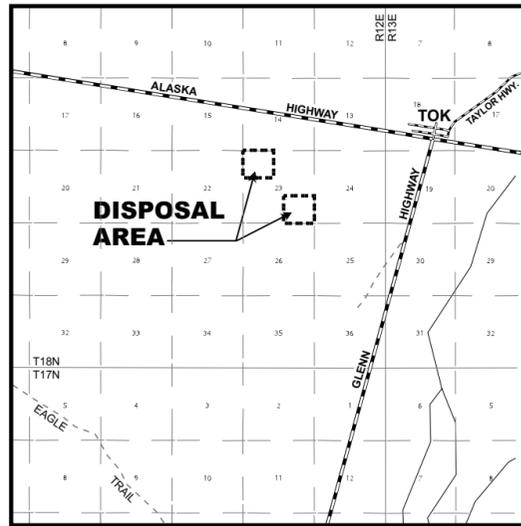
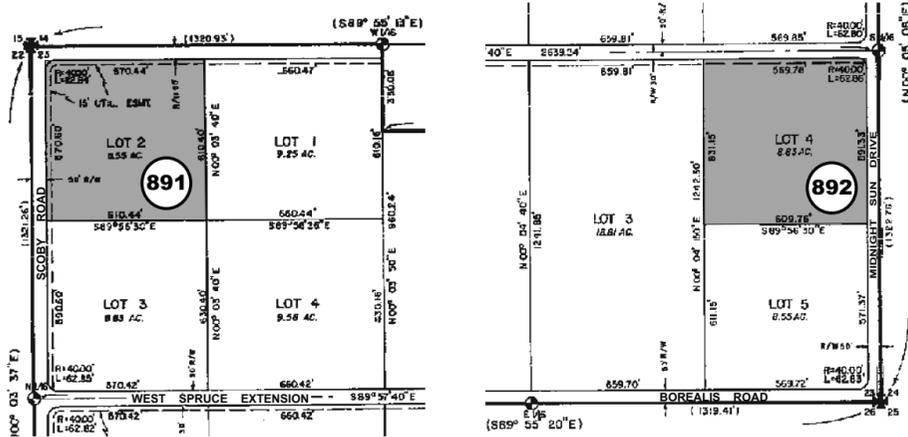
ASCS 87010 SW 1/4 Sec. 29



Map 51 - Tok Junction OTE ASLS 79-19

NW 1/4 Sec. 23

SE 1/4 Sec. 23



USGS Quad Tanacross B-4, B-5, Alaska

Vicinity Map

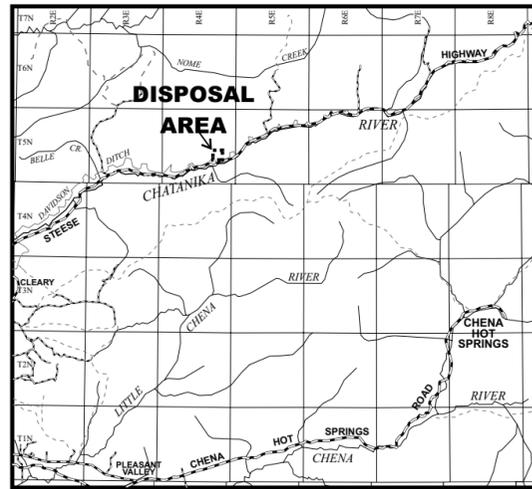
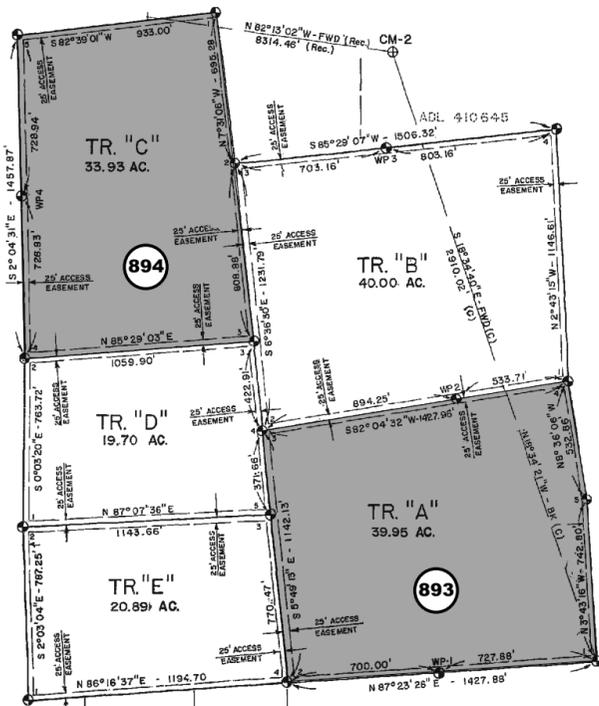
Township 18 North, Range 12 East Sec. 23  
Copper River Meridian, Alaska

<b>Location</b>	Lots are located near the intersection of the Alaska and Glen Highways, approximately 3 miles northwest of Tok.
<b>Topo Map</b>	USGS Quad Tanacross B-4 and B-5
<b>Access</b>	Access is via the Alaska Highway and then south on either Midnight Sun Drive or Scoby Road.
<b>Terrain</b>	The terrain consists of rolling hills, with elevations of approximately 1,650 feet.
<b>Soils</b>	Soils are well-drained, thin silt over gravel or sand. There are occasional areas of permafrost.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common with black spruce in drainages.
<b>Water Front</b>	None
<b>View</b>	View of surrounding hills and woods
<b>Climate</b>	Summer temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from -32 to 25 degrees F with the recorded low of -72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow.
<b>Water Source</b>	High quality groundwater is recorded at a depth of 80 to 90 feet.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 79-19. This area is paper platted.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	None
<b>Other</b>	This area is frequented by moose, bear, wolverine, and various other types of wildlife. Nearby trails may contain trap lines.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
891	401174	C018N012E23	ASLS 79-19	2	1	8.550	\$15,900.00
892	402039	C018N012E23	ASLS 79-19	4	4	8.830	\$16,800.00

Map 52 - White Mountain Remote ASLS 85-34

Sec. 23



USGS Quad circle, Circle A-6, B-6, Alaska

Vicinity Map

Township 5 North, Range 4 East Sec. 23  
Fairbanks Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
893	410617	F005N004E23	ASLS 85-34	A	39.950	\$32,000.00
894	410704	F005N004E23	ASLS 85-34	C	33.930	\$28,800.00

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

<b>Location</b>	The White Mountain area is located 45 miles northeast of Fairbanks, north of the Steese Highway.
<b>Topo Map</b>	USGS Quads Circle A-6 and B-6
<b>Access</b>	Access is via the Steese Highway and existing trails.
<b>Terrain</b>	The area consists of moderate to steep slopes with elevations from 1,000 to 2,500 feet. It is close to the Chatanika River and the White Mountain National Recreation Area. High flooding and glaciation exist in the stream valleys.
<b>Soils</b>	Soils are shallow and well drained, mixed with fractured bedrock.
<b>Vegetation</b>	Stands of small-diameter birch and poplar are interspersed with white spruce. Pure black spruce stands are found on northern and occasionally on southern slopes. Creek valleys are vegetated with wetland plants such as willow, alder, and dwarf birch.
<b>Water Front</b>	Some parcels may be located in creek valleys.
<b>View</b>	Many locations have panoramic views of the Chatanika River Valley.
<b>Climate</b>	Average temperatures range from 35 to 65 degrees F in the summer and -22 to 26 degrees F in winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches.
<b>Water Source</b>	Surface water is available in creek valleys, but is limited at high elevations.
<b>Water/Sewage Disposal</b>	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Alaska Dept. of Environmental Conservation.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to platted easements and reservations, see ASLS 85-34. ADL 410617 is subject to a 50-foot wide public right-of-way, converted from a trespass, that crosses the parcel from east to west.
<b>Municipal Authority</b>	Located within the taxing authority of the Fairbanks North Star Borough.
<b>Homeowners Assoc.</b>	None
<b>Other</b>	Entering any portion of the area will require crossing Davidson Ditch, which forms a portion of the southern project boundary. It is 25 feet wide and is interconnected with pipeline siphons across creek valleys. It was built in the 1920s to provide water to mining operations and is under the jurisdiction of the Dept. of Natural Resources. Casual use of the Davidson Ditch property (hiking, four-wheeling, snowmachining) is allowed; any other use or disturbance will require a permit from the Dept. of Natural Resources. Existing trails are quite steep and often terminate at the ditch. Many of these trails have not been surveyed to date; trail locations shown on status maps should be double-checked in the field to ensure access routes. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968, are subject to Revised Statute 2477 of the mining law of 1866.