



# Spring 2007 Alaska State Land Offering Auction #446

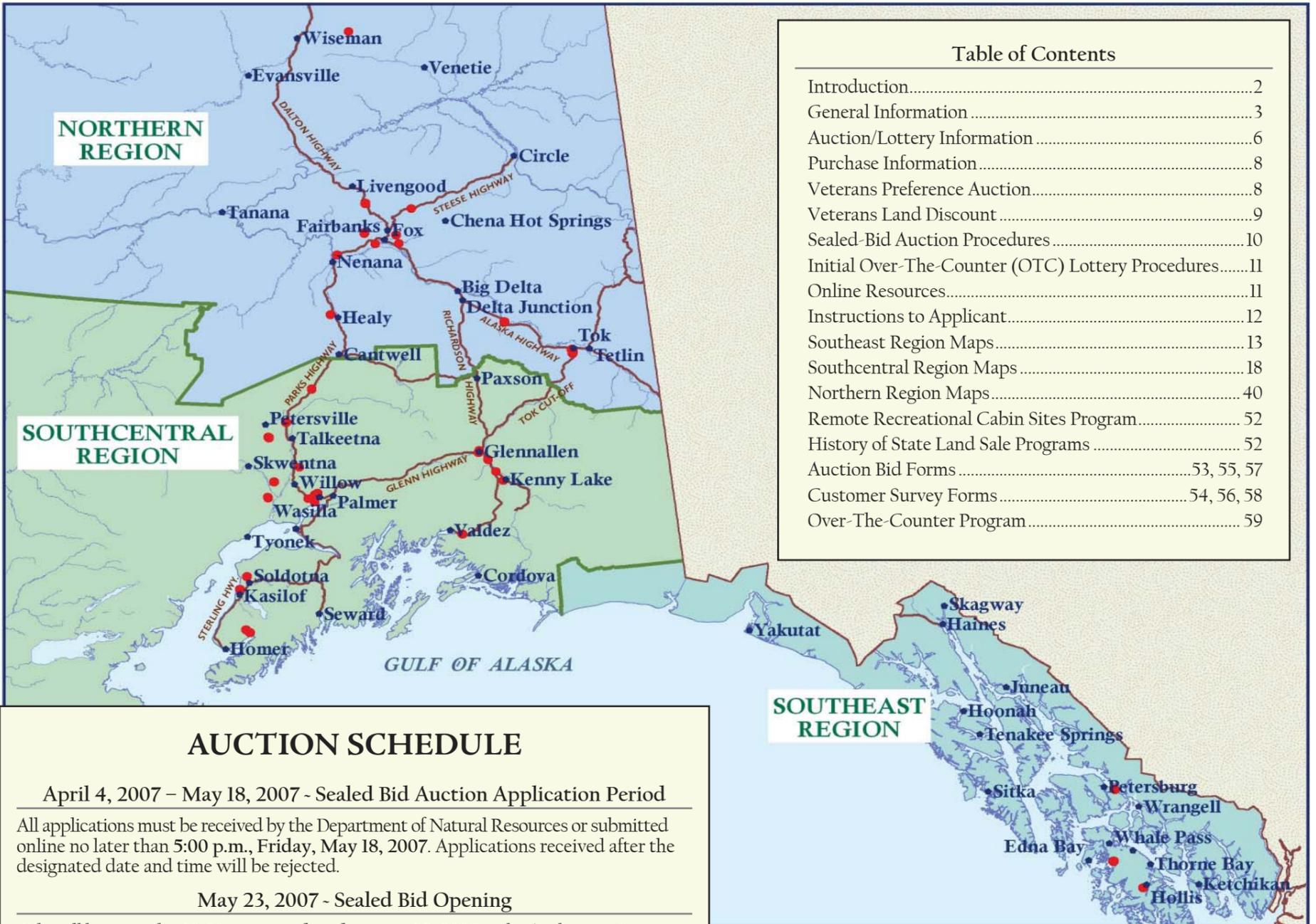


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## AUCTION SCHEDULE

April 4, 2007 – May 18, 2007 - Sealed Bid Auction Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, May 18, 2007. Applications received after the designated date and time will be rejected.

May 23, 2007 - Sealed Bid Opening

Bids will be opened at 10:00 a.m., Wednesday, May 23, 2007 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) by May 24, 2007. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. on May 23, 2007. Deposits not picked up by 5:00 p.m. will be returned by mail on May 24, 2007.

May 30, 2007 - Award Notification

Award notification letters will be mailed to successful bidders on Wednesday, May 30, 2007.

May 30, 2007 - Initial Over-The-Counter Lottery Parcel List

A complete list of Initial Over-The-Counter Lottery parcels (parcels not sold in the auction) will be posted on Wednesday, May 30, 2007 at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and will also be available at any of the Department of Natural Resources Public Information Offices.

May 30, 2007 – July 13, 2007  
Initial Over-The-Counter Lottery Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, July 13, 2007. Applications received after the designated date and time will be rejected.

July 18, 2007 - Initial Over-The-Counter Lottery

The Initial Over-The-Counter Lottery will be held at 10:00 a.m., Wednesday, July 18, 2007 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Applicants do not need to be present to win. A list of Initial Over-The-Counter Lottery winners will be posted at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/) by July 19, 2007. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Lottery. Unsuccessful applicants may pick up their deposits after the lottery until 5:00 p.m. Deposits not picked up by 5:00 p.m. will be returned by mail on July 19, 2007.

## SOUTHEAST REGION

**PLEASE NOTE:**  
This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Offices. To have a copy mailed to you, a postage and handling cost of \$1.85 will apply. This brochure can also be viewed on the web at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/).

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the Spring 2007 Alaska State Land Offering - Auction #446, produced in Alaska at a cost of \$0.67 per copy.



PLEASE RECYCLE



### **Dear Fellow Alaskans,**

Nearly everyone who experiences Alaska feels the same powerful attraction to the Last Frontier. And for many, nothing is more satisfying than owning a piece of the state and achieving the dream of actually living here.

Our Alaska Constitution specifically directs the state government to encourage settlement of the land. I am very pleased to announce our latest efforts to fulfill this mandate -- the Spring 2007 Alaska State Land Offering, Auction #446.

This year's land auction offers bidders the chance to purchase any of more than 170 parcels located across the state, from the shores of Chandalar Lake in the Interior to the community of Hollis in the Southeast Panhandle. Most parcels fall in between, in remote areas or near the communities of Tok, Glennallen, Fairbanks, Wasilla or Prince of Wales Island.

Responding to the desire for higher-quality land offerings, we've also made sure that some of this year's parcels are in subdivisions where the state already has built roads to allow easier access.

Whether it's a remote cabin site near a fishing stream, or a year-round home site near an established community, owning land is an important part of the Alaskan dream. I encourage you to read this brochure carefully, understand the sale terms clearly, and follow the bid process completely, so you can take the next step toward realizing your Alaskan dream.

Sincerely yours,  
Governor Sarah Palin



Governor Sarah Palin

### **Dear Alaskans,**

One of my fundamental duties as commissioner of the Department of Natural Resources is to promote settlement and ownership of Alaska's land. The Sealed Bid Auction program outlined in this brochure is an important way our department fulfills this responsibility.

I encourage anyone interested in securing a piece of Alaska for their own to carefully consider the terms of this offering, and to take full advantage of the opportunity to acquire one of these parcels, and realize their Alaskan dream of land ownership.

Tom Irwin, Commissioner  
Alaska Department of Natural Resources



Commissioner Tom Irwin



## **INTRODUCTION**

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW) in the Spring 2007 Alaska State Land Offering - Auction #446 and explains how to bid on a parcel in the Sealed-Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. This year, the Spring 2007 Alaska State Land Offering includes over 170 parcels, of which nearly 140 have never been offered previously. The Division of Mining, Land and Water is also pleased to include several areas with newly constructed access as part of our goal for providing a diversity of quality land for Alaskans.

This brochure is divided into three main categories to clearly describe this land offering. The first section provides general information applicable to all parcels, auction and lottery policies, purchasing information, veteran program information, specific auction and lottery procedures, application instructions, and a list of on-line resources. The second portion of this brochure contains maps of the parcels and subdivisions, along with specific information about each area and the parcel legal descriptions and minimum bid price. The last portion of this brochure contains application forms for the Sealed-Bid Auction, information about other land offerings, and customer surveys.

Additional copies of this brochure and application materials may be obtained from the DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale). If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please contact the Anchorage Public Information Center.

### **DNR Public Information Offices**

Each DNR Public Information Office has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These offices also provide information regarding all DNR programs and policies, and may be able to help you find the applications, forms, and fact sheets to answer all of your DNR related questions.

#### **SOUTHCENTRAL REGION**

DNR Public Information Center  
550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557  
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411  
Recorded Information (907)269-8400  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.  
[pic@dnr.state.ak.us](mailto:pic@dnr.state.ak.us)

#### **NORTHERN REGION**

DNR Public Information Center  
3700 Airport Way, Fairbanks, Alaska 99709-4699  
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.  
[fbx-pic@dnr.state.ak.us](mailto:fbx-pic@dnr.state.ak.us)

#### **SOUTHEAST REGION**

Division of Mining, Land and Water Information Office  
00 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801  
Tel: (907)465-3400, Fax: (907)586-2954  
For TDD call Anchorage (907)269-8411  
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.  
[southeast\\_land@dnr.state.ak.us](mailto:southeast_land@dnr.state.ak.us)

## GENERAL INFORMATION

### Land Records, Survey Plats, and Maps

Comprehensive parcel and area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is [www.landrecords.info](http://www.landrecords.info), which lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4230 University Drive, Room 101, Anchorage, AK 99508-4664, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-5823; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet.

### Site Inspection

DNR 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 submission of a bid constitutes acceptance of the parcel "AS-IS" and "WHERE-IS".

### Access

The location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement.



*View of Kashwitna River from Kashwitna River Recreation Lots*

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any subdivision or parcel. Rights-of-way shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land.

Physical access may be on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. You should inquire at one of the DNR Public Information Offices or borough land office to see if there is an existing road on a reserved right-of-way.

**PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS.**



*A roadway near Tok Triangle Subdivision, Phase I*

There are certain generally allowed uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020). The fact sheet at [www.dnr.state.ak.us/mlw/factsht/gen\\_allow\\_use.pdf](http://www.dnr.state.ak.us/mlw/factsht/gen_allow_use.pdf) contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from DNR Office of Habitat Management and Permitting for any motorized travel in fish bearing streams. Contact and program information can be found on-line at [www.dnr.state.ak.us/habitat](http://www.dnr.state.ak.us/habitat).
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved state land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles 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 appropriate DNR regional office.

### RS 2477

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may 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 been 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 parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Offices, and on-line at [www.dnr.state.ak.us/mlw/trails/rs2477](http://www.dnr.state.ak.us/mlw/trails/rs2477).

## Existing Easements and Reservations

All parcels offered in this brochure are subject to all platted and valid existing easements and reservations including rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual parcel, along with a physical inspection of the parcel. Subdivision survey plats may be viewed on-line at [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords), or by visiting the nearest DNR Public Information Office.

All state-owned lands bordering section lines have a reserved public access easement 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. Contact the appropriate regional DNR office before constructing access in surveyed or unsurveyed section line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

The Alaska Railroad Corporation's 200 foot right-of-way, bridges, and trestles may NOT be used as 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.

## Use of Adjacent State Land

Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 (Generally Allowed Uses on State Land), may require a land use authorization from the Department of Natural Resources.

## Driveways and Approach Roads

Driveways and/or approach roads from established Department of Transportation and Public Facilities (DOTPF) maintained roads may have to be constructed in order to provide access to the subdivision and individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a state managed right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder.

## Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources (AS 41.35.200). Should any sites be discovered during parcel development, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Outdoor Recreation should be notified immediately.

## Mineral 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).

Mineral closing orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. Mineral closing orders do not apply to oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing, nor do they preclude reasonable surface access to these resources.



Road intersection in Chignaki Pond Subdivision, Phase I

## Timber and Other Building Materials on Site

Before receiving title to state land, purchasers are strictly prohibited from selling or removing 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.

## Tentatively Approved Land

The state has not received final patent from the federal government for some of the land in this sale. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee or any third party for termination of the contract (11 AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In the Spring 2007 Alaska State Land Offering, the following parcels and subdivisions are on tentatively approved land:

- Indian River Subdivision
- Naukati Bay Subdivision West, Addition No. 1

## No Warranty of Suitability, Fitness, or Title

Parcels are sold "AS-IS" and "WHERE-IS" with all faults, and in the condition as of the date of the sale with no guarantees, expressed or implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided. The State makes no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding. The State makes no warranty, expressed or implied, regarding marketable title. It is your responsibility to determine and consider encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, in your decision to enter into this contract.

## Homeowners Associations

Some subdivisions were created with the framework for a Homeowners Association in place. Homeowners Associations may be established to maintain roads, trails, easements, and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a common sewer or water system within the subdivision, and to provide other necessary services until a unit of local government is able and willing to assume responsibility for them.

If a subdivision has an active, incorporated Homeowners Association, subsequent owners of parcels automatically become members. To find out if a subdivision has an active, incorporated Homeowners Association, contact the Alaska Department of Commerce, Community and Economic Development, Division of Corporation, Business, and Professional Licensing at (907) 465-2530, or on-line at [www.dced.state.ak.us/occ](http://www.dced.state.ak.us/occ) by using the 'Search Corporation Database' feature and the name of the subdivision.

## **Taxes**

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

## **Restrictions on Subdividing**

You may not subdivide or re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

## **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 systems 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 on your parcel, you must apply for a permit from the Division of Mining, Land and Water. Information and applications for water rights are available at any of the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/water](http://www.dnr.state.ak.us/mlw/water).

## **Improvements**

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020). No improvements, other than access, may be placed or constructed within any easements or rights-of-way of record. This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

## **Previously Authorized Improvements/Hazards**

Some parcels in this brochure have abandoned improvements and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. DNR has not necessarily inspected all the parcels in this brochure to determine if garbage or hazardous waste is present. The purchaser of the parcel is responsible for the disposal of any existing garbage or wastes. You should inspect all parcels prior to bidding/purchasing.

## **Future Offerings**

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area.

## **Nomination of Land for Future Offerings**

DNR seeks land nominations from the public for state land sales and considers public interest when offering land through the auction program. If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Office. You will need to include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans.

For more information about the nomination process and to acquire nomination forms, see the fact sheet 'Nominating Land for State Land Sale Programs' at [www.dnr.state.ak.us/mlw/factsht/land\\_nominating.pdf](http://www.dnr.state.ak.us/mlw/factsht/land_nominating.pdf).

## **Multiple Uses**

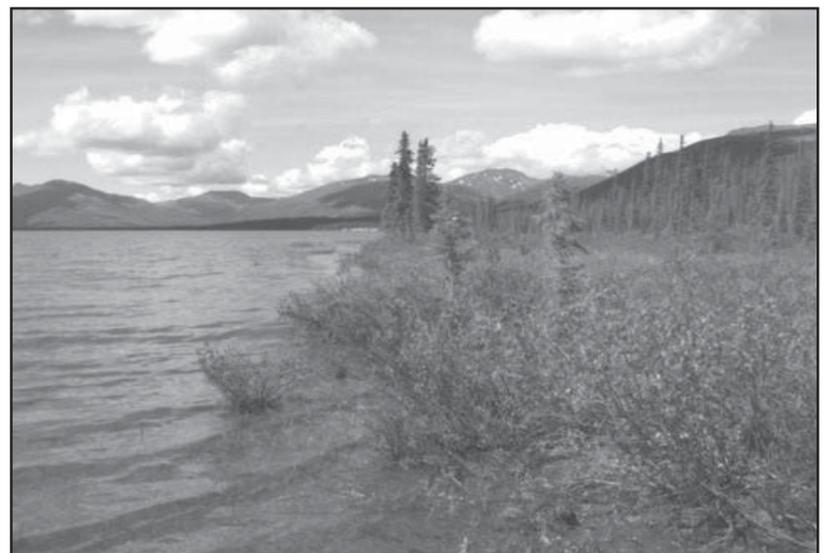
The land sale described in this brochure is only one of the land uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales can and do occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of state land.

## **Fire Protection**

Some state lands are in areas without fire protection or with only 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. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at [www.firewise.org](http://www.firewise.org), can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at [www.dnr.state.ak.us/forestry](http://www.dnr.state.ak.us/forestry).



*View of Chandalar Lake from Chandalar Lake Subdivision*

## **Fish Habitat Requirements**

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of DNR (AS 41.14.870). These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal, and water withdrawals. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects (AS 41.14.870).

The DNR Office of Habitat Management and Permitting administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact information for the DNR Office of Habitat Management and Permitting, and information on obtaining permits can be found on-line at [www.dnr.state.ak.us/habitat](http://www.dnr.state.ak.us/habitat).

## **Fish and Game Requirements**

Alaska Department of 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 (5 AAC 92.420).



View of Lucy Lake from the Lucy Lake Alaska Subdivision parcel

## 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. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

## Wetlands

Some state land offerings contain waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide and/or presently used, has been used in the past, or may be used in the future to transport interstate or foreign commerce. Section 404 of the Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including wetlands.

Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before putting any dredged or fill material in wetlands and/or waters (for example, to build a road, or any other land clearing activities), and/or before working in or placing any structures (for example, dredging, or constructing a dock or pier) into navigable waters, purchasers need a permit from the U.S. Army Corps of Engineers.

Working in or building structures in a navigable water of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District, at (907) 753-2712 or toll free within Alaska at (800) 478-2712 or visit their website at [www.poa.usace.mil/reg](http://www.poa.usace.mil/reg).

## Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game for information on how to minimize conflicts with wildlife.

# SEALED-BID AUCTION / INITIAL OVER-THE-COUNTER (OTC) LOTTERY INFORMATION

## Bidder/Applicant Qualifications

It is your responsibility to prove that you are eligible to participate in the program. Regulation changes adopted in February 2001 have affected bidder/ applicant qualifications (11 AAC 67.005 and 11 AAC 67.008). Please read this section on eligibility thoroughly before you submit a bid or application.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels at the Sealed-Bid Auction but ARE eligible to apply in the Initial OTC Lottery.

All bidders in the Sealed-Bid Auction and applicants in the Initial OTC Lottery must be 18 years of age or older at the date of sale.

Additionally, AS 38.05.055 requires that in order to bid in the Sealed-Bid Auction you must be a current resident of the State of Alaska and must certify that you have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 23, 2007.

If you are the successful bidder or applicant for a parcel and wish to enter into a purchase contract with the State of Alaska, you must also certify that you:

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all three qualifications listed above are met for parcels won in the Sealed-Bid Auction or in the Initial OTC Lottery. If you are the successful bidder or applicant for a parcel and do not meet the qualifications for a purchase contract as listed above, you must pay the bid/appraised amount in full upon notification. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

## Residency Requirement for Sealed-Bid Auction

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 23, 2007 (AS 38.05.055). You are not allowed to claim Alaska residency during any period that you claim residency in another state or nation, were registered to vote in another state, or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.

If you are a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintained your Alaska residency, 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 for at least one year immediately preceding the date of the auction. If you collect overseas pay for being stationed in Alaska, 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

Successful bidders in the Sealed-Bid Auction are required to submit proof of their Alaska residency (AS 38.05.055). The proof submitted must address the one year prior to the date of the auction, May 23, 2007. Proof of residency may be any proof acceptable to the Director, including (11 AAC 67.010):

### Primary proof of residency

- Voter registration and voting records;
- Driver's, or other current and valid state occupational licenses;
- School records;
- Rent receipts, proof of home ownership, or a home purchase contract;
- Motor vehicle registration;
- Tax records;
- Employment, unemployment, or military records;
- Court or other government agency records;
- Birth or other vital statistic records;

### **Secondary types of residency proof**

- Hunting or fishing licenses;
- 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
- Other proof of residency acceptable to the Director.

Self-certifying items above (hunting and fishing licenses, personal affidavits, etc.) may only be used as corroborative evidence. At the time it is requested, successful bidders are reminded to submit as many principle (non-self-certifying) items of proof of residency as needed to document the full year of Alaska residency.

### **Buying Multiple Parcels**

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each DNR land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from this offering, if not purchased at auction, may be purchased during the Initial OTC Lottery.

You may submit sealed bids on multiple parcels (each in a separate envelope). However, if you do, and you have a high bid for more than one parcel, you may not end up with your first choice parcel. Parcel opening order is determined by the total number of bids received per parcel (See "Sealed-Bid Auction Procedures"), which cannot be determined until after the application period has ended. You will be awarded the first parcel for which you are high bidder. For example:

*Jane Doe bids on two parcels, Parcel A and Parcel B. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest eligible bidder for Parcel B, she will win that and will be ineligible to win Parcel A, even if she is the high bidder for that parcel also.*

### **Multiple Applicants**

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction or application for the Initial OTC Lottery. To do so, all bidders/applicants must be eligible to bid and/or apply. Successful bidders/applicants' names will carry forward to the purchase contract, or patent if the purchase price is paid in full. Names may not be added or deleted after the form has been submitted.

Additionally, successful joint bidders will be ineligible to individually win an additional parcel in the Sealed-Bid Auction. For example:

*If a parcel is won in the Sealed-Bid Auction jointly by John and Jane Doe, both John Doe and Jane Doe are ineligible to win any additional parcels, either as joint applicants or as individuals, for the remainder of the Sealed-Bid Auction.*

### **Misrepresentation – Price Fixing**

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel, or otherwise act to defeat an open, fair-market bidding process. If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

Anyone who misrepresents him or herself as owner of any of these parcels of land or who wrongfully represents that he or she has any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Department of Natural Resources Public Information Center, at [pic@dnr.state.ak.us](mailto:pic@dnr.state.ak.us) or (907) 269-8400, and provide any information that you may have.

### **Right to Adjourn/Postpone/Cancel**

DNR reserves the right to postpone or cancel a land offering, in whole or in part, if necessary to protect the interest of the State of Alaska at any time prior to or during the offering, even after the apparent high bidder has been notified, prior to DNR signing a final conveyance document, including all Over-The-Counter offerings. In the event that DNR cancels a land offering, deposits will be returned.

### **Brochure Amendments**

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).

It is your responsibility to keep informed of any changes or corrections prior to submitting a bid or application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

### **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)).

This requirement disqualifies those employees from applying for a parcel in the Initial OTC Lottery. Parcels may only be purchased 30 days after the parcels are placed in the general Over-The-Counter inventory, following the Initial OTC Lottery.

If you have questions about employee eligibility, contact one of the regional Public Information Offices.

### **Withdrawing Bids and Applications Prohibited**

Once you have submitted a bid or application, it cannot be withdrawn. If you feel your bid or application was submitted with an error, you must submit a new bid or application to be eligible for the parcel. If you submit multiple bids or applications on the same parcel, the MOST RECENT VALID bid or application will prevail even if you have submitted a higher or duplicate bid or application at an earlier time.

If the previous bid or application had multiple applicants, and a subsequent bid or application is submitted for just one of the applicants, the previous bid or application will be cancelled. This can have implications for the joint applicants. For example:

*If a bid is submitted jointly by John and Jane Doe, and subsequently John Doe individually submits a new bid, the previous joint bid is cancelled. John Doe now has an active bid submitted, but Jane Doe does not.*

### **Returned Deposits**

Unsuccessful bidders and applicants may pick up their deposits until 5:00 p.m. on the day of the Sealed-Bid Auction (May 23, 2007) or Initial OTC Lottery (July 18, 2007), upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. on the day of the auction or lottery will be returned by mail on the next day. NO interest will be paid on the deposit while it is in the possession of the State.

### **Appeals**

An aggrieved bidder may appeal to the Commissioner within five days after the sale for a review of the Director's determination (AS 35.05.055). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or by electronic mail to [dnr\\_appeals@dnr.state.ak.us](mailto:dnr_appeals@dnr.state.ak.us).

## 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.

You are responsible for maintaining a current address with the Division of Mining, Land and Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

### Lump Sum Payment

If the purchase price minus the minimum five percent (5%) 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). The balance due (purchase price minus the minimum five percent down payment) and a non-refundable document handling fee of \$100.00 will be due 30 days after the Award Notification letter is received by the purchaser.

If you are the successful bidder for a parcel and do not meet requirements listed in the "Bidder/Applicant Qualifications" section to qualify for a contract, a lump sum payment will be required.

### Sale Contracts

If the purchase price minus the minimum five percent (5%) down payment, per parcel, is greater than \$2,000, the remainder may be paid by sale contract if you meet the requirements listed in the "Bidder/Applicant Qualifications" section. Once you have signed a State land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all three requirements listed in the "Bidder/Applicant Qualifications" section are met.

The terms for purchasing State land by sale contract are:

- Minimum down payment of five percent (5%) of the purchase price;
- Non-refundable document handling fee of \$100.00;
- Contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

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):

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
- \$20,000.00 or more, contract length will not be more than 20 years.

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 you for signature, plus three percent (3%); however, the total rate of interest may not exceed thirteen and a half percent (13.5%). Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. You may make payments in person, by mail or on-line. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however delays up to and exceeding 120 days are possible. The state does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Contract Administration Unit at (907) 269-8594 for additional information.

### Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late payment or returned check as follows:

- 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 (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- Returned Check Penalty: A returned check fee of \$25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

## VETERANS PREFERENCE AUCTION

A Veterans Preference Auction is a restricted sale at which qualified veterans have first option to purchase certain parcels being offered (AS 38.05.067).

Non-veterans and veterans not wishing to participate in the Veterans Preference Auction may also bid on these parcels, however, a veteran bidder will be given preference, even if their bid amount is lower than the non-veteran bid amount.

Parcels that are offered under this preference must be five acres or less, classified as settlement land, and zoned for residential use only (11 AAC 67.050). If two or more individuals jointly submit a bid and intend to use their Veterans Preference, all bidders must be eligible veterans and provide the required proof. This Veterans Preference option may only be used once in an applicant's lifetime. This is a separate program than the Veterans Land Discount program that is described later in this brochure. A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction.

Parcels that will be offered in a Veterans Preference Auction for the Spring 2007 Alaska State Land Offering – Auction #446 are:

- Frederick Point East -  
Parcels 1001, 1002, and 1003 will be offered in a Veterans Preference Auction
- Beaver Creek Alaska Subdivision -  
Parcels 1058 and 1061 will be offered in a Veterans Preference Auction.  
Parcels 1059 and 1060 will not be offered in a Veterans Preference Auction.

The bids for the Veterans Preference Auction will be opened before the regular Sealed-Bid Auction, beginning at 10:00 a.m., Wednesday, May 23, 2007, at the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Any of the eligible parcels not sold during the Veterans Preference Auction will then be auctioned along with the remaining parcels to qualified bidders during the regular Sealed-Bid Auction.

Parcels purchased at the Veterans Preference Auction are subject to the following restrictions (11 AAC 67.050):

- The veteran 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 of the Division of Mining, Land and Water.
- The veteran 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 made to the property. 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 municipal authority. 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.

## Qualifications

In addition to the "Bidder/Applicant Qualifications" stated in this brochure, a person applying for the Veterans Preference Auction must submit proof, acceptable to the department, that he or she:

1. 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" section);
2. Has served on active duty in the Armed Forces of the United States 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
3. Has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States 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. Veterans are encouraged to request their Form DD 214 well in advance of the auction.

In order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. Any bid submitted for the Veterans Preference Auction without this proof enclosed will not be considered for a Veterans Preference, but will be considered in the regular Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid on-line, this proof must be mailed to the Anchorage Public Information Office, and be received by the application deadline.



*A delapidated cabin on the Lockwood Lake Homestead parcel*

## Clearly Mark Your Bid

If a Veterans Preference Auction sealed-bid envelope is not clearly marked as such, DNR will not consider the bid part of the Veterans Preference Auction, and it will only be considered in the regular Sealed-Bid Auction.

# VETERANS LAND DISCOUNT

Eligible veterans may receive a twenty-five percent (25%) discount on the purchase of state land, once costs reimbursable to the state have been subtracted from the purchase price (AS 38.05.940). This Veterans Land Discount may only be used once in an applicant's lifetime. A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction, but may be used when bidding on a parcel in the regular Sealed-Bid Auction or in the Initial OTC Lottery.

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied (AS 38.05.940). The reimbursable cost per acre is listed in the table on the following page. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if paid in full at the time of initial purchase.

Below is an example of how a Veterans Land Discount is calculated for a 1.82 acre parcel with reimbursable costs of \$987 per acre, if the bid price were \$40,000.

Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
<b>Total Reimbursable Cost</b>	<b>\$ 1,796.34</b>
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
<b>Amount Eligible for Discount</b>	<b>\$ 38,203.66</b>
Amount Eligible for Discount	\$ 38,203.66
25% Veterans Discount Rate	x .25
<b>Veterans Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Deposit of Bid Price	- \$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>

## Qualifications

In addition to the "Bidder/Applicant Qualifications" stated in this brochure, a person applying for the Veterans Land Discount must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to the department, that he or she:

1. 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" section), even for parcels purchased through the Initial OTC Lottery;
2. Has served on active duty in the Armed Forces of the United States 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
3. Has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States 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. Veterans are encouraged to request their Form DD 214 well in advance of the auction or lottery.

In the case where two or more bidders or applicants wish to purchase a parcel and apply a Veterans Land Discount, both must be eligible applicants but only one need be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their "once in a lifetime" Veterans Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out the Waiver of Veterans Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional DNR Public Information Office, as well as on-line at [www.dnr.state.ak.us/mlw/forms](http://www.dnr.state.ak.us/mlw/forms) under "Land Forms". If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your "Award Notification" letter. If you are applying for the Initial OTC Lottery, include the completed forms and required proof with your application materials.

## Reimbursable Costs for Determining Veterans Land Discount

Subdivision / Area Name	Survey	Reimbursable Costs / Acre
<b>SOUTHEAST REGION:</b>		
Frederick Pt. East	ASLS 83-32	\$698
Harris River West	ASLS 2004-29	\$2,305*
Naukati Bay West, Addition No. 1	ASLS 2004-3	\$570
<b>SOUTHCENTRAL REGION:</b>		
Alexander Creek West	ASLS 79-209	\$225
Beaver Creek Alaska	EPF 3-9	n/a
Bruce Lake	ASLS 79-155	\$492
Chignaki Pond , Phase I	ASLS 2004-17	\$15,087
Glennallen Area I	ASLS 79-144	\$122
Glennallen II	ASLS 79-251	\$122
Homer Odd Lot	ASLS 90-66	n/a
Indian River	ASLS 80-131	\$229
Kashwitna River Recreation Lots	ASLS 2004-2	\$34,654
Kasilof Alaska	EPF 54-12	n/a
Kenney Lake	ASLS 81-193	\$740
Lockwood Lake Homestead	ASLS 95-39	n/a
Lucy Lake Alaska	EPF 22-50	n/a
Mat-Su Valley Odd Lot	Cadastral	n/a
Mystery Alaska , Phase II	ASLS 2004-32	\$5,058

Subdivision / Area Name	Survey	Reimbursable Costs / Acre
Peters Creek	ASLS 80-144	\$302
Robe Lake	ASLS 79-146	\$363
South Caribou Lake	ASLS 80-155	\$271
Swan Lake Alaska	ASLS 79-145	\$265
Tazlina Southwest	ASLS 79-121	\$349
Willow Creek	ASLS 79-122	\$156
<b>NORTHERN REGION:</b>		
Berg	ASLS 82-181	\$531
Chandalar Lake	ASLS 85-224	\$408
Craig Lake	ASLS 2005-57	\$672
Fairbanks Odd Lot	ASLS 95-72	\$12
Glenn	ASLS 81-205	\$410
Lincoln Creek	ASLS 82-158	\$642
Panguingue Creek	ASLS 79-168	\$112
Riverview	ASLS 83-128	\$262
Skolai	ASLS 2004-10	\$187
Tatalina	ASLS 2003-14	\$198
Tok Triangle , Phase I	ASLS 2004-16	\$64

\* Estimate. If an updated figure becomes available, an erratum will be published.

## SEALED-BID AUCTION PROCEDURES

All bids for the Spring 2007 Alaska State Land Offering, Sealed-Bid Auction must be RECEIVED by one of the designated DNR offices or submitted on-line, no later than 5:00 p.m., Friday, May 18, 2007. All bids will be opened beginning at 10:00 a.m., Wednesday, May 23, 2007 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bids received after the designated date and time will not be considered.

A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised fair market value as indicated in this brochure or errata.

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. DNR will accept bids for the minimum bid price listed in this brochure, although there is no assurance a minimum bid will be the high bid. Successful high bidders may also participate in the Initial OTC Lottery. There is no limit on the number of parcels that can be purchased during the Initial OTC Lottery.

### Sealed-Bid Auction Procedures

DNR date stamps all sealed-bids on the day they are received.

Bids will be kept confidential and stored in a safe until the auction.

The auction will begin at 10:00 a.m., Wednesday, May 23, 2007, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the sealed bid opening will not be allowed to change or withdraw any bids. As the auction progresses, an updated results list will be available on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale). You may need to 'refresh' your browser occasionally to view the updates.

Veterans Preference bids will be opened first, in an order determined by the number of bids received. The parcel having the most bids will be opened first, the next highest number of bids second, etc. 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. Veterans Preference parcels that have no qualified veteran bidders will be auctioned to qualified bidders during the next phase of the auction.

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, the next highest number of bids second, etc. 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.

The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the apparent high bidder.

Acceptable bids must be for at least the minimum bid price listed for each parcel in this brochure. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Sealed-Bid Auction. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids in the Sealed-Bid Auction. Additional parcels may be purchased through Over-the-Counter Offerings only.

If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the 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.

Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).

The week following the auction, apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:

- Completed Declaration of Intent form (blank copy included in letter);
- A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7) (F));
- If applying for a Veterans Land Discount, a Veteran Eligibility Affidavit (blank copy included in letter) 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 the Waiver of Veterans Discount form (blank copy included in letter), if there is more than one applicant (see "Veterans Land Discount" section for more information);
- Proof of Alaska residency (see "Proof of Residency" section for more information); and
- Any other documents or items requested in the Award Notification letter.

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 next highest eligible bidder will then be given the opportunity to purchase the parcel. Failure to comply with the requirements stated in the "Award Notification" letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Initial OTC Lottery.

Parcels not awarded at this auction will be available in the Initial OTC Lottery where they will be offered for sale at the minimum bid price, which is the appraised fair market value as listed in this brochure or subsequent errata.

# INITIAL OVER-THE-COUNTER (OTC) LOTTERY PROCEDURES



*Aerial view of Alexander Creek West Subdivision and Derf Lake. Parcels 1056 and 1057 are outlined at right.*

Parcels not sold during the auction portion of the Spring 2007 Alaska State Land Offering will be offered for sale, at the minimum bid price, through an Initial OTC Lottery. Occasionally, parcels with an apparent high bidder in the Sealed-Bid Auction may become available in the Initial OTC Lottery due to relinquishment or rejection of the bid. A complete list of all parcels to be included in the Initial OTC Lottery will be available at all DNR Public Information Offices as well as on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) on Wednesday, May 30, 2007. If additional bids are relinquished or rejected after May 29, 2007, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All applications for the Spring 2007 Alaska State Land Offering, Initial OTC Lottery must be RECEIVED by one of the designated DNR Public Information Offices or submitted on-line, no later than 5:00 p.m., Friday, July 13, 2007. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 10:00 a.m., Wednesday, July 18, 2007 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska.

The purchase price in the Initial OTC Lottery is the appraised value, which is the same as the minimum acceptable bid for the Sealed-Bid Auction. Initial OTC Lottery applications may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The Initial OTC Lottery is not limited to one parcel per person.

## Initial Over-The-Counter Lottery Procedures

Applications will be kept confidential and stored in a safe until the lottery.

The lottery will begin at 10:00 a.m., Wednesday, July 18, 2007, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the lottery is not required and will not affect the outcome. Members of the public who attend the Initial OTC Lottery will not be allowed to change or withdraw any applications. As the lottery progresses, an updated results list will be available on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale). You may need to 'refresh' your browser occasionally to view the updates.

A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner. For the Initial OTC Lottery, applicants have the opportunity to purchase multiple parcels. Applicants will win all parcels for which their name is drawn, or when they are the only applicant. If the winning applicant subsequently decides not to complete the sale, the five percent deposit, application fee, and all rights to the parcel are forfeited to the State.

Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).

The week following the lottery, lottery winners will be sent a letter informing them of the parcel(s) won.

Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices and on-line on a first-come, first-served basis. Additionally, future OTC parcel availability updates will be posted for 30 days on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) on a periodic basis.

## ONLINE RESOURCES

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also include links to appropriate regional office and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

State of Alaska.....	<a href="http://www.state.ak.us">www.state.ak.us</a>
Alaska Legislature (current statutes and regulations).....	<a href="http://www.legis.state.ak.us">www.legis.state.ak.us</a>
Department of Natural Resources.....	<a href="http://www.dnr.state.ak.us">www.dnr.state.ak.us</a>
Division of Mining, Land & Water.....	<a href="http://www.dnr.state.ak.us/mlw">www.dnr.state.ak.us/mlw</a>
Alaska State Land Offerings.....	<a href="http://www.dnr.state.ak.us/mlw/landsale">www.dnr.state.ak.us/mlw/landsale</a>
Division of Mining, Land & Water Factsheets.....	<a href="http://www.dnr.state.ak.us/mlw/factsht">www.dnr.state.ak.us/mlw/factsht</a>
RS 2477 Rights-of-Way.....	<a href="http://www.dnr.state.ak.us/mlw/trails/rs2477">www.dnr.state.ak.us/mlw/trails/rs2477</a>
Office of Habitat Management & Permitting.....	<a href="http://www.dnr.state.ak.us/habitat">www.dnr.state.ak.us/habitat</a>
Office of History & Archaeology.....	<a href="http://www.dnr.state.ak.us/parks/oha">www.dnr.state.ak.us/parks/oha</a>
Water Resources Program.....	<a href="http://www.dnr.state.ak.us/mlw/water">www.dnr.state.ak.us/mlw/water</a>
Division of Forestry.....	<a href="http://www.dnr.state.ak.us/forestry">www.dnr.state.ak.us/forestry</a>
Land Records Information (DNR).....	<a href="http://www.plats.landrecords.info">www.plats.landrecords.info</a>
Land Records Information (DNR and BLM).....	<a href="http://www.landrecords.info">www.landrecords.info</a>
Department of Fish & Game.....	<a href="http://www.adfg.state.ak.us">www.adfg.state.ak.us</a>
Department of Transportation & Public Facilities.....	<a href="http://www.dot.state.ak.us">www.dot.state.ak.us</a>
Department of Environmental Conservation.....	<a href="http://www.state.ak.us/dec">www.state.ak.us/dec</a>
Alaska Railroad Corporation.....	<a href="http://www.alaskarailroad.com">www.alaskarailroad.com</a>
Department of Commerce, Community & Economic Development.....	<a href="http://www.dced.state.ak.us">www.dced.state.ak.us</a>
US Government.....	<a href="http://www.firstgov.gov">www.firstgov.gov</a>
Bureau of Land Management, Alaska State Office.....	<a href="http://www.ak.blm.gov">www.ak.blm.gov</a>
U.S. Fish and Wildlife Service.....	<a href="http://www.fws.gov">www.fws.gov</a>
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch.....	<a href="http://www.poa.usace.army.mil/reg">www.poa.usace.army.mil/reg</a>
Firewise.....	<a href="http://www.firewise.org">www.firewise.org</a>

# INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Sealed-Bid Auction or Initial Over-The-Counter Lottery: on-line or by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office. Fax, e-mail, and telephone applications will not be accepted.

## Submitting a Sealed-Bid On-Line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the Sealed-Bid Auction if you are the successful bidder for that parcel. See note below regarding availability of funds when using a credit card.

If you will be applying on-line for the Veterans Preference Auction, the following two items must be **MAILED** to the Anchorage Public Information Office, and be received by the application deadline:

1. 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.
2. Proof of Alaska residency (Please see "Veterans Preference Auction" and "Residency Requirement" sections).

## Submitting a Sealed-Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following three items (additional items listed below, if applying for Veterans Preference Auction):

1. **A completed Alaska State Land Auction Bid Form.**
  - Forms are included within this brochure. Additional copies may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
2. **A bid deposit.**
  - A separate bid deposit must be included for each bid submitted.
  - Must be at least five percent (5%) of the total bid amount. **CHECK YOUR MATH AND DO NOT ROUND DOWN!**
  - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
  - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
  - For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
  - VETERANS PLEASE NOTE: If you will be applying for the Veterans 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 will be applying for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see "Veterans Land Discount" section).
3. **A self-addressed, stamped envelope to return an unsuccessful bidder's deposit, if deposit was made by cashiers check, personal check, or money order.**
  - The deposit for unsuccessful bidders will be returned by regular mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. May 23, 2007. A self-addressed, stamped envelope must be included with the bid for this purpose. If the unsuccessful bidder's deposit was made by a credit card authorization, that information will be destroyed after the auction.

If you will be applying for the Veterans Preference Auction, also include the following two items in your application package:

1. 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.
2. Proof of Alaska residency (Please see "Veterans Preference Auction" and "Residency Requirement" sections).

All bid materials are to be placed in an envelope which should have no additional markings except as follows:

Spring 2007 Alaska State Land Auction #446  
(Parcel #)  
(Bidder's First, Middle, and Last Name)  
(Bidder's Address, City, Zip)  
(If applying for the Veterans Preference Auction,  
indicate that here as well.)

Place the envelope containing the bid/application materials inside another envelope, if you will be submitting it by mail. Be sure to include "Spring 2007 Auction #446 - SEALED BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. Each bid must be submitted in a separate, sealed envelope, but they may all be inside of one mailing envelope.

## Submitting an Initial Over-The-Counter Lottery Application On-line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and follow the appropriate link. The on-line application process will ask for

a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the lottery if your name is drawn for that parcel. See note below regarding availability of funds when using a credit card.

## Submitting an Initial Over-The-Counter Lottery Application by Mail or in Person

A complete Initial Over-The-Counter Lottery application package (for mailing or hand delivery) includes the following five items (additional items listed below, if applying for Veterans Land Discount):

1. **A completed Over-The-Counter application form.**
  - Forms may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate application must be completed for each parcel.
2. **A completed Declaration of Intent form.**
  - Forms may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate form must be completed for each parcel.
3. **A non-refundable \$100.00 document handling fee.**
  - If applying for multiple parcels, a separate document handling fee must be included for each parcel.
4. **A down payment.**
  - If applying for multiple parcels, a separate down payment must be included for each parcel.
  - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). **CHECK YOUR MATH AND DO NOT ROUND DOWN!**
  - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
  - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the lottery. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
  - For successful applicants, the down payment is non-refundable and will be applied to the purchase price.
  - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price. (Please see "Veterans Land Discount" section).
5. **A self-addressed, stamped envelope to return an unsuccessful applicant's deposit and document handling fee, if deposit and document handling fee were made by cashiers check, personal check, or money order.**
  - The deposit and document handling fee for unsuccessful applicants will be returned by regular mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. July 18, 2007. A self-addressed, stamped envelope must be included with the application for this purpose. If the unsuccessful applicant's deposit and document handling fee were made by a credit card authorization, that information will be destroyed after the lottery.

If you will be applying for a Veterans Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. 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.
3. Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).

## Where to Submit Sealed-Bids and Initial Over-The-Counter (OTC) Applications

### Mail

(Sealed bid envelope must be enclosed in a separate envelope for mailing)

Spring 2007 Auction #446 - SEALED BID (or IOTC APPLICATION)  
DNR Financial Services Section  
50 West 7th Avenue, Suite 1410  
Anchorage, Alaska 99501-3561

### Hand Deliver

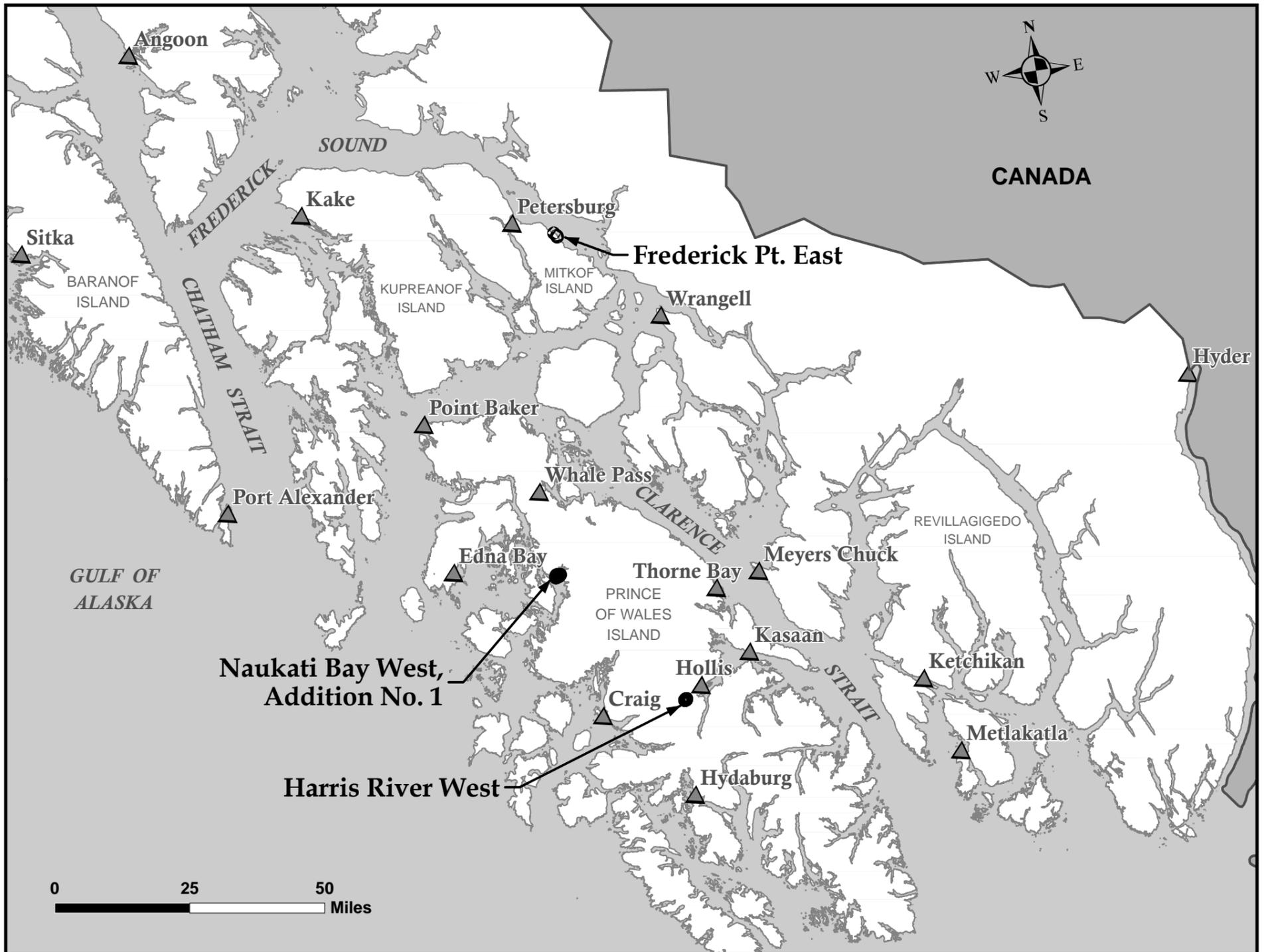
(Do not mail bids of applications to the Public Information Offices)

Any DNR Public Information Office (Anchorage, Fairbanks, or Juneau)  
See "DNR Public Information Offices" section for locations and addresses.

### Submit On-line

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

## Southeast Region

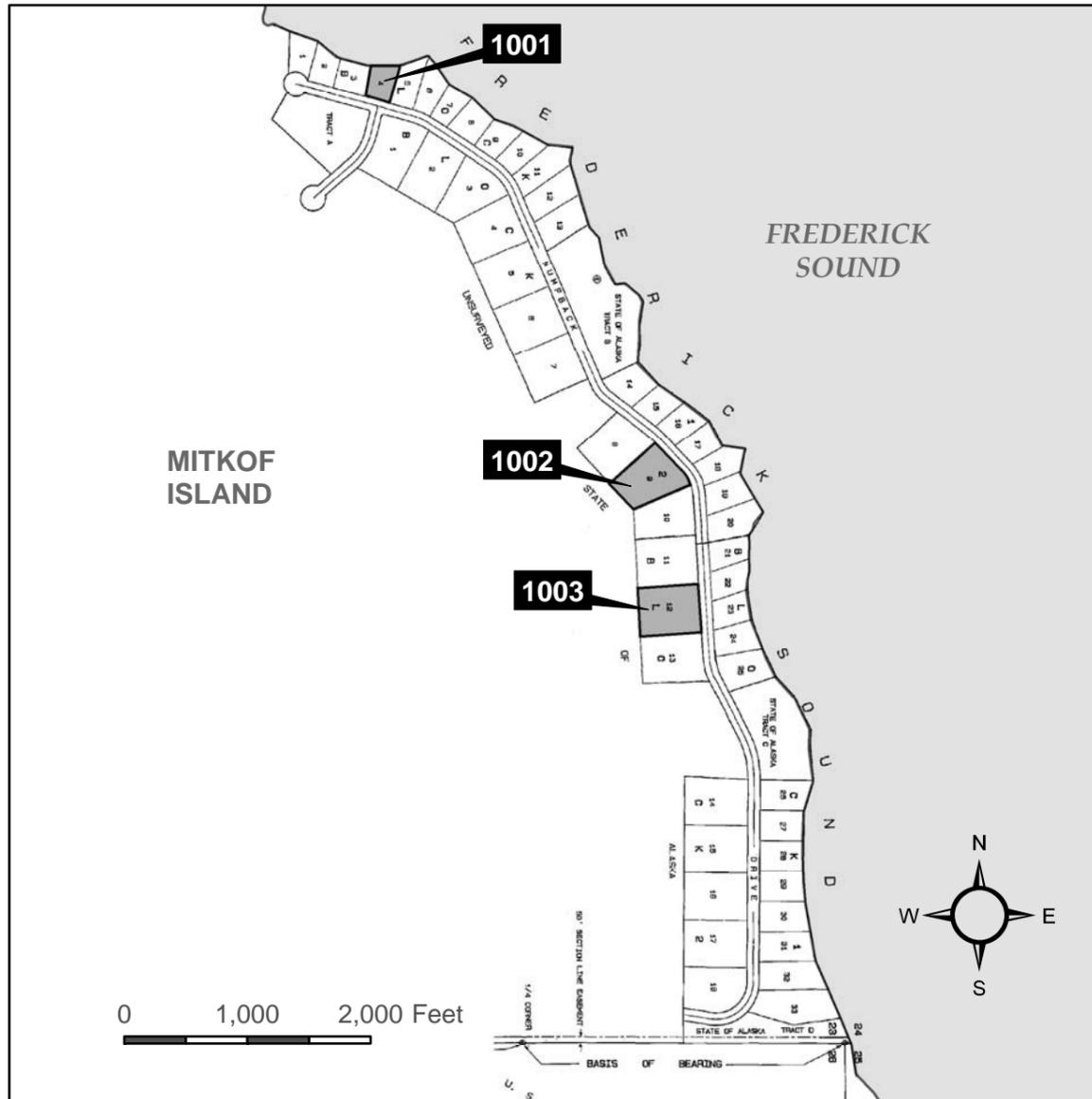


### Southeast Region Parcels

Page #	Map #	Subdivision / Area Name	Parcel
14	1	Frederick Pt. East Subdivision	1001-1003
15	2	Harris River West Subdivision	1004-1017
16	3	Naukati Bay Subdivision West, Addition No. 1	1018-1053

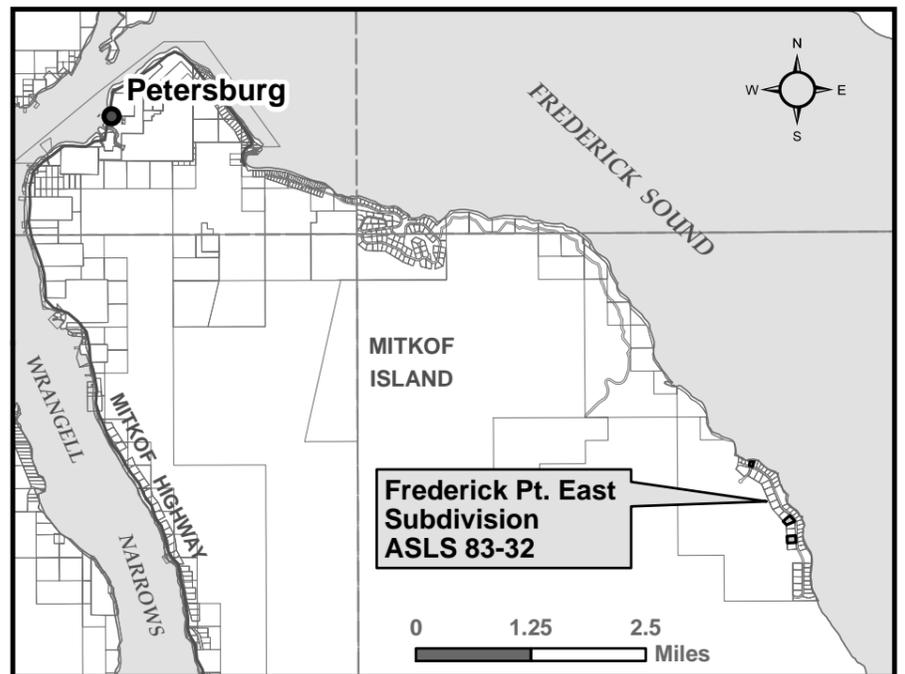
# Map 1 - Frederick Pt. East Subdivision ASLS 83-32

Southeast Region



<b>Location</b>	This subdivision is located on the east side of Mitkof Island, approximately nine to 12 miles southeast of the central business district of Petersburg.
<b>Topo Map</b>	USGS Quads Petersburg C-3 and D-3
<b>Access</b>	The subdivision is primarily accessed by water via Frederick Sound with shallow draft boats, floatplanes or other marine craft. Access from the water is weather dependent; the area is known for its variable wind speeds and conditions. It is unlikely that docks or floats could be constructed along the shoreline due to the lack of protection from storms. These parcels are along a platted road right-of-way, which has not been constructed. Logging roads come within a mile or two of the subdivision, but there is no dedicated or developed access from the logging roads to the subdivision, and the logging roads are not maintained year-round.
<b>Terrain</b>	The shoreline on the north end of the subdivision has abrupt rock outcroppings making boat moorage and access from the water quite difficult. Slopes throughout the subdivision are moderate.
<b>Soils</b>	Soil types vary from muskeg five to 15 feet deep to soils composed of a thin layer of organic material, usually to a depth of three to 12 inches, followed by mixtures of sand, silt, gravel and clay overlaying bedrock. Bedrock is generally found at a depth of three to five feet below the surface.
<b>Vegetation</b>	The area was logged in 1955-56 and now supports a dense stand of alder and second growth cedar, hemlock and spruce.
<b>Water Frontage</b>	Parcel 1001 has water frontage on Frederick Sound.
<b>View</b>	Potential views of Frederick Sound are possible from Parcel 1001.
<b>Climate</b>	The area is dominated by a cool, maritime climate. Average winter temperatures range from 22 to 37 degrees F; average summer temperatures range from 45 to 64 degrees F. Average annual precipitation is 106 inches, including 97 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 83-32. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments. The City of Petersburg has zoned this subdivision Rural Residential.
<b>Homeowners Association</b>	None
<b>Other</b>	These parcels will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1001	104127	C059S080E14	ASLS 83-32	4	1	1.410	\$22,000
1002	104153	C059S080E23	ASLS 83-32	9	2	4.344	\$11,000
1003	104168	C059S080E23	ASLS 83-32	12	2	4.624	\$11,000



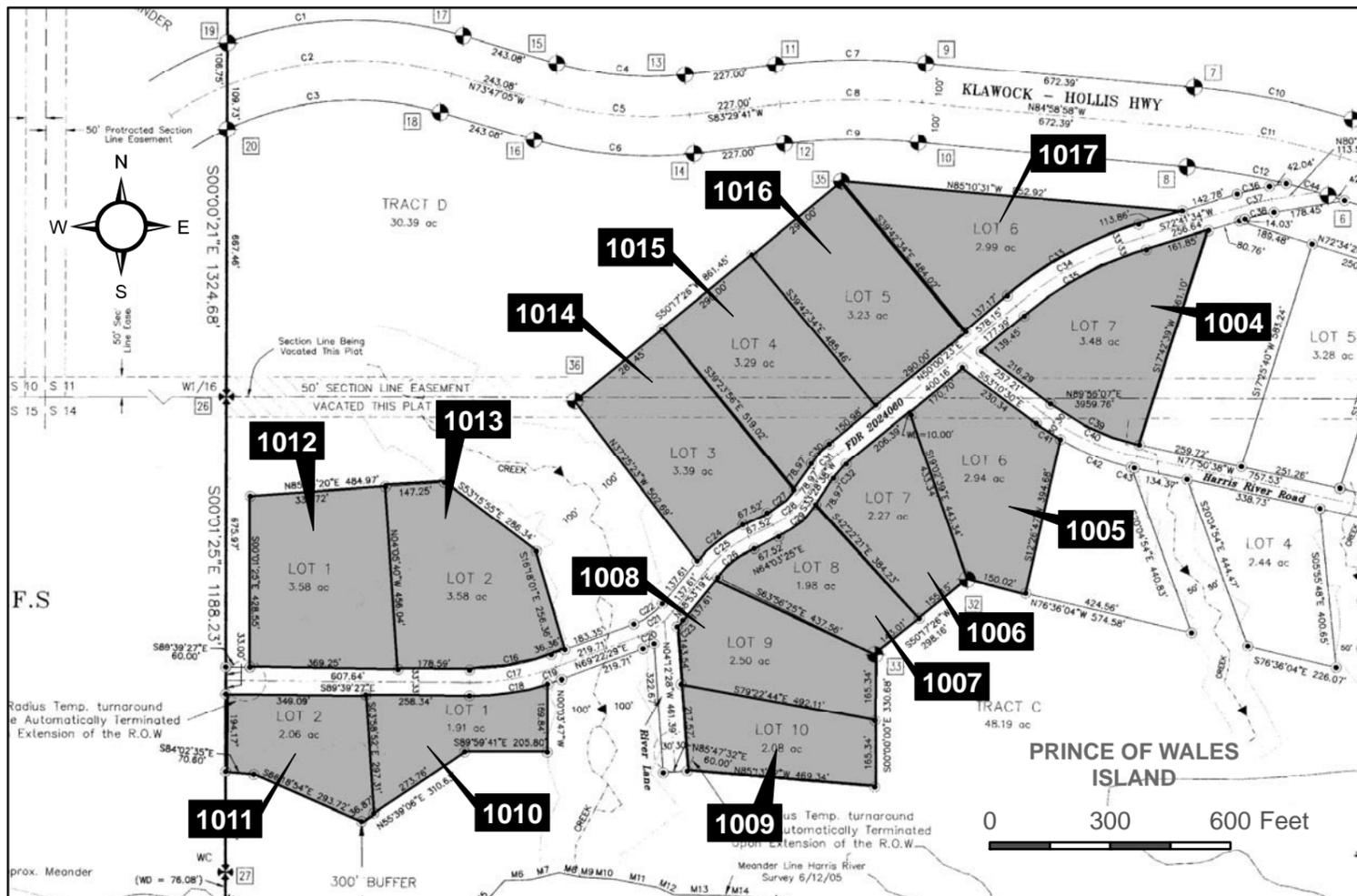
Township 59 South, Range 80 East, Sections 14 & 23  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



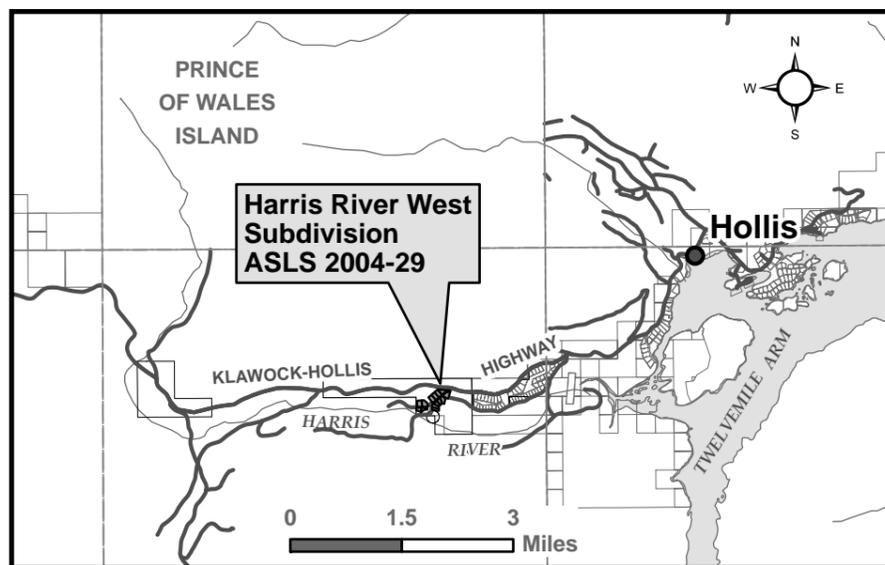
# Map 2 - Harris River West Subdivision ASLS 2004-29

Southeast Region



<b>Location</b>	Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock and 35 miles west of Ketchikan by water. These parcels are located approximately four miles southwest of the Hollis ferry terminal.
<b>Topo Map</b>	USGS Quad Craig B-3
<b>Access</b>	The subdivision is accessible from the paved Craig/Klawock/Hollis Highway and gravel road FDR 2024060. The highway is part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan, and other southeast Alaska communities via Ketchikan. Parcels 1004 through 1008 and 1010 through 1017 have direct access by FDR 2024060. Parcel 1009 is just off FDR 2024060 on River Lane, a single lane gravel logging road. There is a State owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in the community of Hollis.
<b>Terrain</b>	Terrain is steeply sloping to nearly level and is best described as "rugged", with numerous fallen trees and slash.
<b>Soils</b>	The soils have a shallow organic layer, with an underlying mineral layer. There are areas of rock outcroppings and pot-holed wet areas.
<b>Vegetation</b>	The area is heavily treed with a mix of old and second growth cedar, spruce and hemlock.
<b>Water Frontage</b>	None
<b>View</b>	None
<b>Climate</b>	The area is dominated by a cool, maritime climate. Average winter temperatures range from 29 to 39 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 145 inches.
<b>Water Source</b>	Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity is available from the Alaska Power and Telephone Company along the Klawock-Hollis Highway. Purchasers will be responsible for extending the existing power lines to the individual parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-29. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None. The community association can be contacted by mail at Hollis Community Council, P.O. Box 706, Craig, AK 99921 or by phone at (907) 530-7033.
<b>Other</b>	Hollis's K-12 school, with about 19 students, is part of the Southeast Island School District and is located approximately four mile from the proposed subdivision.  Parcel 1014 has been used in the past by locals for target practice. Debris resulting from this use, including lead, exists on the parcel. The Alaska Department of Environmental Conservation (ADEC) has conducted a preliminary environmental analysis of the site and has determined that no dangerous levels of metals were detected in the soils that contained bullet fragments, nor in adjacent areas. For more information, please contact Bruce Wanstall of the ADEC at (907) 465-5210.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1004	107478	C074S083E11, 14	ASLS 2004-29	7	1	3.48	\$28,500
1005	107484	C074S083E11, 14	ASLS 2004-29	6	2	2.94	\$30,000
1006	107485	C074S083E14	ASLS 2004-29	7	2	2.27	\$28,500
1007	107486	C074S083E14	ASLS 2004-29	8	2	1.98	\$27,000
1008	107487	C074S083E14	ASLS 2004-29	9	2	2.50	\$30,000
1009	107488	C074S083E14	ASLS 2004-29	10	2	2.08	\$28,500
1010	107489	C074S083E14	ASLS 2004-29	1	3	1.91	\$27,000
1011	107490	C074S083E14	ASLS 2004-29	2	3	2.06	\$28,500
1012	107491	C074S083E14	ASLS 2004-29	1	4	3.58	\$31,500
1013	107492	C074S083E14	ASLS 2004-29	2	4	3.58	\$31,500
1014	107493	C074S083E11, 14	ASLS 2004-29	3	4	3.39	\$31,500
1015	107494	C074S083E11, 14	ASLS 2004-29	4	4	3.29	\$30,000
1016	107495	C074S083E11, 14	ASLS 2004-29	5	4	3.23	\$28,500
1017	107496	C074S083E11	ASLS 2004-29	6	4	2.99	\$28,500



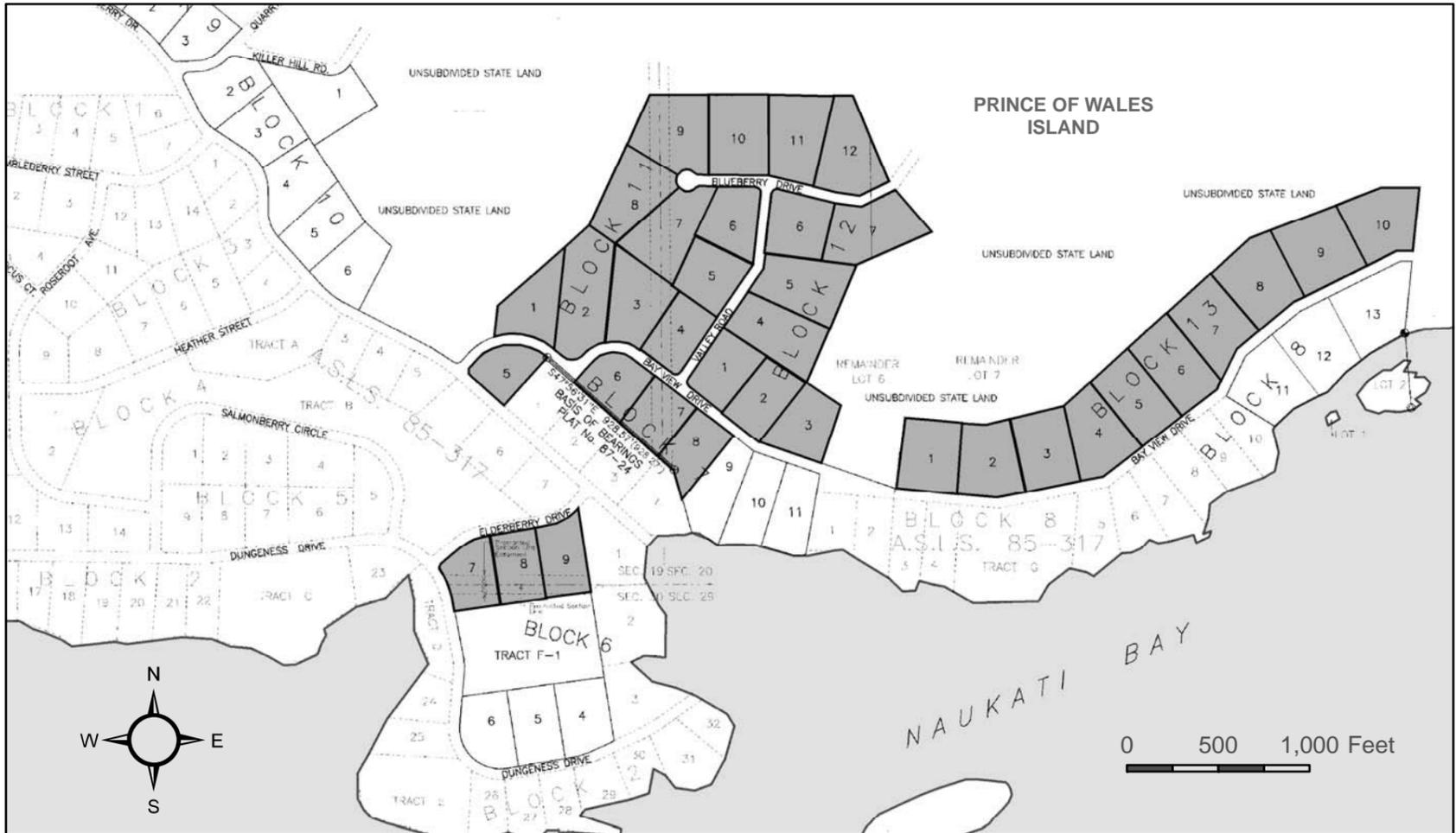
Township 74 South, Range 83 East, Sections 11 & 14  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



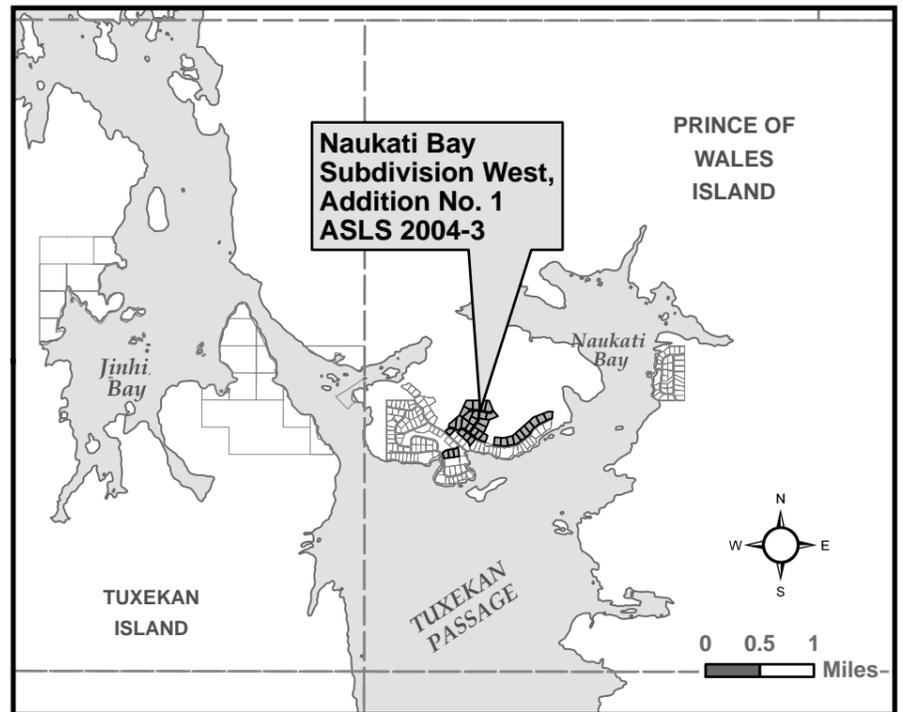
# Map 3 - Naukati Bay Subdivision West, Addition No. 1 ASLS 2004-3

Southeast Region



<b>Location</b>	Naukati Bay is located on the northwest side of Prince of Wales Island, about 60 miles northwest of Ketchikan and 30 miles north of Craig.
<b>Topo Map</b>	USGS Quad Craig D-4
<b>Access</b>	The road entering the Naukati area from the Prince of Wales Island road system is Forest Development Road (FDR) 2060.  Huckleberry Drive, a developed gravel road, is the main access into the subdivision from FDR 2060 and provides vehicular access to Parcel 1021 (Lot 5 of Block 7). Elderberry Drive, a developed gravel road off of Huckleberry Drive, provides vehicular access to Parcels 1018, 1019 and 1020 (Lots 7, 8, and 9 of Block 6).  Blueberry Drive, a very rough logging road, provides access to Parcels 1030 through 1036, 1042 and 1043 from the north of the subdivision. This road, suitable only for four wheel drive and off-road vehicles, intersects FDR 2060 at a junction northwest of the Huckleberry Drive junction, about 3/4 miles from the subdivision.  The remainder of the parcels and Parcels 1030 through 1036, 1042 and 1043, may be accessed by foot from within the subdivision via Valley Road and Bay View Drive, but these rights-of-way have only been cleared of vegetation and are not drive-able.
<b>Terrain</b>	Topography within the subdivision is moderate to steep.
<b>Soils</b>	The subject soils are unknown, but appear to be good given the slope and quality of vegetation.
<b>Vegetation</b>	Many of the lots were extensively clear cut over the past 30 years and the resulting re-growth is quite dense. Tree cover consists of smaller, second growth spruce, hemlock and cedar.
<b>Water Frontage</b>	None
<b>View</b>	None.
<b>Climate</b>	The area is dominated by a cool, maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F.
<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>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Telephone and electricity are available from the Alaska Power and Telephone Company to Parcels 1018, 1019, 1020 and 1021. (Lots 7, 8, and 9 of Block 6 and Lot 5 of Block 7).
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-3. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None. The community association can be contacted by mail at Naukati West, Inc. P.O. Box NKI-1, Naukati, AK 99950 or by phone at (907) 629-4266.
<b>Other</b>	The transfer of this land to the State of Alaska from the federal government has been Tentatively Approved. For more information about Tentatively Approved lands, refer to the information in the narrative of this brochure.

**Please refer to the detail map and list of parcels on the following page.**



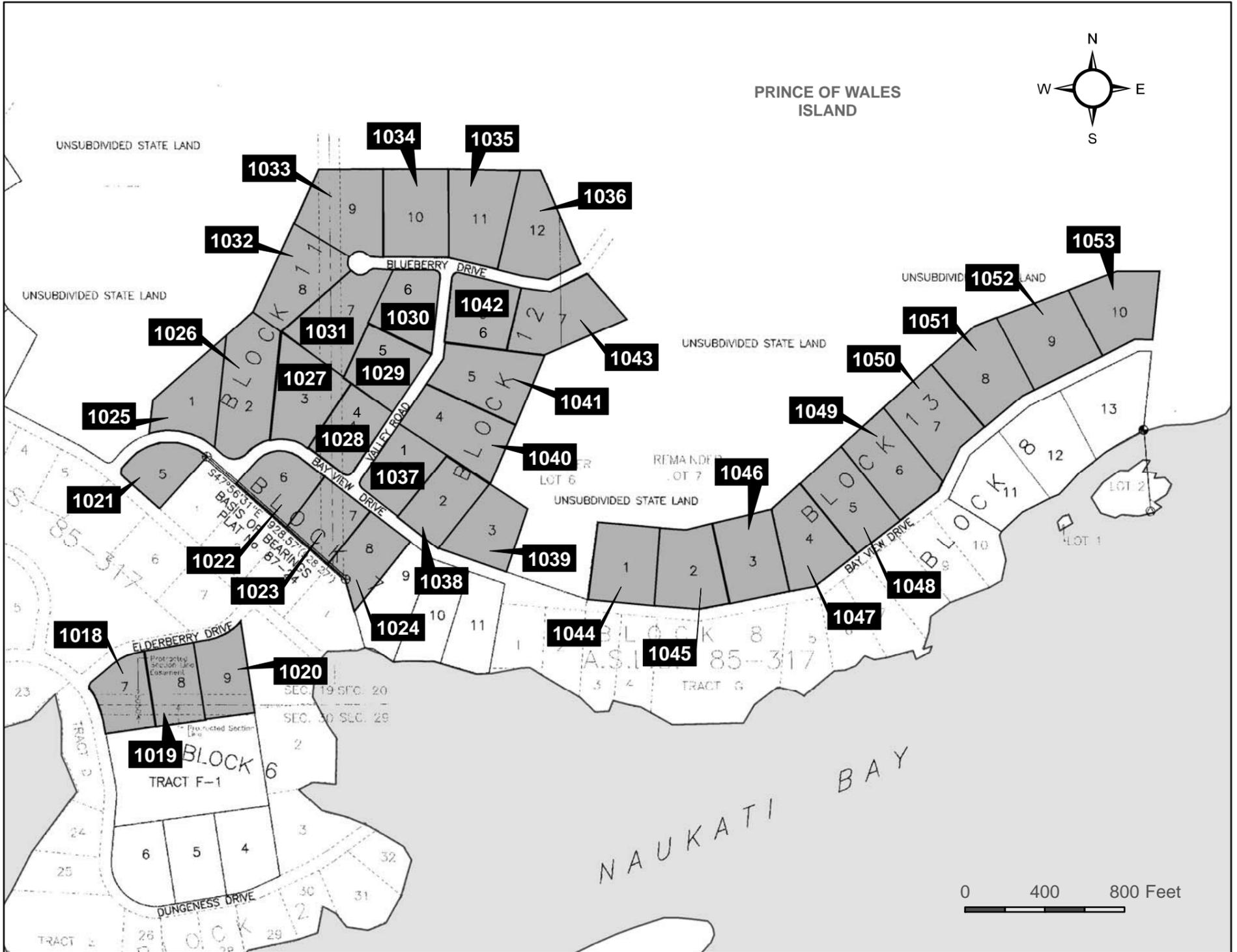
Township 69 South, Range 80 East, Sections 19, 20 & 30  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



# Map 3 - Naukati Bay Subdivision West, Addition No. 1 ASLS 2004-3

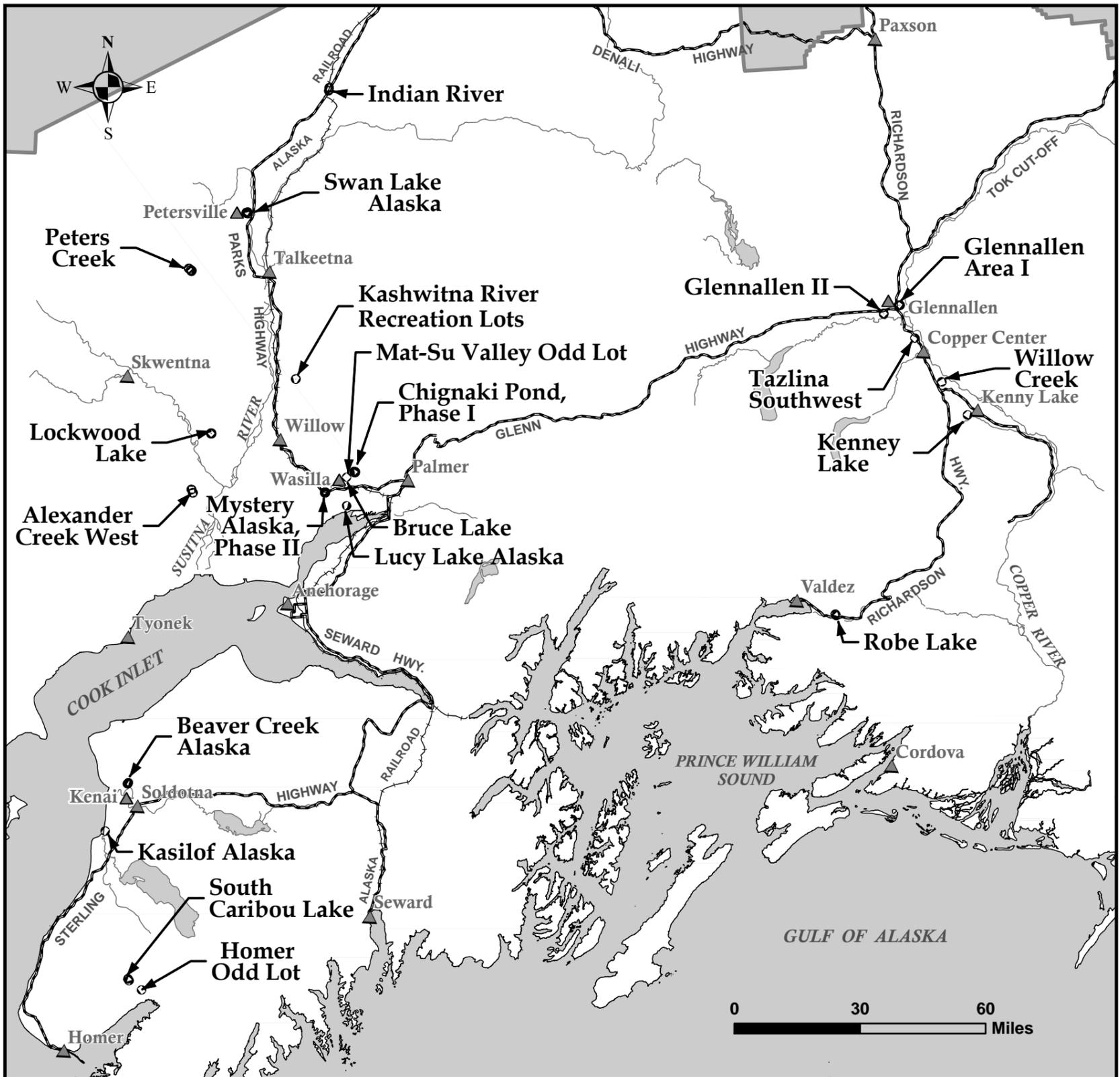
Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1018	107249	C069S080E19, 30	ASLS 2004-3	7	6	2.17	\$30,000
1019	107250	C069S080E19, 30	ASLS 2004-3	8	6	2.24	\$30,000
1020	107251	C069S080E19, 30	ASLS 2004-3	9	6	2.36	\$30,000
1021	107252	C069S080E19	ASLS 2004-3	5	7	1.90	\$27,000
1022	107253	C069S080E19	ASLS 2004-3	6	7	2.20	\$8,100
1023	107254	C069S080E19, 20	ASLS 2004-3	7	7	2.20	\$8,100
1024	107255	C069S080E19, 20	ASLS 2004-3	8	7	2.20	\$8,100
1025	107271	C069S080E19	ASLS 2004-3	1	11	2.65	\$10,800
1026	107272	C069S080E19	ASLS 2004-3	2	11	4.08	\$11,400
1027	107273	C069S080E19, 20	ASLS 2004-3	3	11	3.16	\$11,400
1028	107274	C069S080E19, 20	ASLS 2004-3	4	11	2.33	\$10,800
1029	107275	C069S080E20	ASLS 2004-3	5	11	2.46	\$11,400
1030	107276	C069S080E20	ASLS 2004-3	6	11	2.40	\$19,800
1031	107277	C069S080E19, 20	ASLS 2004-3	7	11	3.33	\$20,700
1032	107278	C069S080E19, 20	ASLS 2004-3	8	11	3.16	\$20,700
1033	107279	C069S080E19, 20	ASLS 2004-3	9	11	3.60	\$20,700
1034	107280	C069S080E20	ASLS 2004-3	10	11	3.38	\$20,700
1035	107281	C069S080E20	ASLS 2004-3	11	11	3.38	\$20,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1036	107282	C069S080E20	ASLS 2004-3	12	11	3.28	\$20,700
1037	107283	C069S080E20	ASLS 2004-3	1	12	2.43	\$11,400
1038	107284	C069S080E20	ASLS 2004-3	2	12	2.41	\$11,400
1039	107285	C069S080E20	ASLS 2004-3	3	12	2.49	\$11,400
1040	107286	C069S080E20	ASLS 2004-3	4	12	3.44	\$12,600
1041	107287	C069S080E20	ASLS 2004-3	5	12	3.37	\$12,000
1042	107288	C069S080E20	ASLS 2004-3	6	12	2.63	\$18,900
1043	107289	C069S080E20	ASLS 2004-3	7	12	3.41	\$20,700
1044	107290	C069S080E20	ASLS 2004-3	1	13	3.00	\$11,400
1045	107291	C069S080E20	ASLS 2004-3	2	13	3.00	\$11,400
1046	107292	C069S080E20	ASLS 2004-3	3	13	3.00	\$11,400
1047	107293	C069S080E20	ASLS 2004-3	4	13	3.00	\$11,400
1048	107294	C069S080E20	ASLS 2004-3	5	13	3.00	\$11,400
1049	107295	C069S080E20	ASLS 2004-3	6	13	3.25	\$12,000
1050	107296	C069S080E20	ASLS 2004-3	7	13	3.25	\$12,000
1051	107297	C069S080E20	ASLS 2004-3	8	13	3.50	\$12,000
1052	107298	C069S080E20	ASLS 2004-3	9	13	3.50	\$12,000
1053	107299	C069S080E20	ASLS 2004-3	10	13	3.06	\$11,400

## Southcentral Region

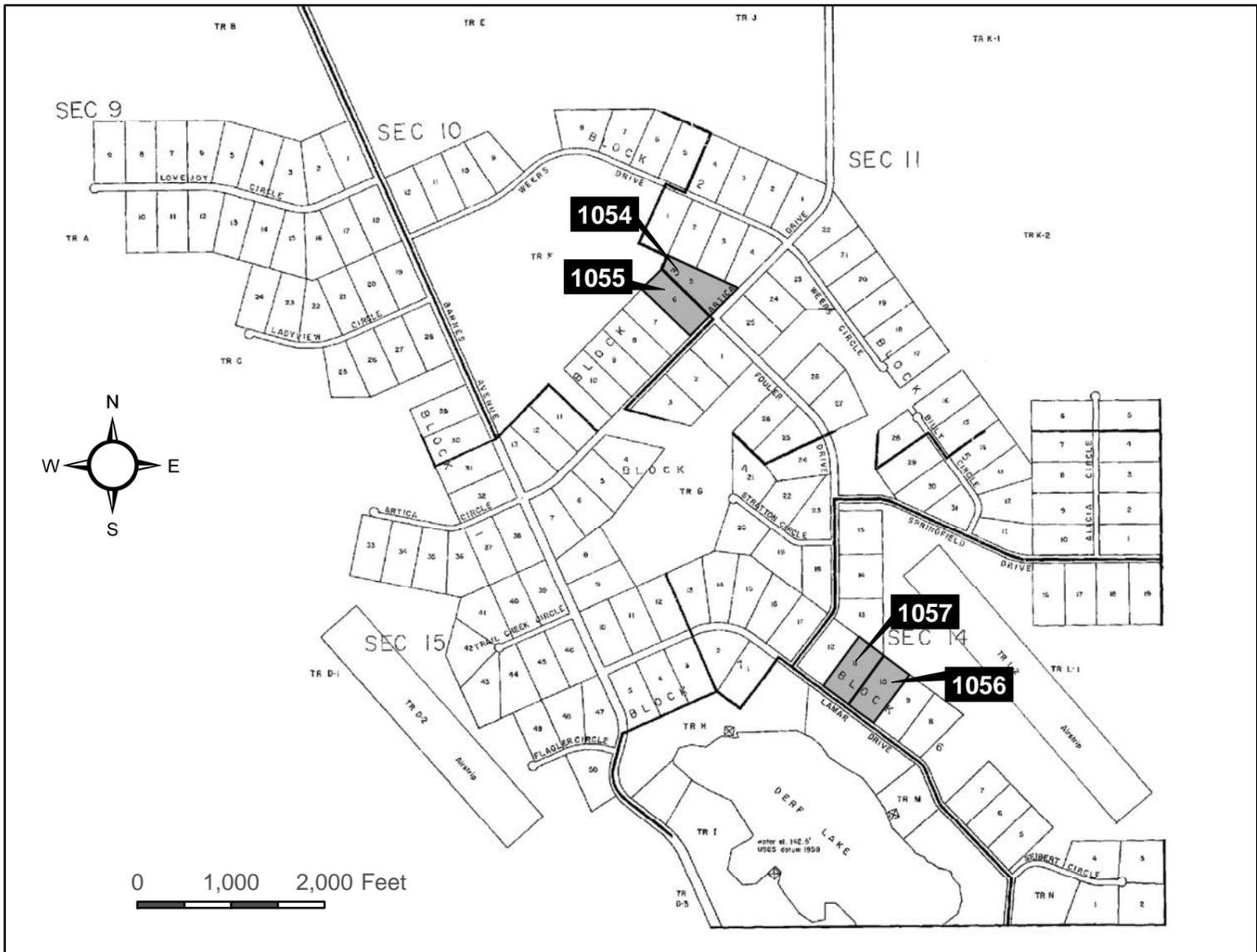


### Southcentral Region Parcels

Page #	Map #	Subdivision / Area Name	Parcel
19	4	Alexander Creek West Subdivision	1054-1057
20	5	Beaver Creek Alaska Subdivision	1058-1061
21	6	Bruce Lake Subdivision	1062
22	7	Chignaki Pond Subdivision, Phase I	1063-1078
23	8	Glennallen Area I	1079-1080
24	9	Glennallen II Subdivision	1081
25	10	Homer Odd Lot	1082
26	11	Indian River Subdivision	1083-1084
27	12	Kashwitna River Recreation Lots	1085-1087
28	13	Kasilof Alaska Subdivision	1088
29	14	Kenney Lake Subdivision	1089
30	15	Lockwood Lake Homestead	1090
31	16	Lucy Lake Alaska Subdivision	1091
32	17	Mat-Su Valley Odd Lot	1092
33	18	Mystery Alaska Subdivision, Phase II	1093-1107
34	19	Peters Creek Subdivision	1108-1109
35	20	Robe Lake Subdivision	1110-1111
36	21	South Caribou Lake Subdivision	1112-1113
37	22	Swan Lake Alaska Subdivision	1114-1118
38	23	Tazlina Southwest Subdivision	1119
39	24	Willow Creek Subdivision	1120

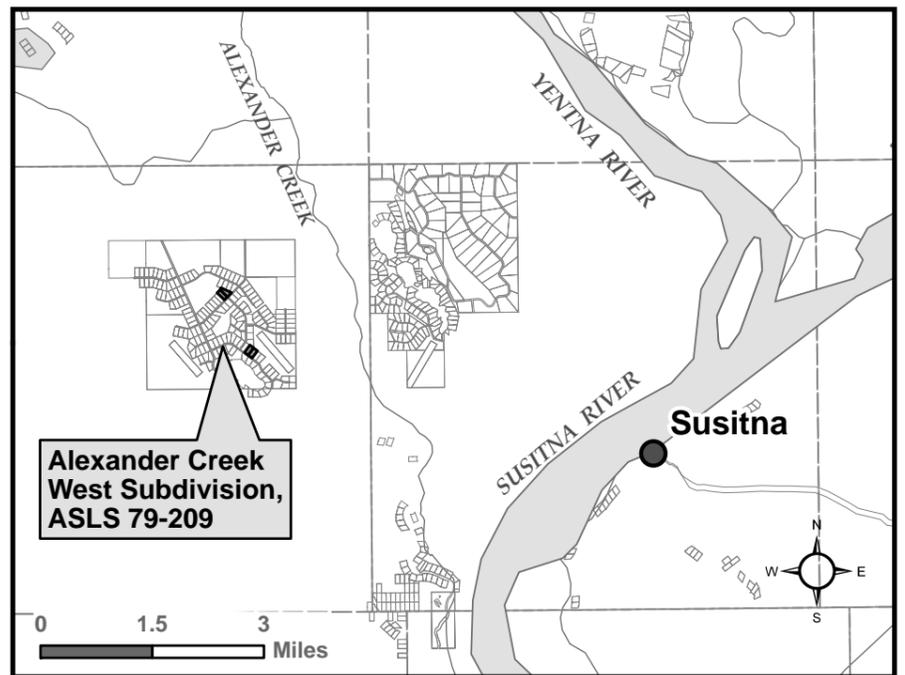
# Map 4 - Alexander Creek West Subdivision ASLS 79-209

Southcentral Region



<b>Location</b>	This subdivision is approximately 36 miles by air 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>	Access to the area may be by ATV, snow machine, by foot along platted rights-of-way, or via aircraft on one or more of the local lakes in summer or platted airstrips, conditions of which are unknown. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
<b>Terrain</b>	The area is characterized by rolling terrain with large muskeg formations, with elevations ranging from 150 to 200 feet above sea level. Higher elevations are usually well drained with low-lying areas dominated by vegetation-choked lakes, bogs, and swamps.
<b>Soils</b>	Unknown
<b>Vegetation</b>	The area is well forested with spruce, birch, and aspen. Ground cover is low scrub alder and grasses.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -10 to 35 degrees F; average summer temperatures range from 40 to 70 degrees F. Average annual precipitation is 20 inches, including 70 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. 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 (ADEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-209. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 529 on Page 964.
<b>Other</b>	The DNR Division of Oil and Gas has stated that while these parcels are not currently subject to an oil and gas lease, they may be in the future.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1054	204893	S017N008W10,11	ASLS 79-209	5	3	4.96	\$4,000
1055	204894	S017N008W10,11	ASLS 79-209	6	3	4.99	\$4,000
1056	204967	S017N008W14	ASLS 79-209	10	6	4.99	\$4,000
1057	204968	S017N008W14	ASLS 79-209	11	6	4.99	\$4,000



Township 17 North, Range 8 West, Sections 10, 11, & 14  
Seward Meridian, Alaska

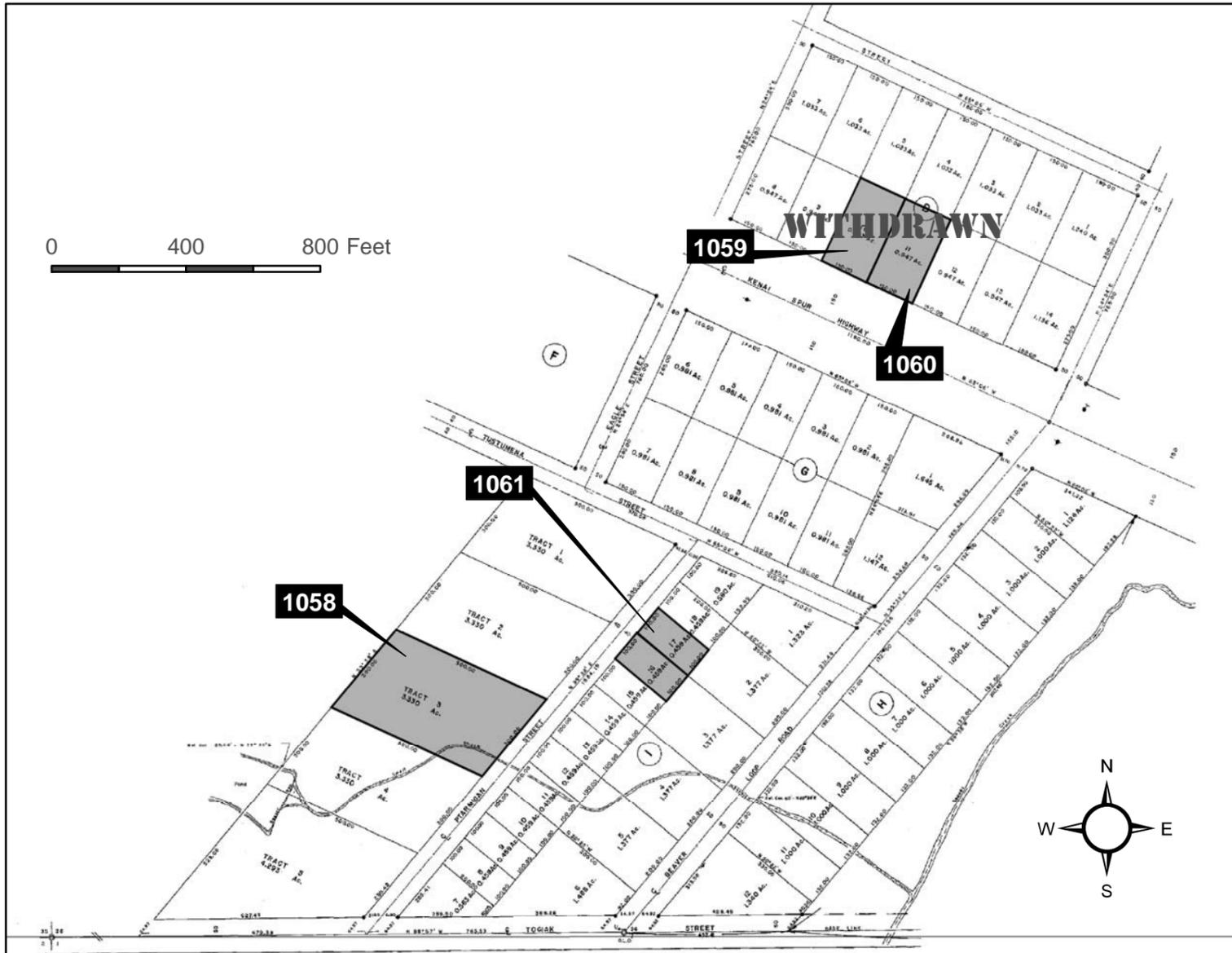
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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



# Map 5 - Beaver Creek Alaska Subdivision

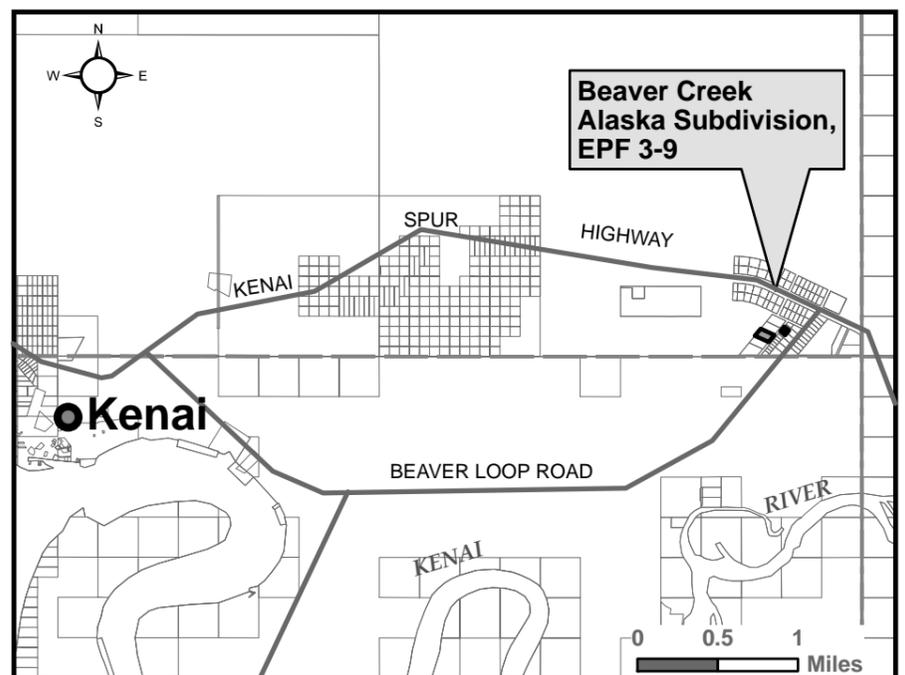
## EPF 3-9

Southcentral Region



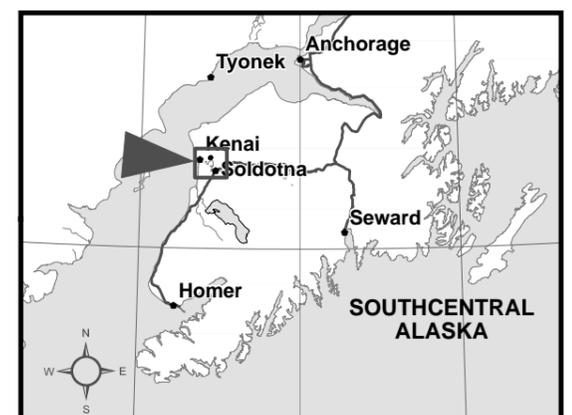
<b>Location</b>	This subdivision is located on the Kenai Peninsula on both sides of the Kenai Spur Highway, four miles east of the central business district of the City of Kenai.
<b>Topo Map</b>	USGS Quads Kenai C-4
<b>Access</b>	Direct access to Parcels 1059 and 1060 is by the Kenai Spur Highway. Access to Parcels 1058 and 1061 is by Beaver Loop Road south of the Kenai Spur Highway, then by Togiak Street and an undeveloped, platted right-of-way, Ptarmigan Street. Building permits will not be issued for Parcels 1058 and 1061 until the access is constructed to City of Kenai standards to allow emergency vehicle access. At this time, the City of Kenai has no plans to develop these streets.
<b>Terrain</b>	Parcels are level or gradually sloping and are slightly below road grade.
<b>Soils</b>	Soils consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand. Portions of Parcel 1058 are extremely wet.
<b>Vegetation</b>	Vegetation consists of mixed forest of spruce, alder and willow as well as low bushes and grasses.
<b>Water Frontage</b>	None
<b>View</b>	None
<b>Climate</b>	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches.
<b>Water Source</b>	Public water service is available along Kenai Spur Highway. Purchasers will be responsible for connecting service to individual parcels. Water service is not available to Parcels 1058 and 1061.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity, telephone and natural gas service are available along the Kenai Spur Highway and Beaver Loop Road. Purchasers will be responsible for extending the existing utilities if necessary.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned Parcels 1059 and 1060 as General Commercial (CG) and Parcels 1058 and 1061 as Rural Residential (RR). These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Other</b>	Parcels 1058 and 1061 will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1058	201241	S006N011W36	EPF 3-9	Tract 3		3.330	\$3,100
1059	228872	S006N011W36	EPF 3-9	10	B	0.947	WITHDRAWN
1060	228873	S006N011W36	EPF 3-9	11	B	0.947	WITHDRAWN
1061	201237	S006N011W36	EPF 3-9	16, 17	I	0.918	\$2,500



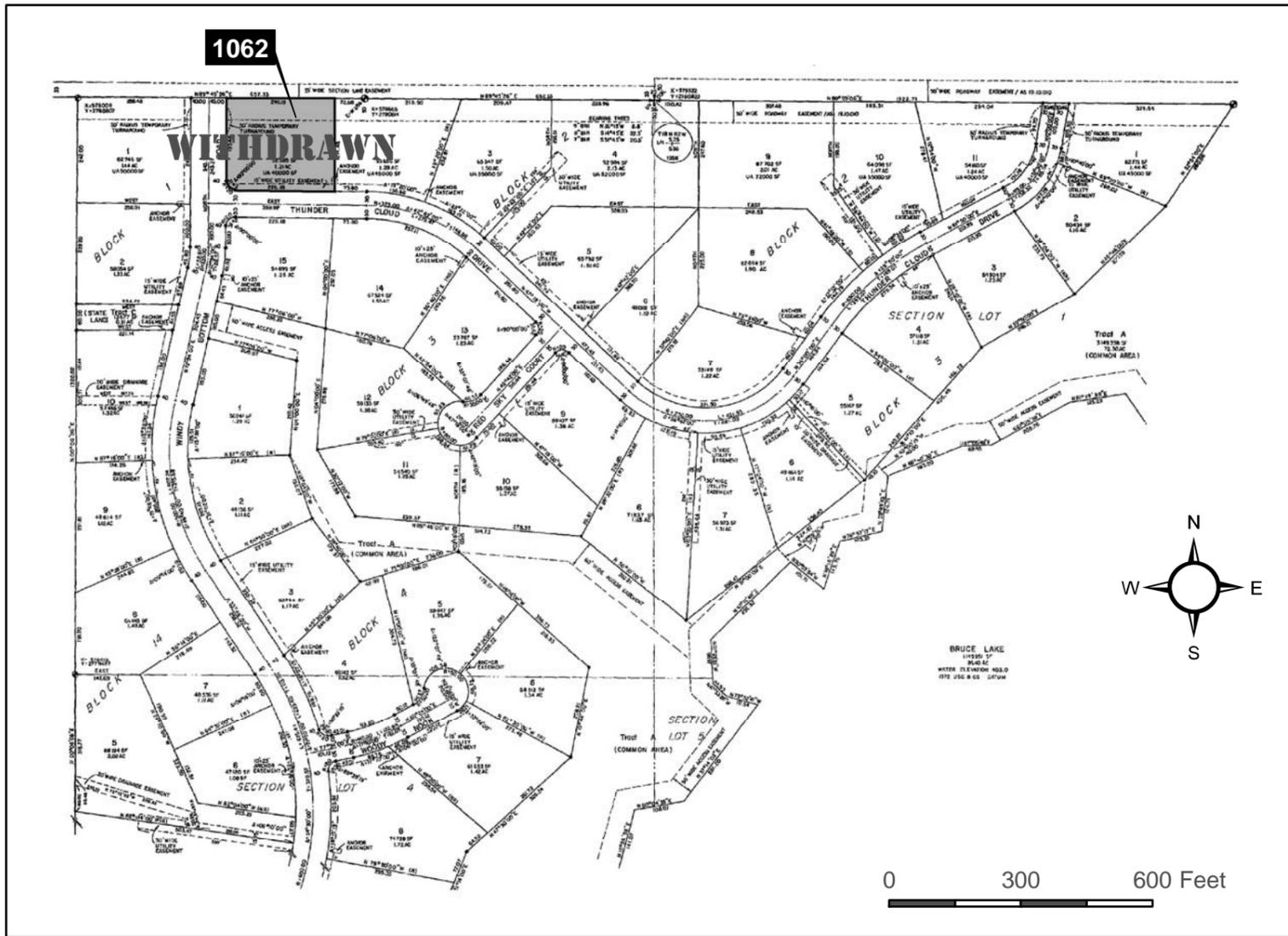
Township 6 North, Range 11 West, Section 36  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



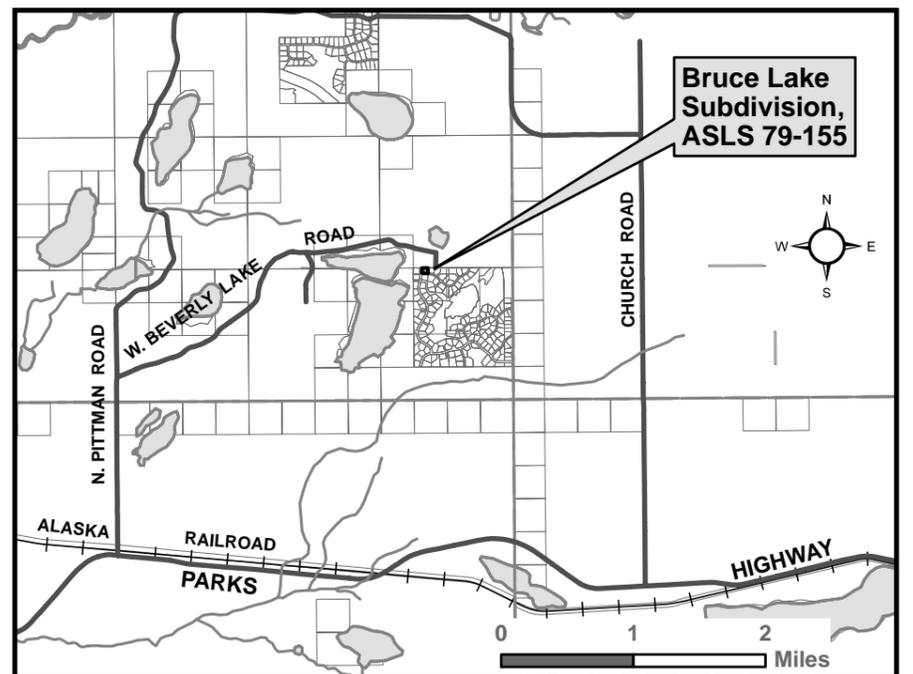
# Map 6 - Bruce Lake Subdivision ASLS 79-155

Southcentral Region



<b>Location</b>	This subdivision is located three miles northwest of Wasilla in the Meadow Lakes area, just east of Kalmbach Lake and Beverly Lake.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From the Parks Highway west of Wasilla, turn north onto North Pittman Road (paved). Continue to West Beverly Lake Road (paved until Kimbalch Road) and take a right. This road will continue to Bruce Lake Subdivision. This parcel has constructed gravel roads along the north (section line easement), west (Windy Bottom Road) and south (Thunder Cloud Drive) lot lines, but access to this parcel is restricted to Thunder Cloud Drive.
<b>Terrain</b>	Low rolling hills and swamp or bog-dominated lowlands are found throughout this subdivision. This parcel is mostly level to gently sloping, with a moderate down slope to road grade on the western portion.
<b>Soils</b>	The area is generally well drained, with gravelly, gray soils which may be covered by a poorly drained fibrous peat layer that freezes in winter. The soils on this parcel appear well drained, with no apparent boggy areas.
<b>Vegetation</b>	Vegetation on this parcel consists of small willow, cottonwood and birch in the areas that have been cleared in the past and several mature paper birch and black spruce in the undisturbed areas.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -40 to 90 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 30 inches, including 92 inches of snow.
<b>Water Source</b>	Availability and quality expected to be good. There is an uncapped well located on the parcel, condition 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service is available within the subdivision. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-155. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District in Book 220 on Page 93.
<b>Other</b>	There is a concrete foundation and wooded platform on this parcel. Debris including mattresses, clothing, garbage, and dilapidated sheds are also on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1062	205937	S018N002W36	ASLS 79-155	1	2	1.21	WITHDRAWN



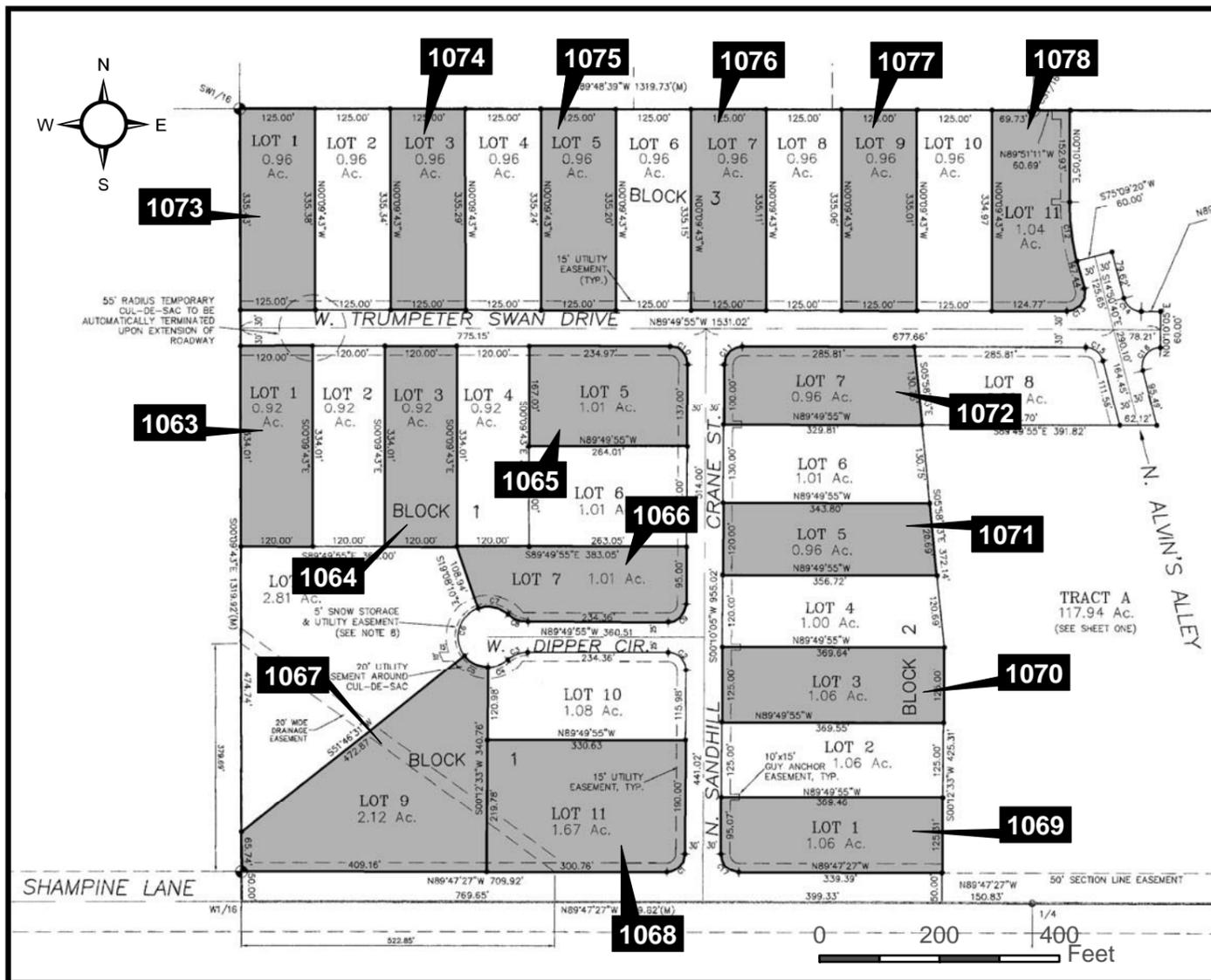
Township 18 North, Range 2 West, Section 36  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.

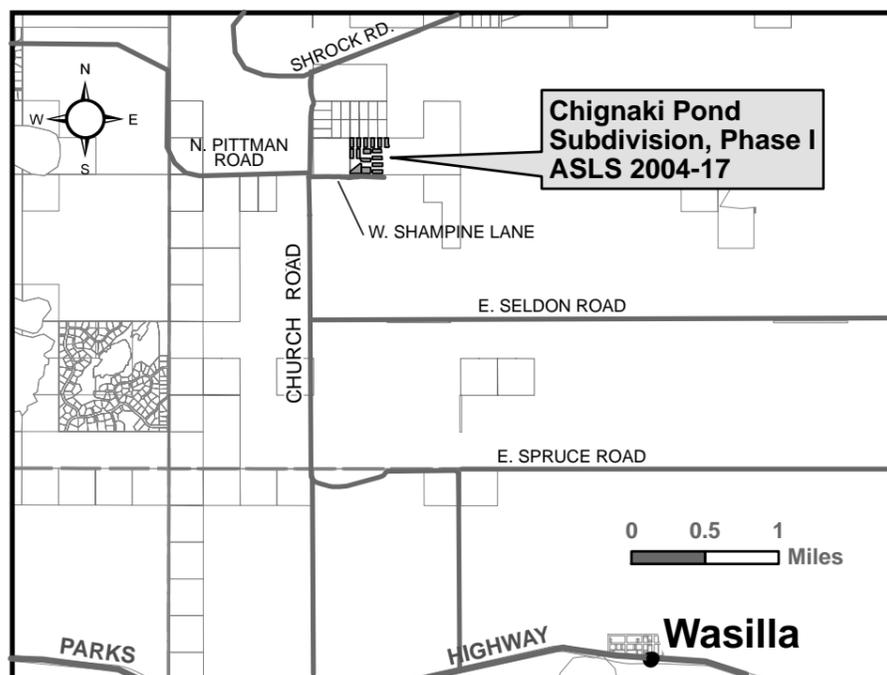


# Map 7 - Chignaki Pond Subdivision, Phase I ASLS 2004-17

Southcentral Region



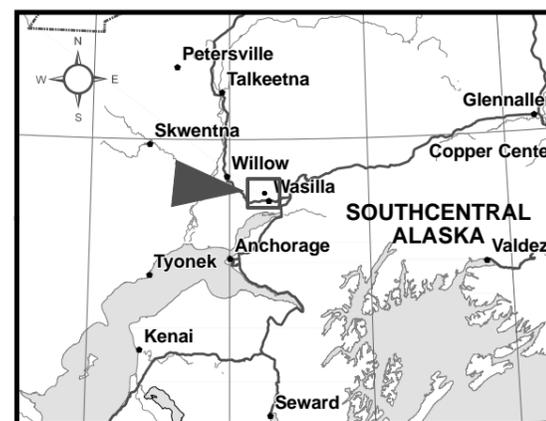
Location	This subdivision is located northwest of Wasilla off of West Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.
Topo Map	USGS Quad Anchorage C-7
Access	From the Parks Highway, turn north onto Church Road. Continue for about three and a quarter miles then turn right onto West Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive, and West Dipper Circle.
Terrain	This area is generally level, with an elevation of about 450 feet above sea level.
Soils	Unknown
Vegetation	Mixed forest of paper birch and spruce.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
Utilities	Unknown
Restrictions	Subject to all platted easements and reservation of record, see ASLS 2004-17.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.



Township 18 North, Range 1 West, Section 20  
Seward Meridian, Alaska

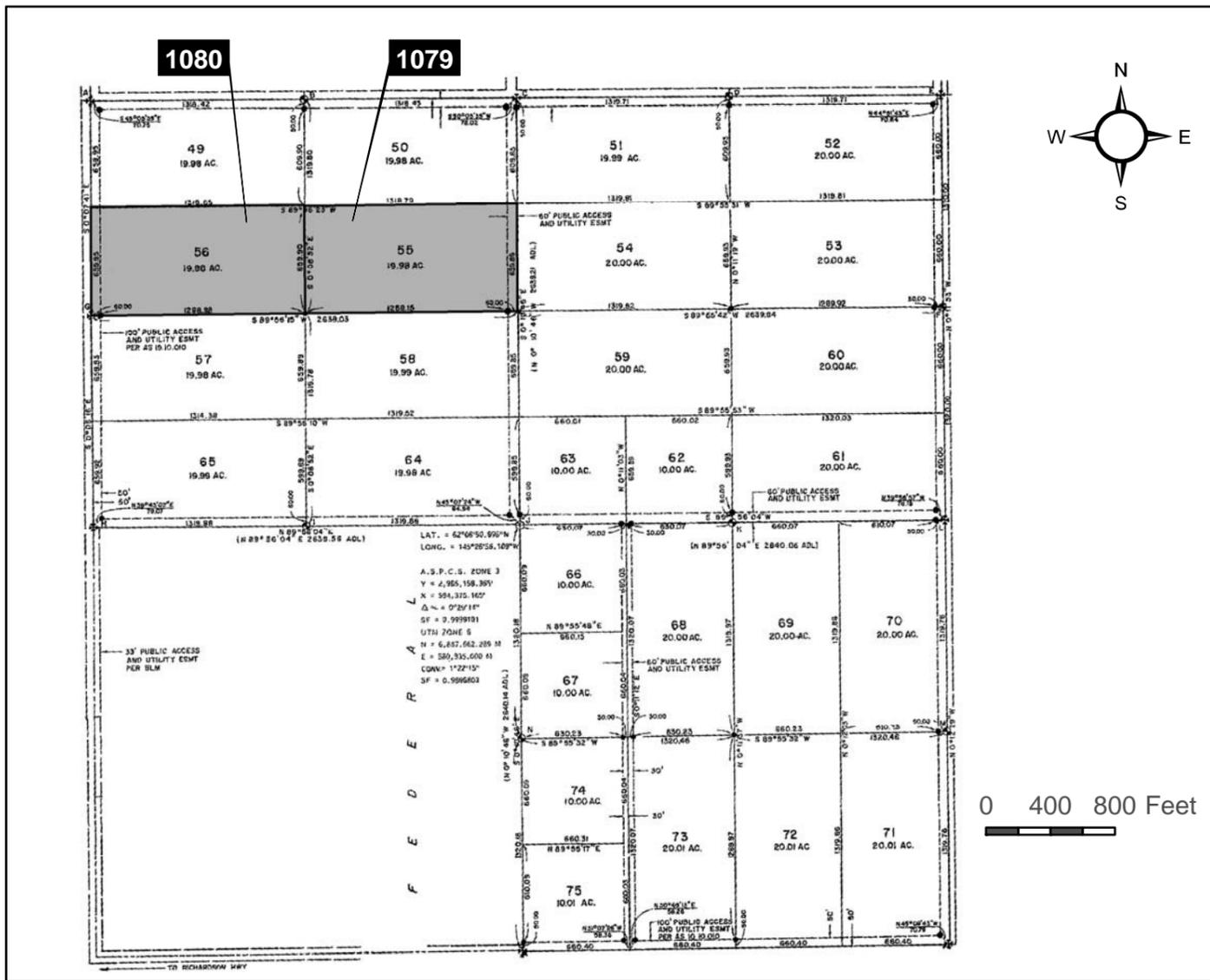
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1063	229885	S018N001W20	ASLS 2004-17	1	1	0.92	\$13,300
1064	229887	S018N001W20	ASLS 2004-17	3	1	0.92	\$13,300
1065	229889	S018N001W20	ASLS 2004-17	5	1	1.01	\$17,000
1066	229891	S018N001W20	ASLS 2004-17	7	1	1.01	\$18,600
1067	229893	S018N001W20	ASLS 2004-17	9	1	2.12	\$29,500
1068	229895	S018N001W20	ASLS 2004-17	11	1	1.67	\$31,400
1069	229896	S018N001W20	ASLS 2004-17	1	2	1.06	\$19,900
1070	229898	S018N001W20	ASLS 2004-17	3	2	1.06	\$19,500
1071	229900	S018N001W20	ASLS 2004-17	5	2	0.96	\$17,600
1072	229902	S018N001W20	ASLS 2004-17	7	2	0.96	\$16,000
1073	229904	S018N001W20	ASLS 2004-17	1	3	0.96	\$15,100
1074	229906	S018N001W20	ASLS 2004-17	3	3	0.96	\$15,100
1075	229908	S018N001W20	ASLS 2004-17	5	3	0.96	\$15,500
1076	229910	S018N001W20	ASLS 2004-17	7	3	0.96	\$15,500
1077	229912	S018N001W20	ASLS 2004-17	9	3	0.96	\$15,100
1078	229914	S018N001W20	ASLS 2004-17	11	3	1.04	\$16,400

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



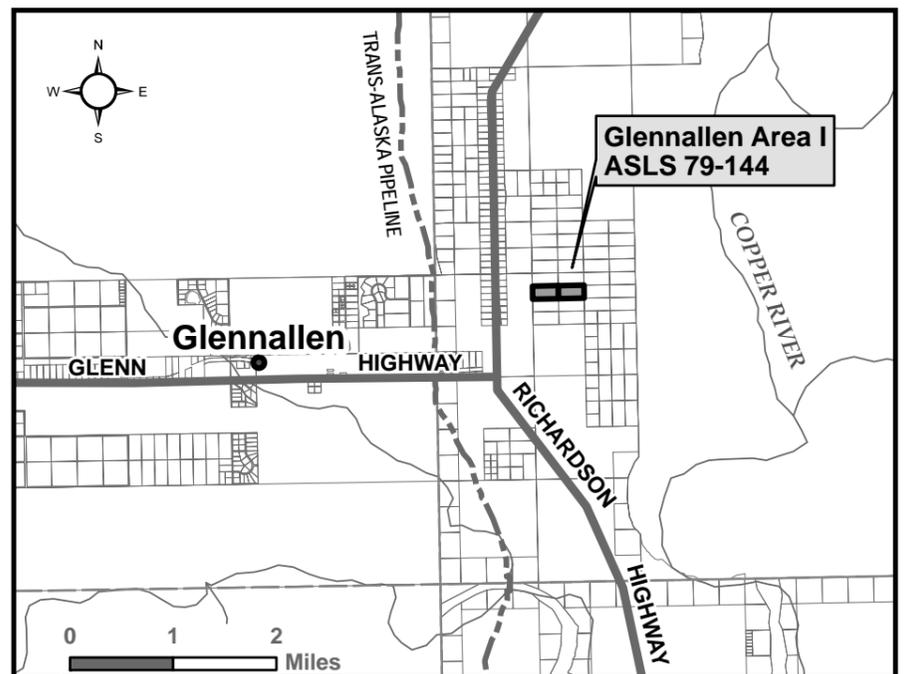
# Map 8 - Glennallen Area I ASLS 79-144

Southcentral Region



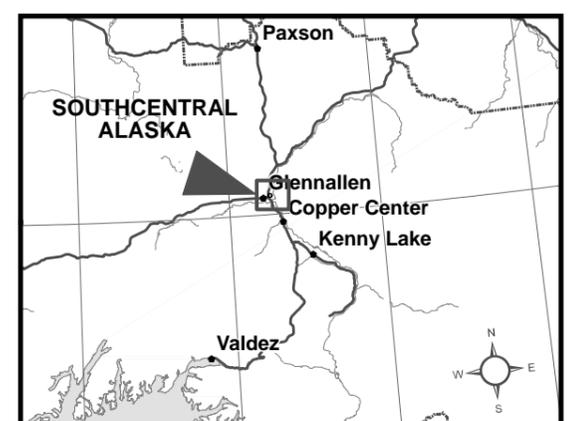
<b>Location</b>	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are situated about four miles east of Glennallen, one and a half miles northeast of the intersection of the Glenn Highway and the Richardson Highway, and about one mile west of the Copper River.
<b>Topo Map</b>	USGS Quad Gulkana A-3
<b>Access</b>	From the Richardson Highway, access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Access is prone to seasonal flooding. Site inspection is strongly recommended.
<b>Terrain</b>	Topography consists of generally flat terrain, with an elevation of about 1,450 feet above sea level.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. These parcels contain very wet soil conditions.
<b>Vegetation</b>	The area is well forested with black spruce and pockets of willow and aspen.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
<b>Water Source</b>	Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. 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>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-144.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1079	203209	C004N001W20	ASLS 79-144	55	19.98	\$7,500
1080	203210	C004N001W20	ASLS 79-144	56	19.98	\$7,500



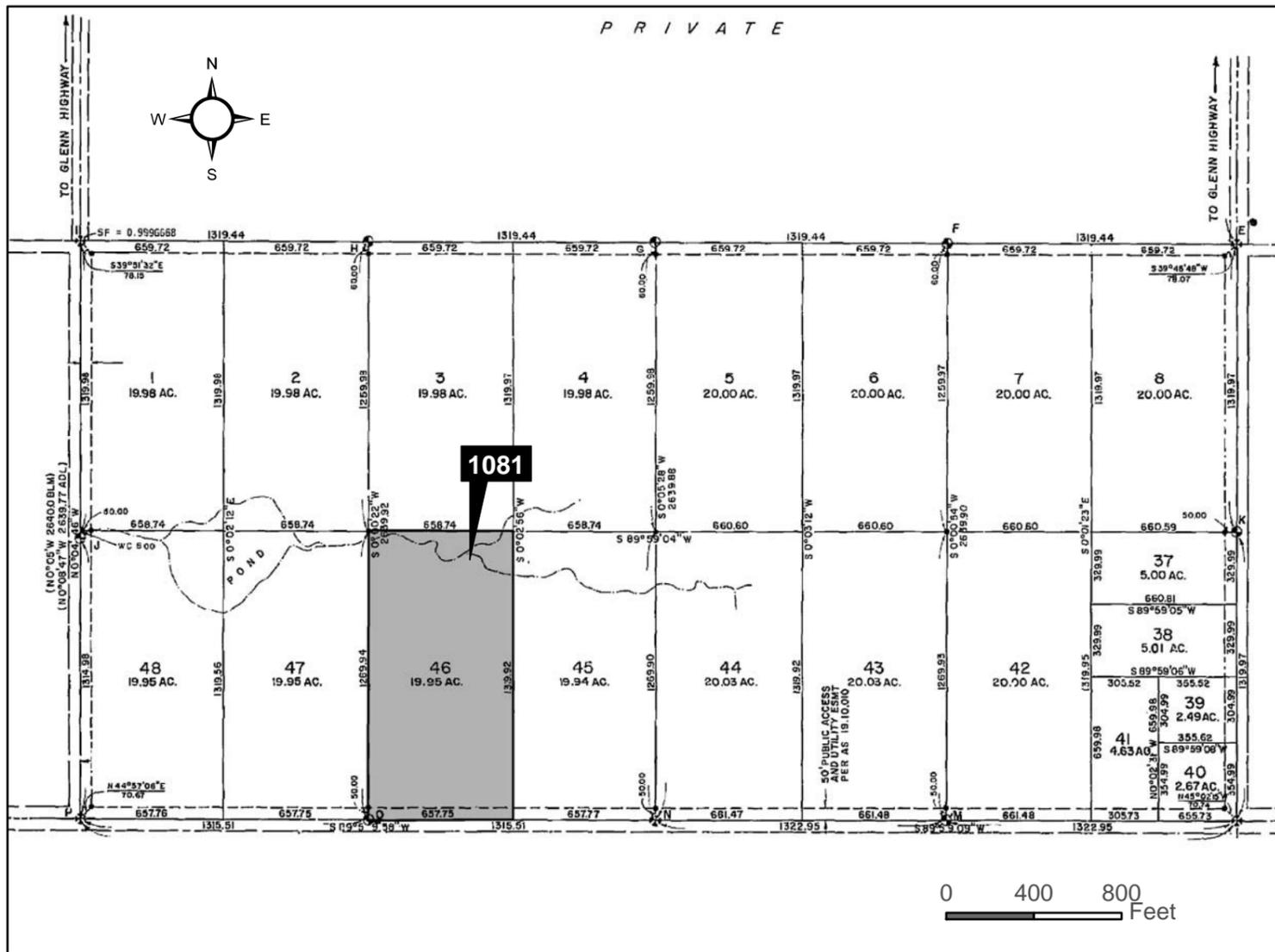
Township 4 North, Range 1 West, Section 20  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



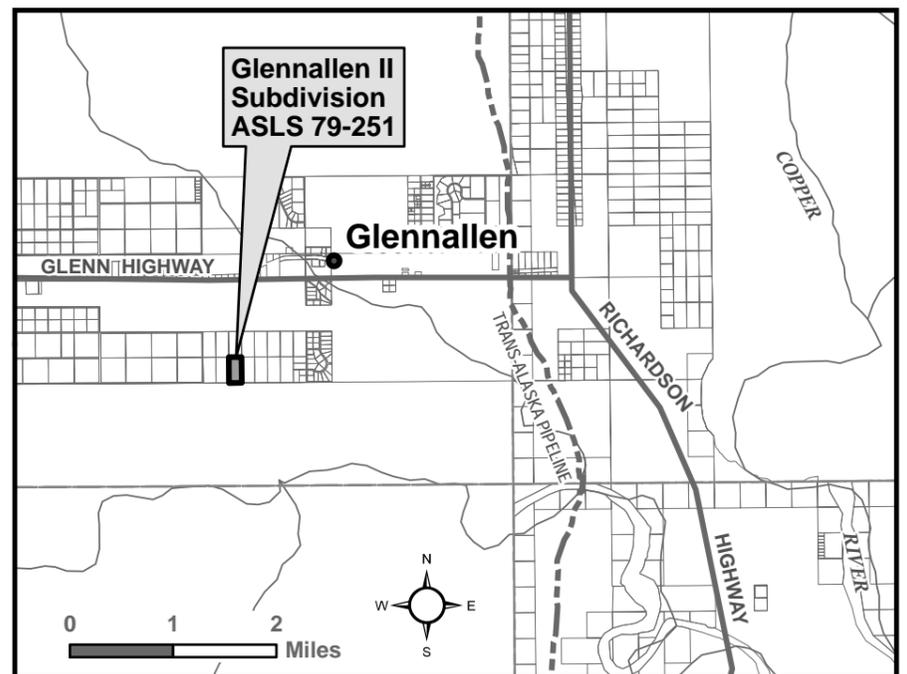
# Map 9 - Glennallen II Subdivision ASLS 79-251

Southcentral Region



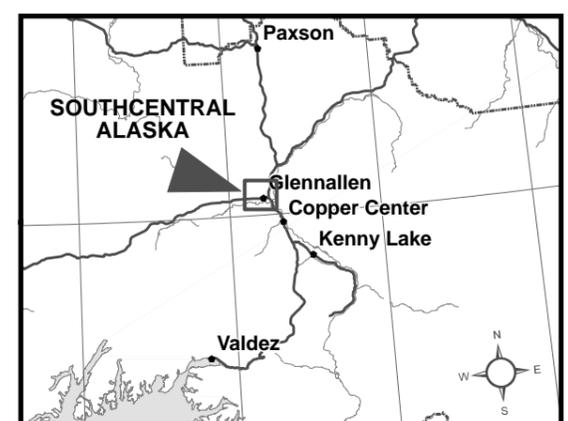
Location	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. This parcel is located approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway, south of the Glenn Highway.
Topo Map	USGS Quad Gulkana A-4
Access	This parcel may be across unreserved state land and section line easements from the Glenn Highway. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	This parcel is generally flat, with an elevation of approximately 1,450 feet above sea level.
Soils	Soils are fair but include discontinuous permafrost zones.
Vegetation	The vegetation consists primarily of black spruce and some cottonwood.
Water Frontage	None
View	Unknown
Climate	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
Water Source	Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
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 Alaska Department of Environmental Conservation (ADEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-251. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1081	204824	C004N002W27	ASLS 79-251	46	19.95	\$15,000



Township 4 North, Range 2 West, Section 27  
Copper River Meridian, Alaska

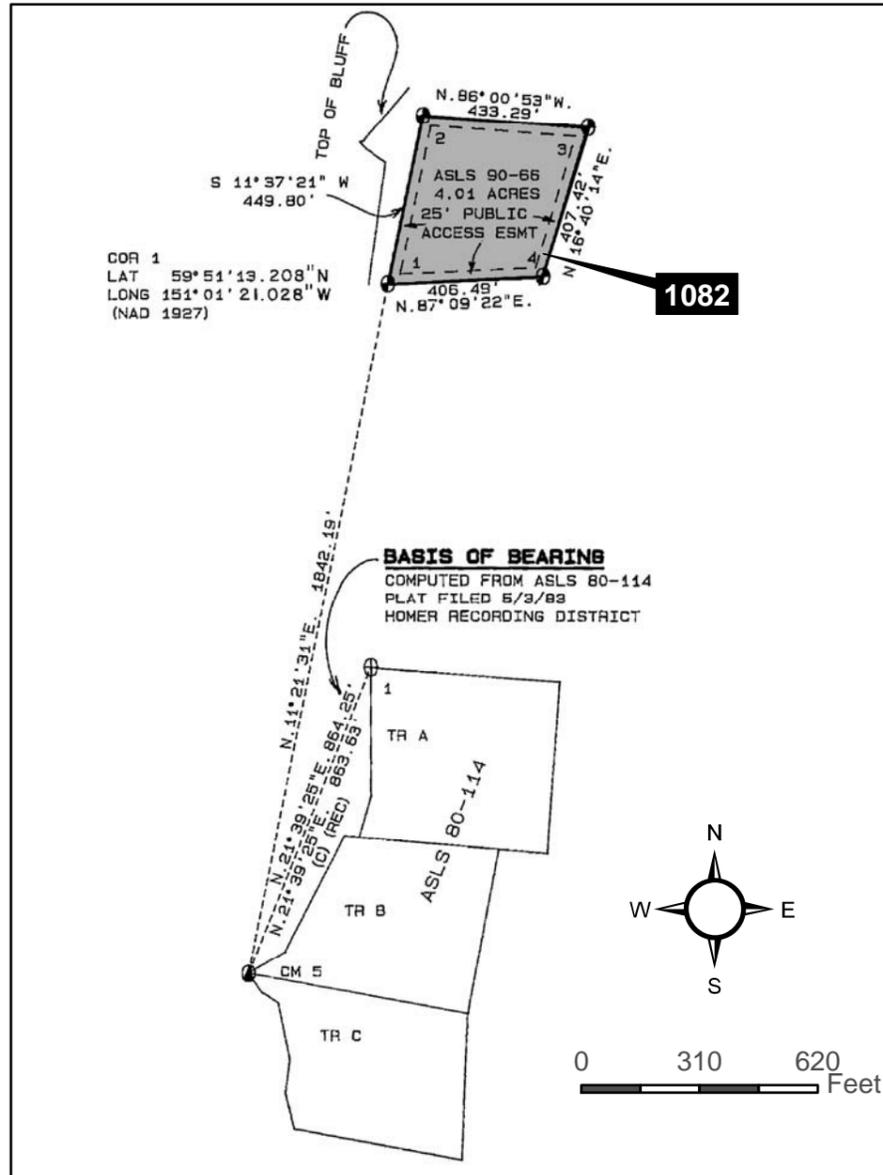
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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



# Map 10 - Homer Odd Lot

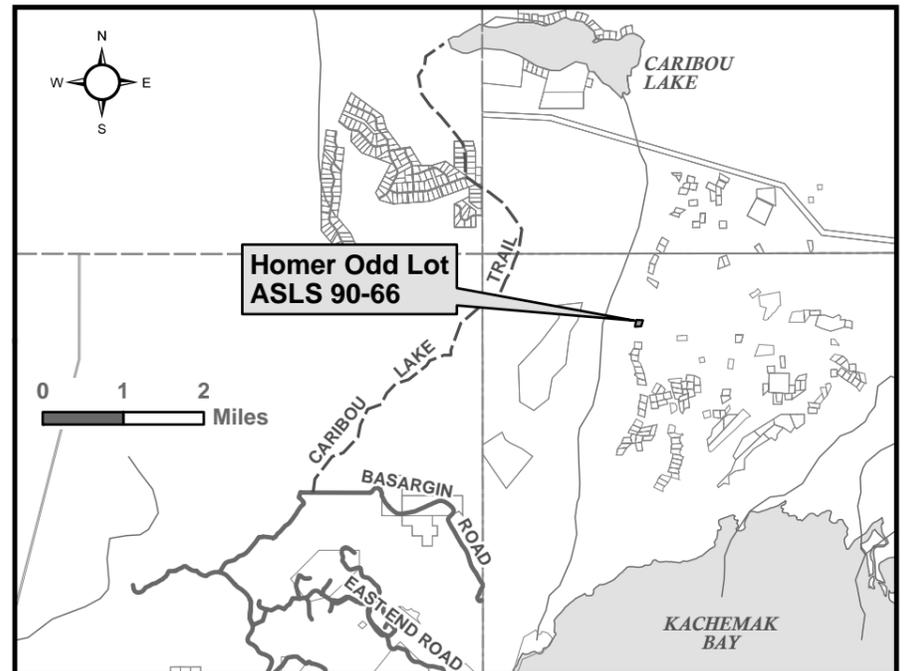
## ASLS 90-66

Southcentral Region



<b>Location</b>	This parcel is located approximately 25 miles northeast of Homer and about 4 miles north of Kachemak Bay, along the east bluff of Fox Creek.
<b>Topo Map</b>	USGS Quad Seldovia D-3
<b>Access</b>	Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a couple miles of the parcel. Access routes to the parcel may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Fly-in access may also be possible two and a half miles to the north on Caribou Lake, and then overland access to the parcel.
<b>Terrain</b>	The area is characterized by a high upland plateau separated by the steep canyons of Fox River and Fox Creek, with an elevation of approximately 1,100 feet above sea level.
<b>Soils</b>	Soils are composed of shallow to moderately deep silt loams.
<b>Vegetation</b>	Local vegetation is predominately black spruce.
<b>Water Frontage</b>	None
<b>View</b>	Potentially excellent views of the Fox Creek canyon.
<b>Climate</b>	Average winter temperatures range from 17 to 42 degrees F; average summer temperatures range from 42 to 59 degrees F. Average annual precipitation is 28 inches, including 28 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 90-66.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1082	204113	S004S010W04,05	ASLS 90-66	4.01	\$5,400



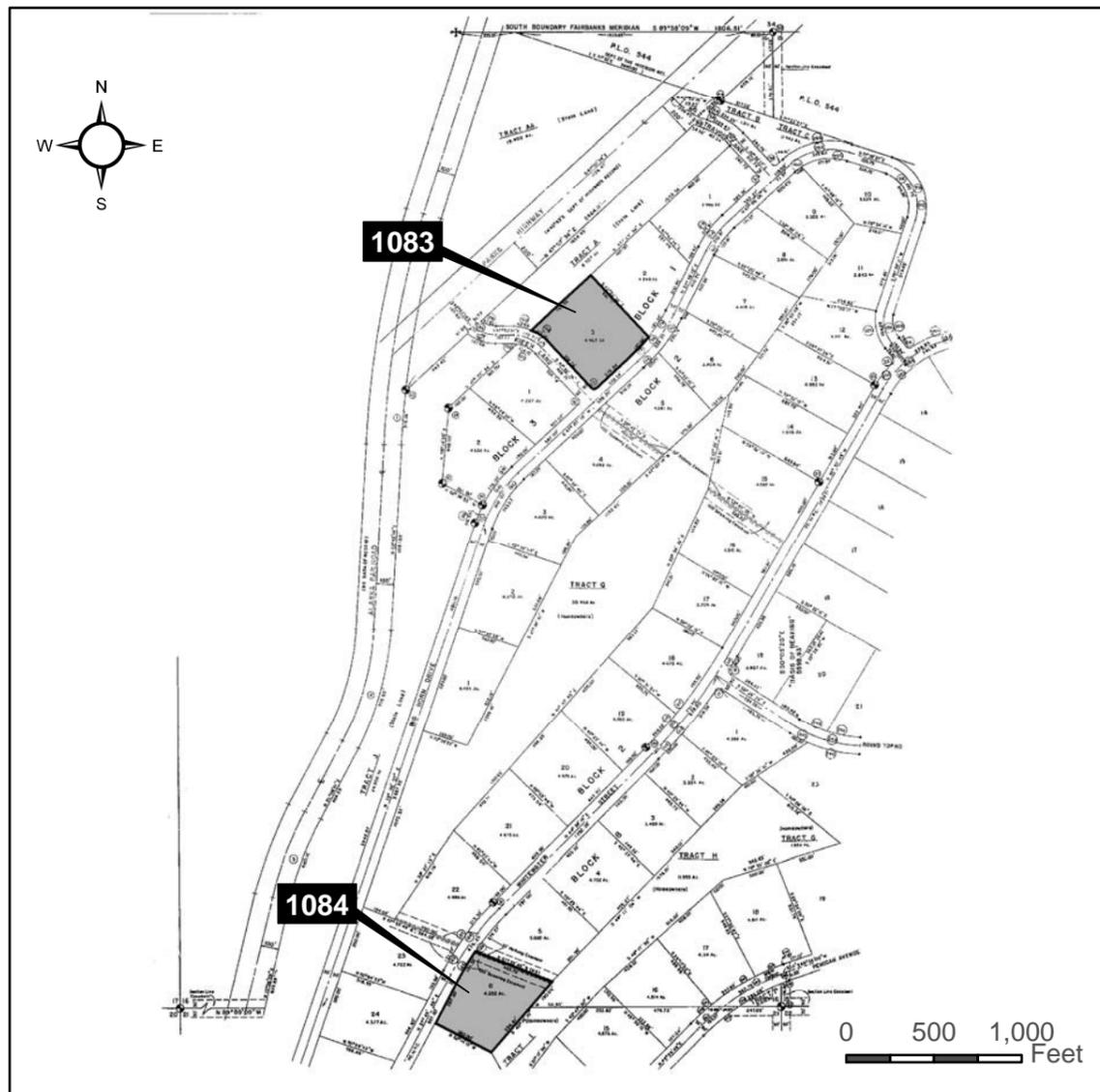
Township 4 South, Range 10 West, Sections 4 & 5  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



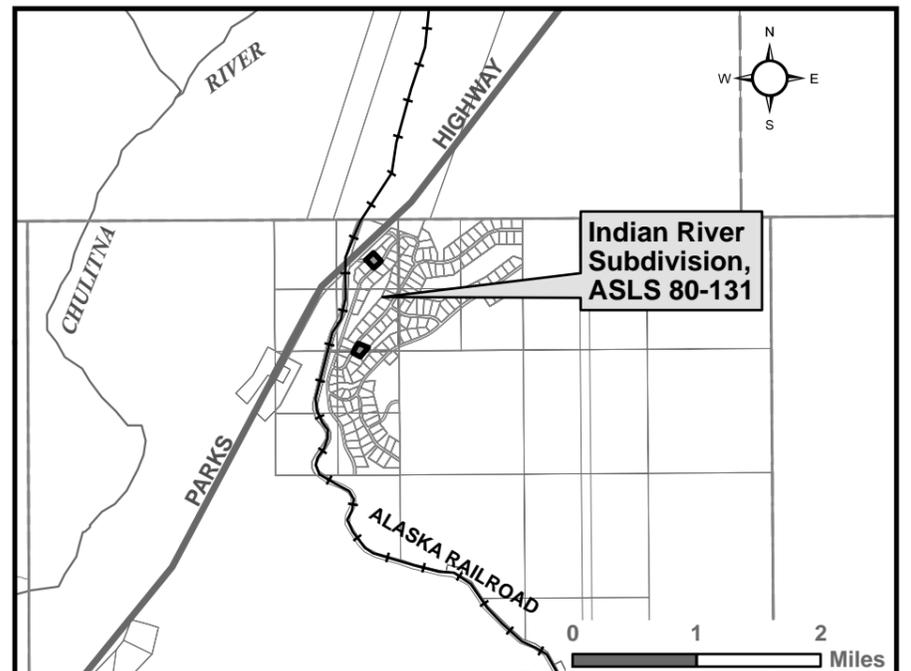
# Map 11 - Indian River Subdivision ASLS 80-131

Southcentral Region



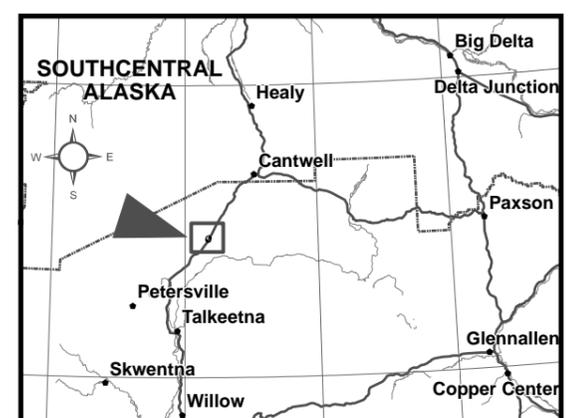
<b>Location</b>	This subdivision is approximately 45 air miles northeast of Talkeetna, just east of the Alaska Railroad and the Parks Highway.
<b>Topo Map</b>	USGS Quad Talkeetna Mountains D-6
<b>Access</b>	Access to the subdivision is from the Parks Highway at approximately mile 169, just north of the railroad crossing, utilizing one of two entrances, Keen Lane or Travois Lane. The parcels are along platted road rights-of-way, which may not have been constructed. The Alaska Railroad right-of-way may NOT be used as access.
<b>Terrain</b>	Terrain is generally flat, with an elevation range of 1,600 to 1,700 feet above sea level.
<b>Soils</b>	Soils consist of gravelly silt with pockets of peat occurring in the lower bogs. Lower parcels are typically wet.
<b>Vegetation</b>	Primary vegetation is black spruce, alder and willow.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 20 inches, including 114 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-131. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 377.
<b>Other</b>	Due to the many boggy areas within the lower portion of this subdivision, it is best suited for winter recreational activities.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1083	210349	S033N002W16	ASLS 80-131	3	1	4.963	\$5,100
1084	210242	S033N002W16,21	ASLS 80-131	6	8	4.652	\$5,600



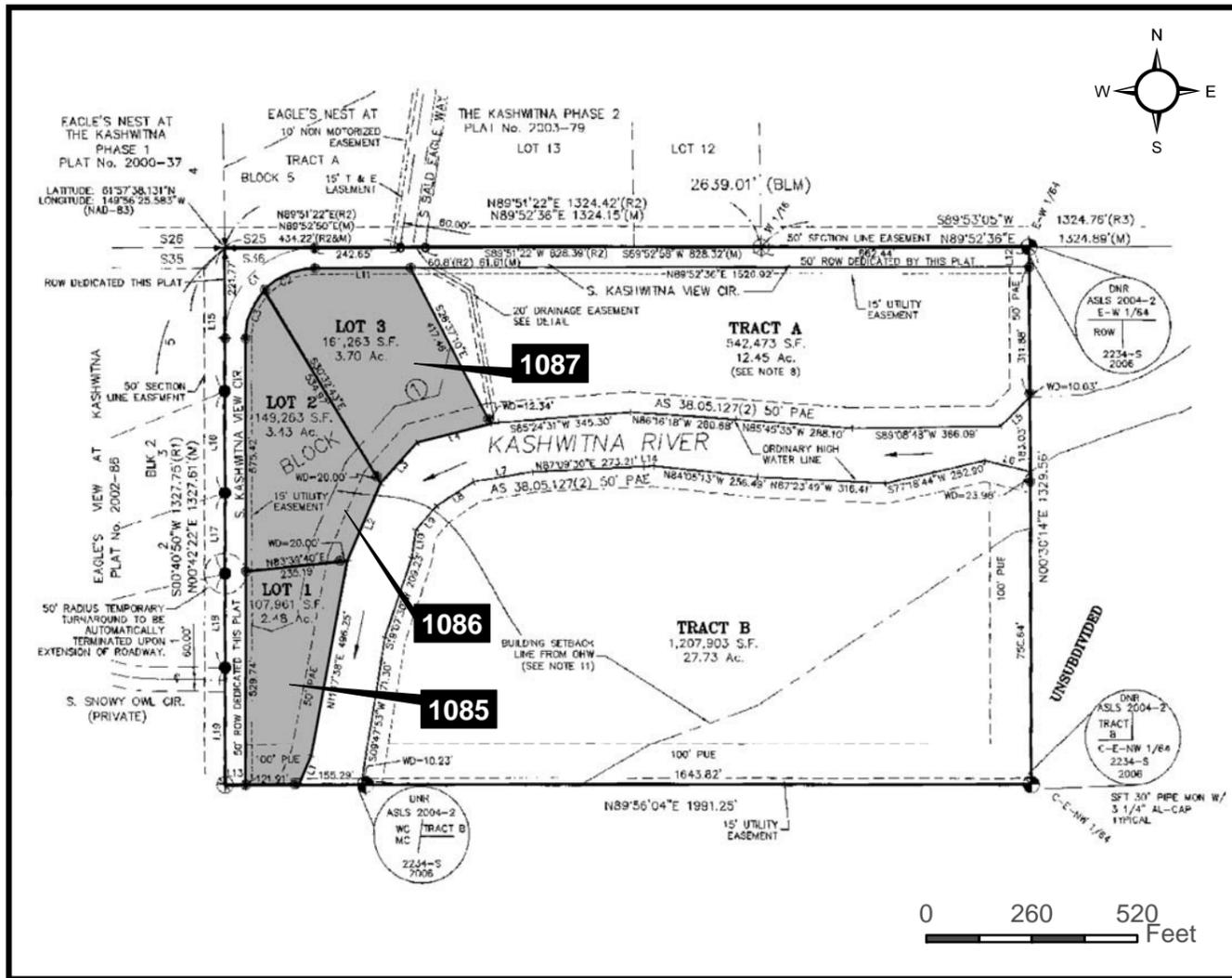
Township 33 North, Range 2 West, Sections 16 & 21  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



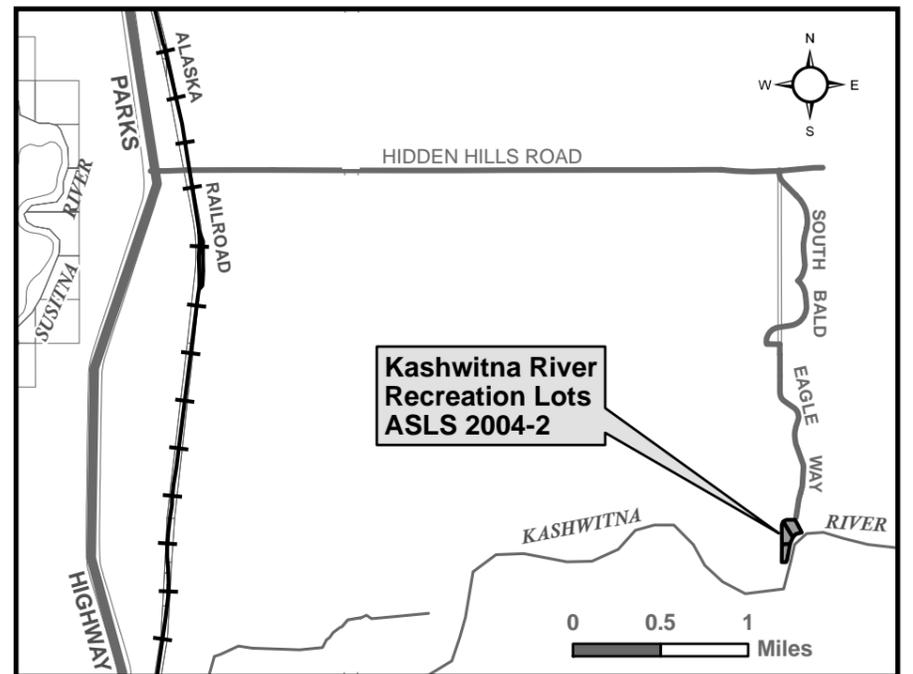
# Map 12 - Kashwitna River Recreation Lots ASLS 2004-2

Southcentral Region



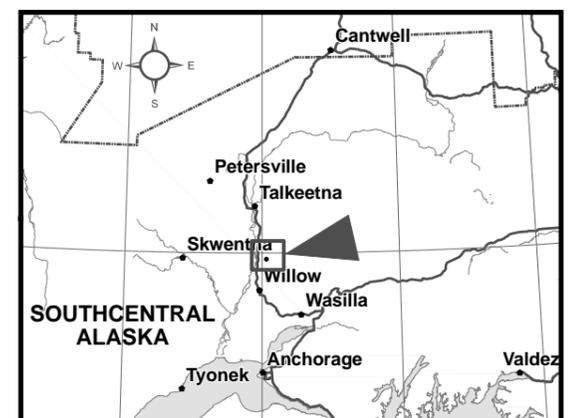
<b>Location</b>	These parcels are located approximately four miles east of the Parks Highway, near the community of Caswell.
<b>Topo Map</b>	USGS Anchorage D-8
<b>Access</b>	The subdivision is accessible by going east on Hidden Hills Road from mile 90 of the Parks Highway and then south along South Bald Eagle Way, a distance of approximately six miles along borough maintained gravel roads. These parcels are located on the north/west shore of the Kashwitna River and may also be accessed by boat.
<b>Terrain</b>	The area is characterized as having rolling topography, with individual parcels being relatively level.
<b>Soils</b>	The majority of the soils consist of gray silty, sandy gravels. The soils appear to be able to support adequate building sites.
<b>Vegetation</b>	Partially open stands of spruce, birch, aspen and alder are the dominant vegetation in the area.
<b>Water Frontage</b>	All parcels have water frontage on the Kashwitna River.
<b>View</b>	Potentially excellent views of the Kashwitna River.
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the Kashwitna River is 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Telephone and electrical service are in the area. Electric service is located approximately 500 feet north of Lot 3 along S. Bald Eagle Way and 200 feet west of Lot 2 along Snowy Owl Circle. There are no other public services in the neighborhood.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1085	230019	S022N004W36	ASLS 2004-2	1	2.48	\$68,300
1086	230020	S022N004W36	ASLS 2004-2	2	3.43	\$65,000
1087	230021	S022N004W36	ASLS 2004-2	3	3.70	\$65,000



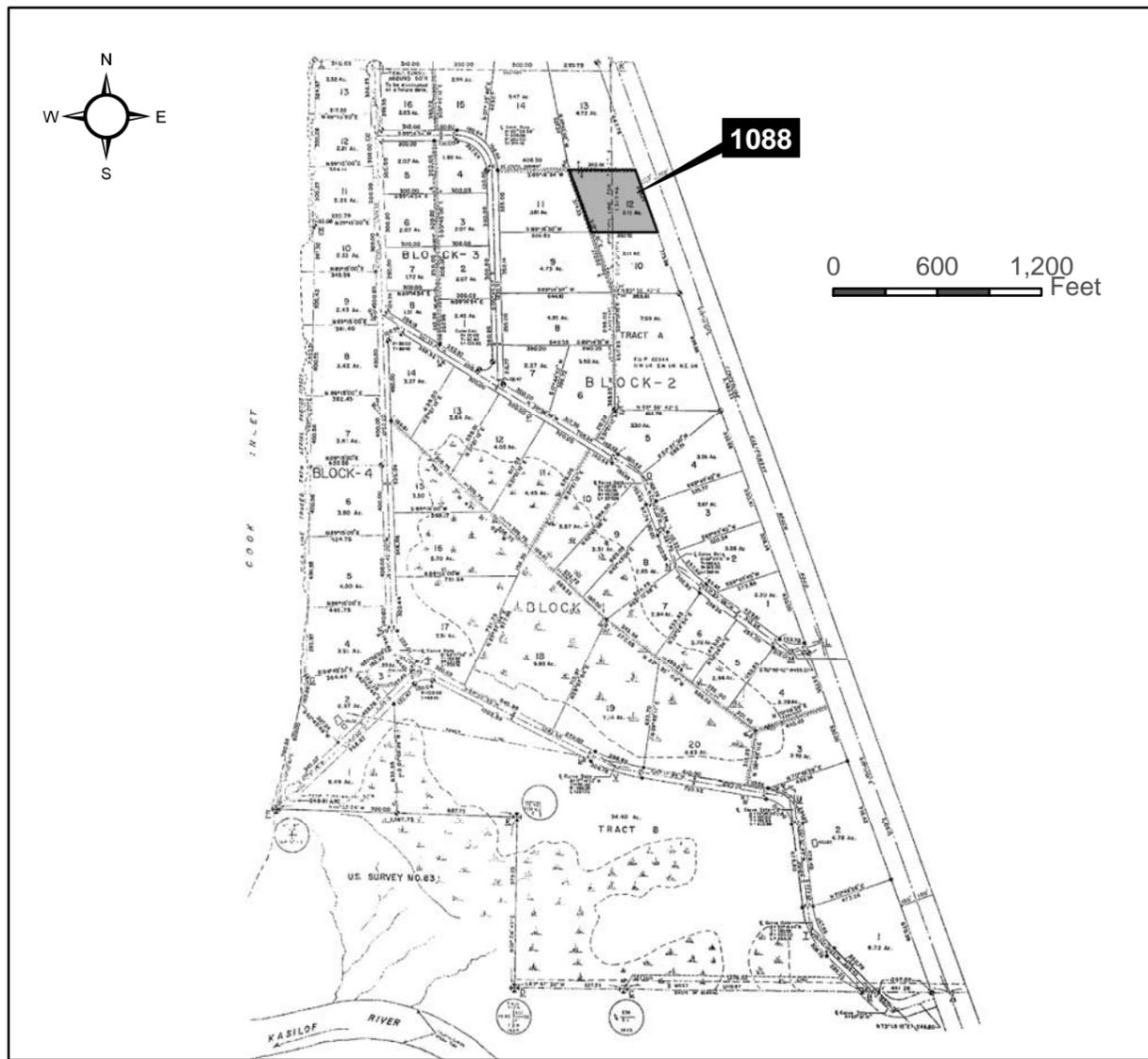
Township 22 North, Range 4 West, Section 36  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



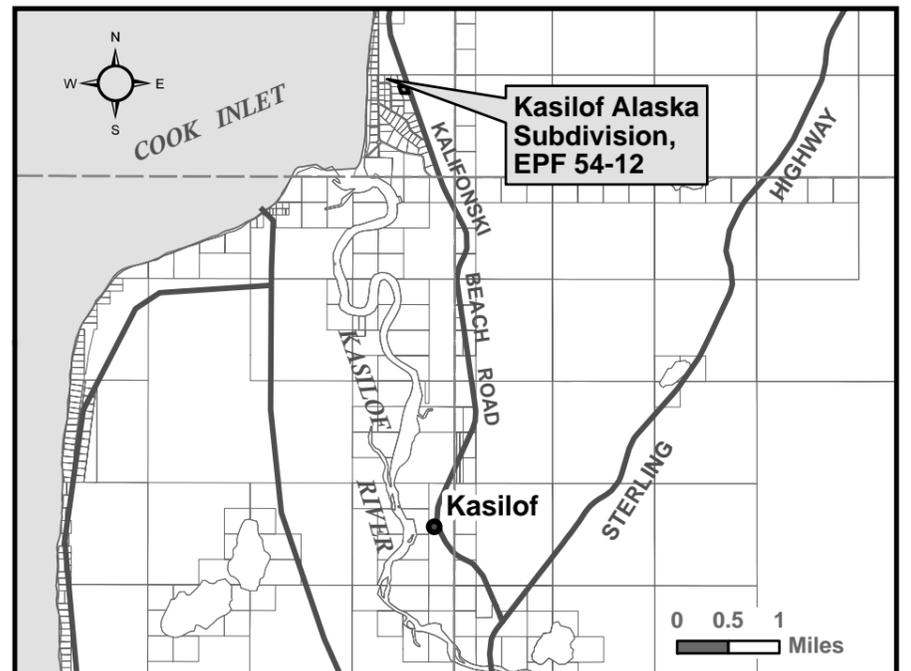
# Map 13 -Kasilof Alaska Subdivision EPF 54-12

Southcentral Region



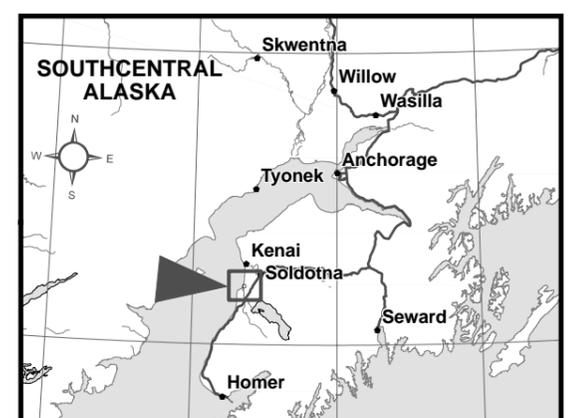
<b>Location</b>	This subdivision is located on the Kenai Peninsula, one mile north of the mouth of the Kasilof River and approximately five miles north of Kasilof. It is bounded by Cook Inlet to the west and Kalifonsky Beach Road to the east.
<b>Topo Map</b>	USGS Quad Kenai B-4
<b>Access</b>	From mile 109 of the Sterling Highway, turn west onto Kalifonsky Beach Road and travel approximately five miles. This parcel is directly accessible from Kalifonsky Beach Road.
<b>Terrain</b>	This parcel is level and at road grade.
<b>Soils</b>	Soils are mostly Tustumena silt loam and vary throughout the subdivision from well drained to very wet.
<b>Vegetation</b>	The subdivision mostly consists of aspen and spruce trees on the uplands. Beetle killed spruce are prevalent on this parcel.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from 14 to 27 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 24 inches.
<b>Water Source</b>	Water source and quality are 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity is available along the parcel boundaries. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 54-12. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1088	39375	S004N012W36	EPF 54-12	12	2	3.11	\$22,000



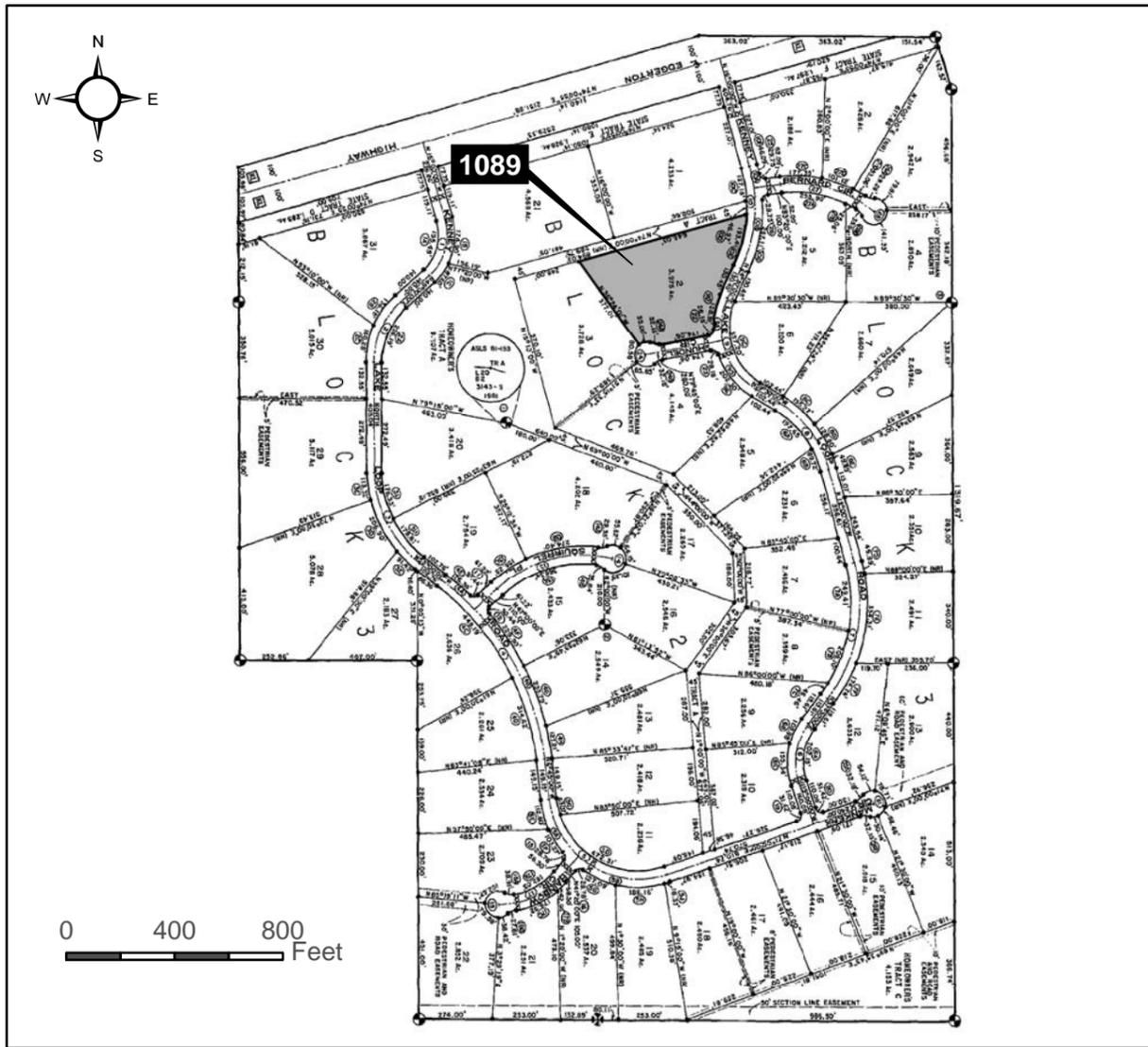
Township 4 North, Range 12 West, Section 36  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



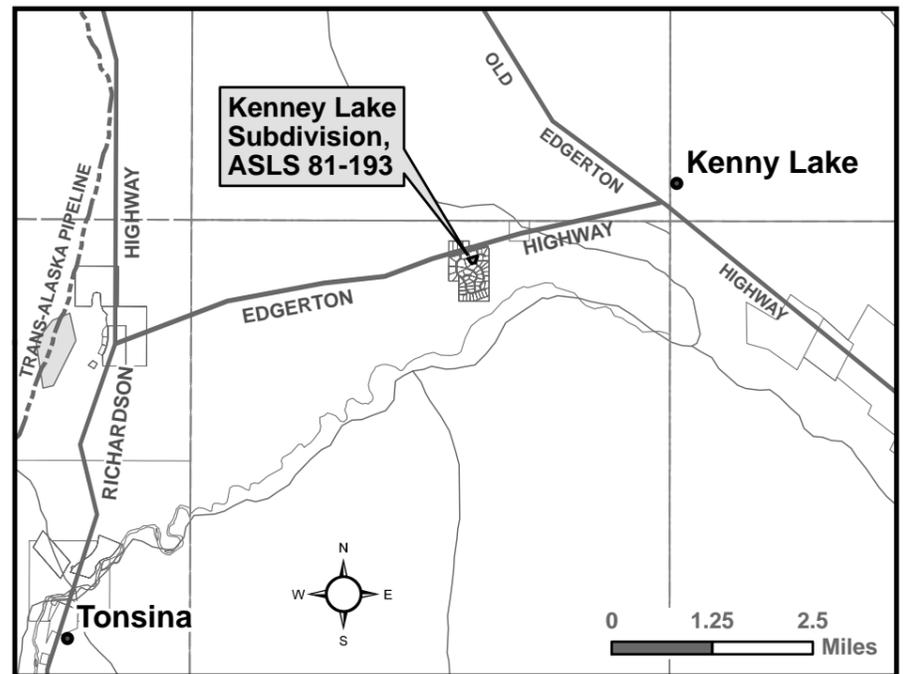
# Map 14 - Kenney Lake Subdivision ASLS 81-193

Southcentral Region



<b>Location</b>	This subdivision is situated on the south side of the Edgerton Highway about four and a half miles east of the junction with the Richardson Highway.
<b>Topo Map</b>	USGS Quad Valdez C-3
<b>Access</b>	From the Edgerton Highway, turn south onto the eastern most Kenney Lake Loop Road, then turn right onto Hundel Circle.
<b>Terrain</b>	The subdivision has gently sloping terrain that stair steps downward towards the Tonsina River, which lies outside the subdivision. This parcel is generally flat.
<b>Soils</b>	Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses.
<b>Vegetation</b>	Tree cover varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -10 to 40 degrees F; average summer temperatures range from 60 to 80 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 Department of Environmental Conservation (ADEC). ADEC has approved this parcel for pit privy waste disposal systems.
<b>Utilities</b>	Electricity is available to the subdivision. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-193. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District in Book 13 on Page 463.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1089	213165	C002S002E03	ASLS 81-193	2	2	3.975	\$15,000



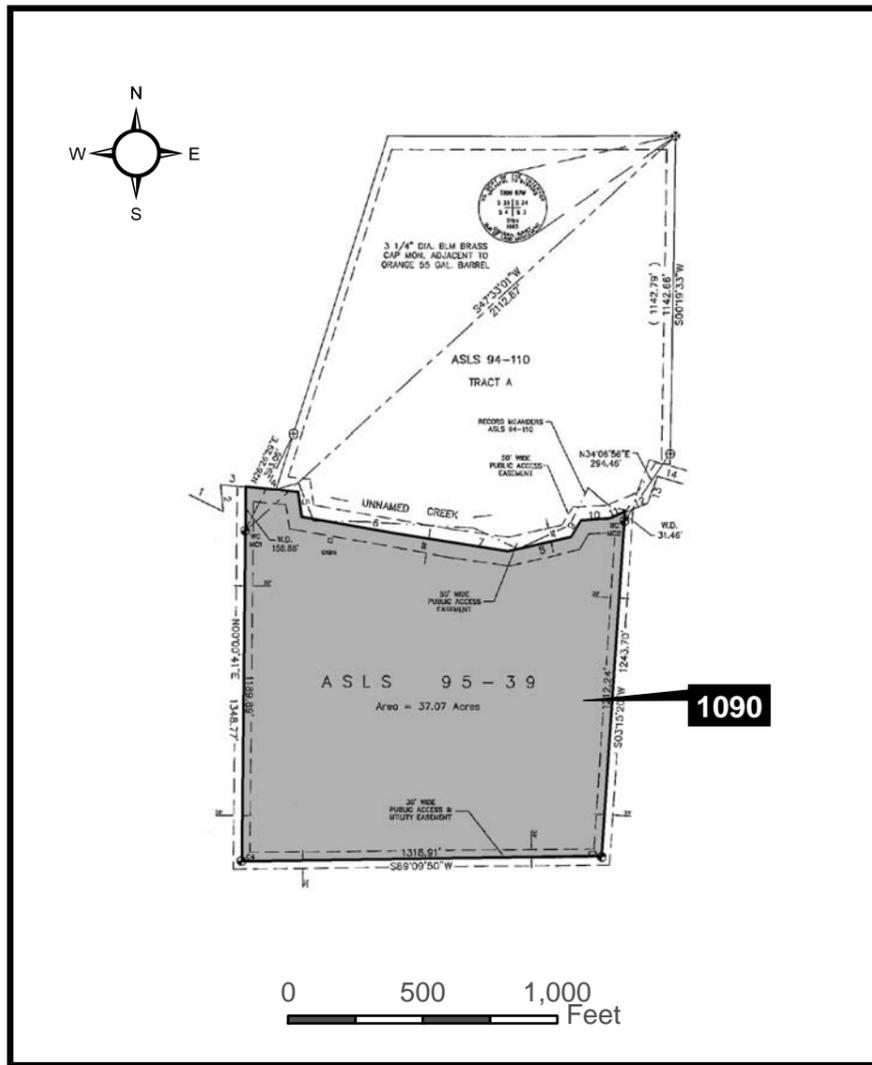
Township 2 South, Range 2 East, Section 3  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



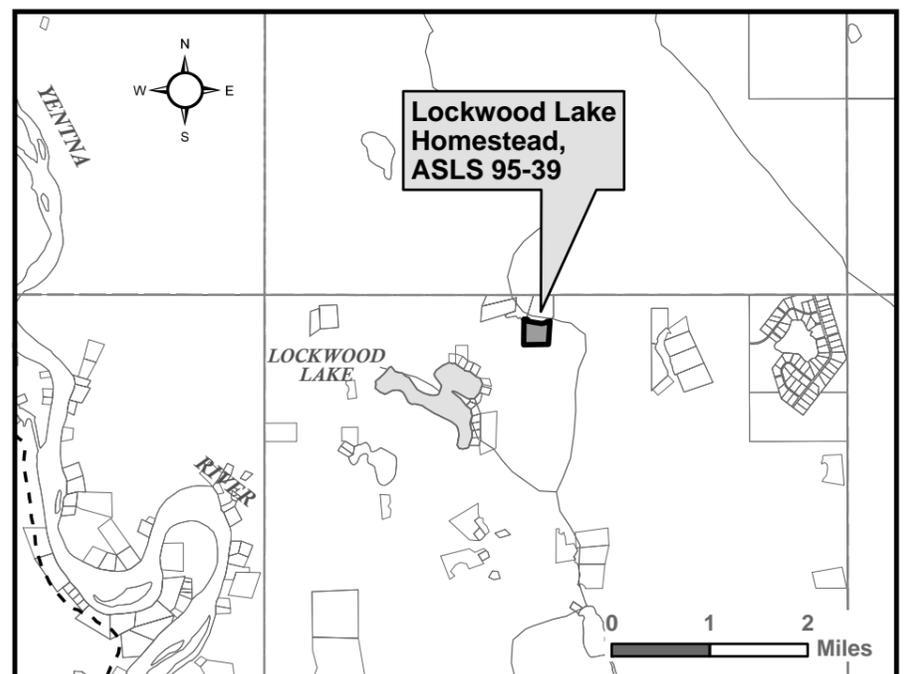
# Map 15 - Lockwood Lake Homestead ASLS 95-39

Southcentral Region



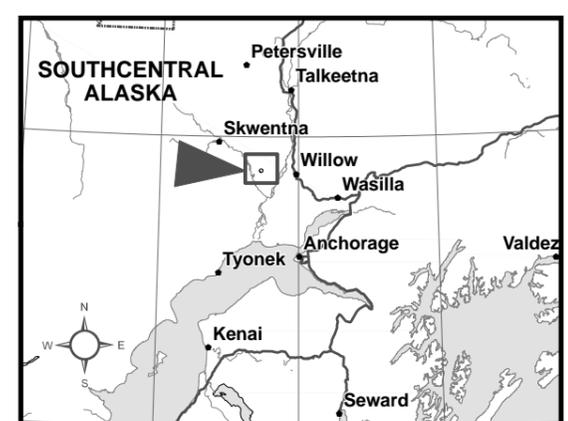
<b>Location</b>	This parcel is located approximately 16 miles west of Willow and a half mile northeast of Lockwood Lake.
<b>Topo Map</b>	USGS Quad Tyonek D-2
<b>Access</b>	Fly in access may be possible on one of several lakes within the area. Landing conditions are unknown. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
<b>Terrain</b>	The area is generally level to gently rolling, with an elevation range of 150 to 200 feet above sea level. This parcel slopes down to the north.
<b>Soils</b>	The area soils are sandy silt over sub-soils of silty, sandy gravel.
<b>Vegetation</b>	Vegetation primarily consists of a mixed forest of mature birch and spruce. The wet areas of the parcel are primarily mosses and grasses.
<b>Water Frontage</b>	The parcel has water frontage on a small, unnamed creek that runs along the north lot line. The natural meanders of the line of ordinary high water forms the true bounds of the parcel. The approximate line of ordinary high water as shown on the survey plat is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders. There is evidence of beaver activity in the creek.
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 22 inches, including 98 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the unnamed stream is 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 95-39.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Other</b>	A dilapidated framed cabin, a partially completed log cabin/shed, and piles of garbage and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1090	225264	S019N007W04	ASLS 95-39	37.07	\$20,200



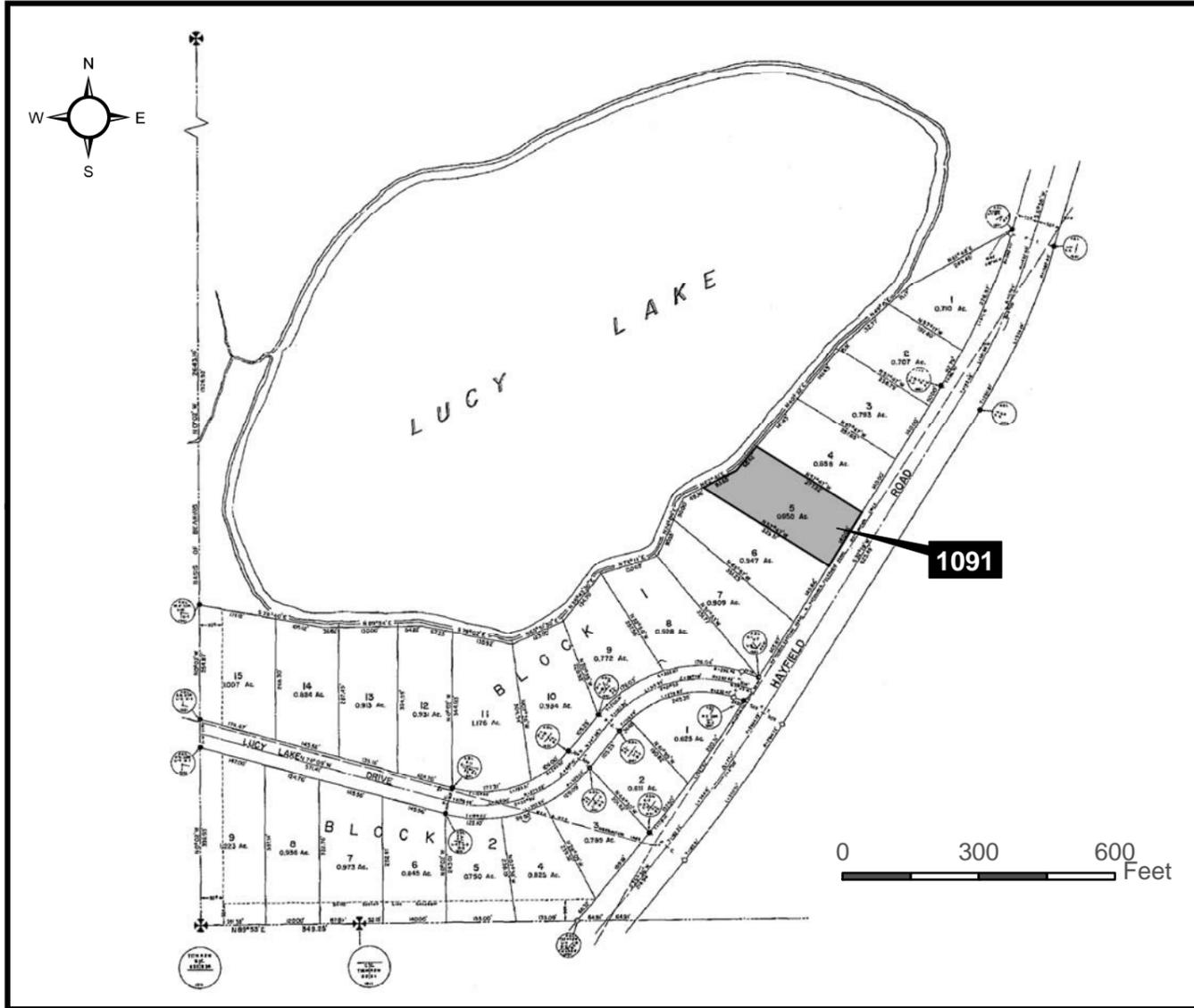
Township 19 North, Range 7 West, Section 4  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



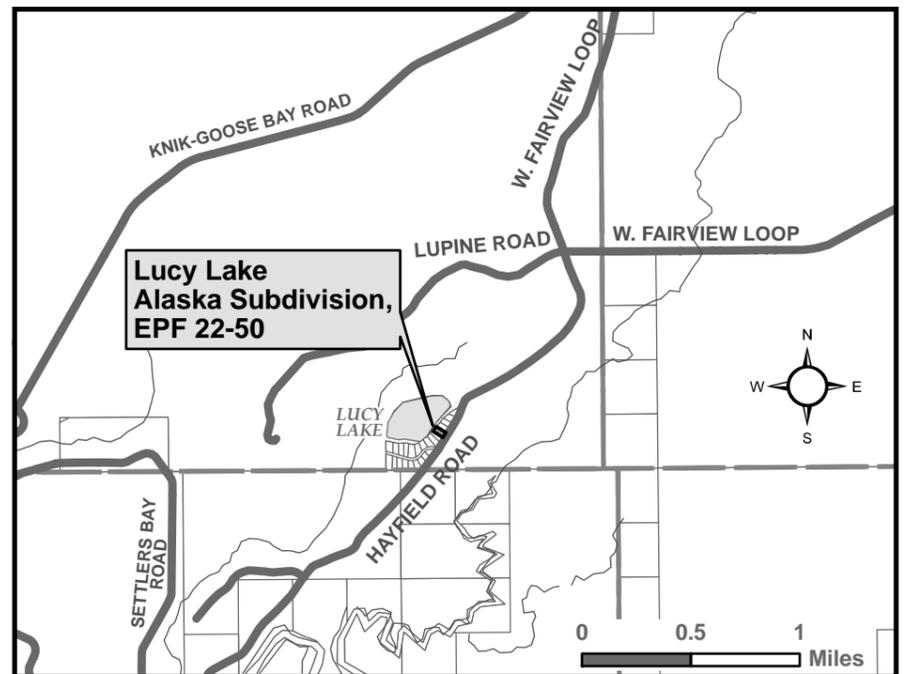
# Map 16 - Lucy Lake Alaska Subdivision EPF 22-50

Southcentral Region



<b>Location</b>	This subdivision is located six miles south of Wasilla.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From mile 4.1 of Knik-Goose Bay Road, turn south onto Fairview Loop. Continue for approximately two miles, until Fairview Loop turns sharply left and continue straight onto Hayfield Road for one mile to Lucy Lake. The parcel is adjacent to Hayfield Road and may be accessed directly via a rough driveway that enters onto the parcel. Currently there is a small berm blocking the driveway.
<b>Terrain</b>	The majority of the parcel is flat. The eastern portion closest to Hayfield Road dips down moderately.
<b>Soils</b>	The soils appear well drained.
<b>Vegetation</b>	This parcel is thickly wooded with paper birch and black spruce. There is a dense understory of high bush cranberries and ferns. The parcel is vegetated right up to the shore of Lucy Lake.
<b>Water Frontage</b>	This parcel has water frontage on Lucy Lake. Lots 1 and 2, Block 1 of this subdivision are classified public recreation and have been reserved to provide public access to Lucy Lake.
<b>View</b>	Excellent views of Lucy Lake.
<b>Climate</b>	Average winter temperatures range from -28 to 39 degrees F; average summer temperatures range from 44 to 83 degrees F. Average annual precipitation is 17 inches, including 48 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in Lucy Lake is 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service is available along Hayfield Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 22-50.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Unknown
<b>Other</b>	The DNR Division of Oil and Gas has stated that while this parcel is not currently subject to an oil and gas lease, it may be in the future.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1091	52182	S017N002W36	EPF 22-50	5	1	0.950	\$65,000



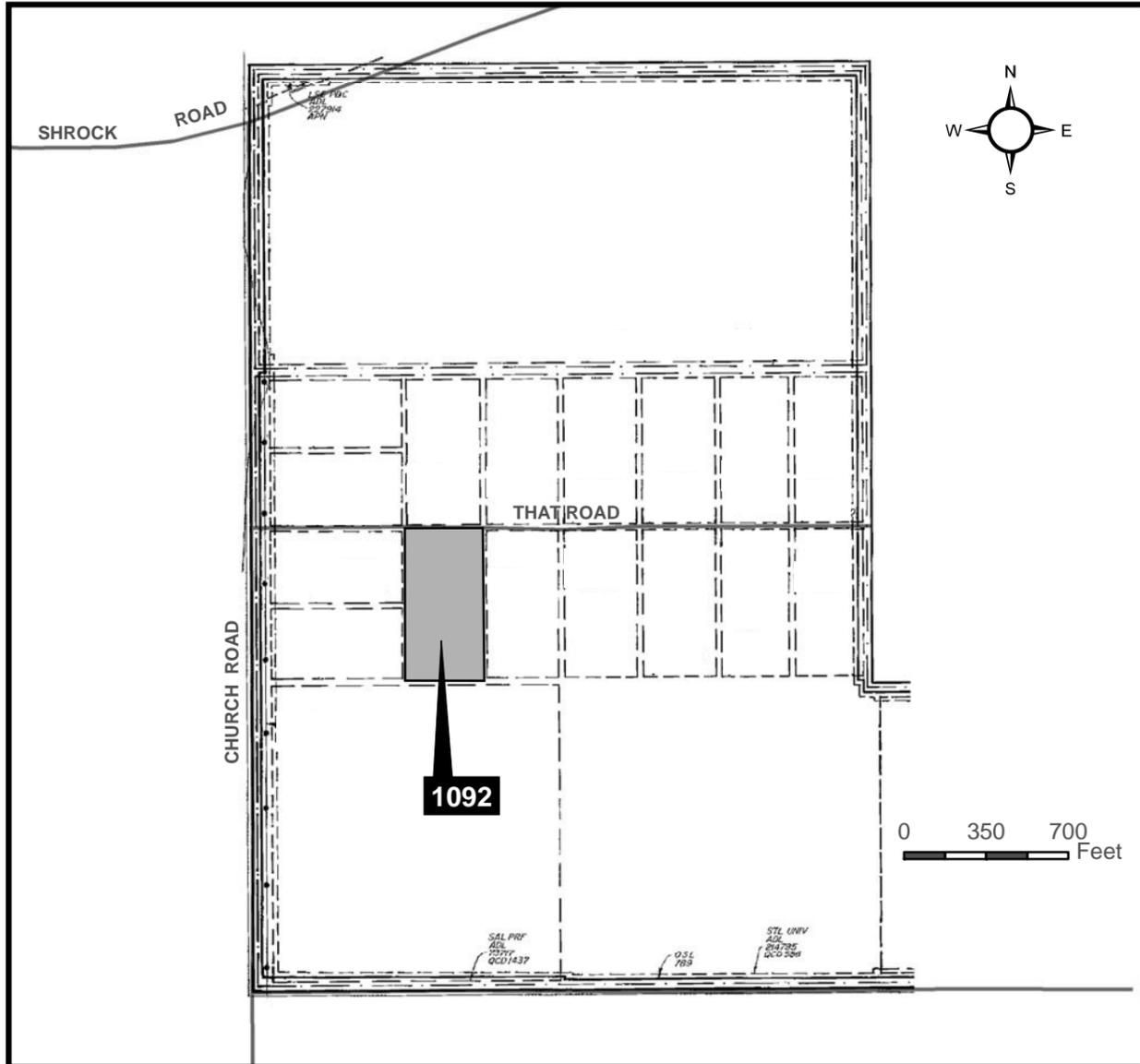
Township 17 North, Range 2 West, Section 36  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



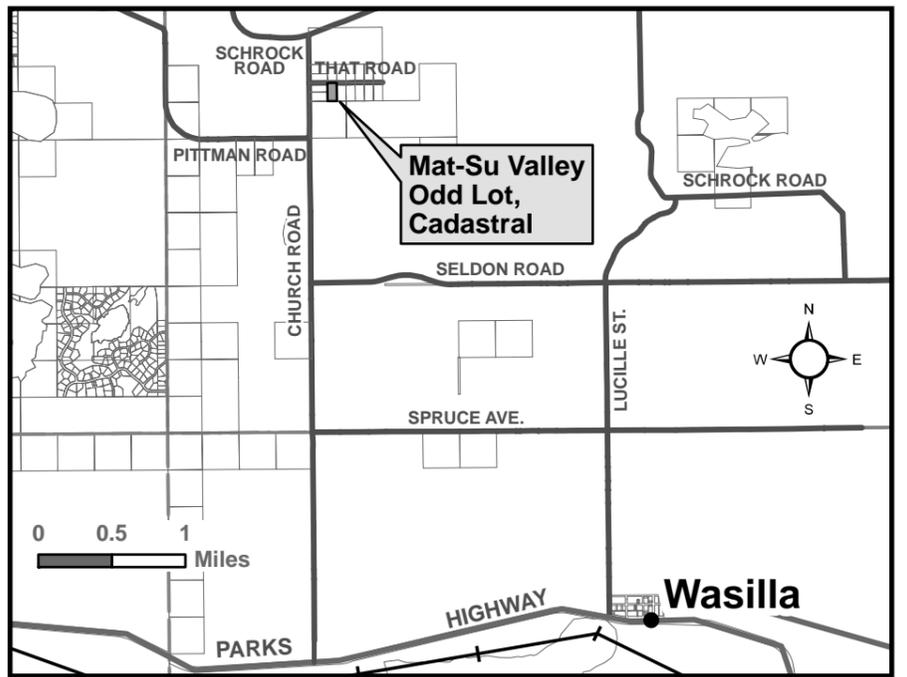
# Map 17 - Mat-Su Valley Odd Lot Cadastral

Southcentral Region



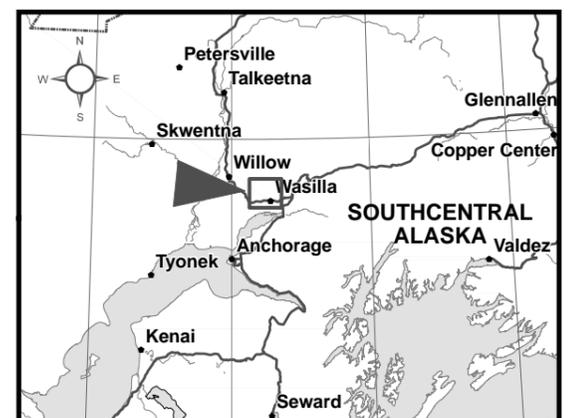
<b>Location</b>	This parcel is located northwest of Wasilla on That Road, about one third of a mile south of the intersection of Church Road and Schrock Road.
<b>Topo Map</b>	USGS Quad Anchorage C-7
<b>Access</b>	From the Parks Highway, turn north onto Church Road. Continue for about three and a half miles then turn right onto That Road. The parcel is the second lot on the right.
<b>Terrain</b>	This parcel is generally level, with an elevation of about 450 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Mixed forest of paper birch and spruce.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity is available along That Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservation of record. This parcel is also subject to a 25 foot public access easement on each side of the north-south 1/64 line.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
1092	216306	S018N001W20	CADASTRAL	W2SE4 NW4SW4	5	\$39,000



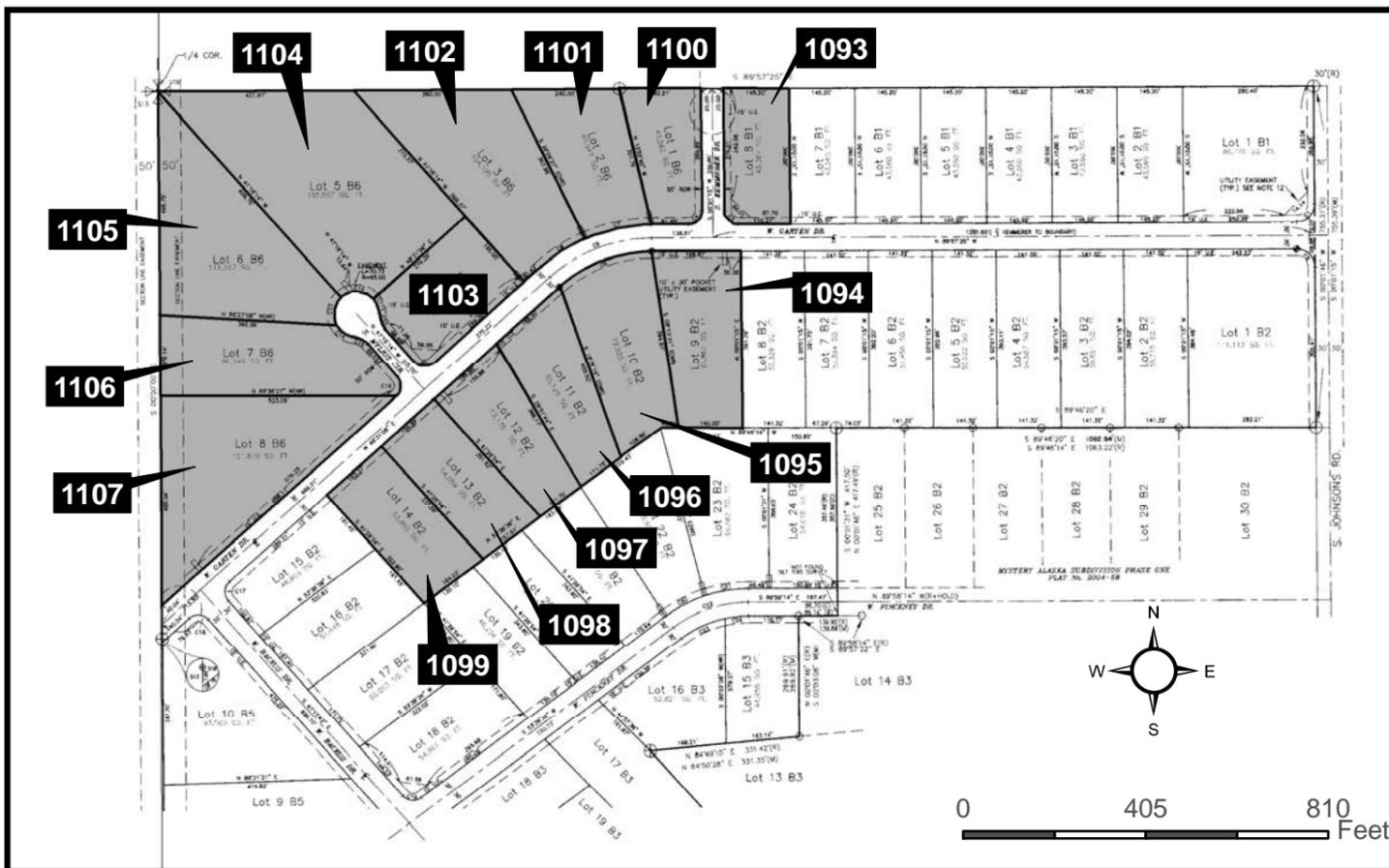
Township 18 North, Range 1 West, Section 20  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



# Map 18 - Mystery Alaska Subdivision, Phase II ASLS 2004-32

Southcentral Region



<b>Location</b>	This subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson's Road.
<b>Topo Map</b>	USGS Quad Anchorage C-8
<b>Access</b>	From the Parks Highway, turn south on South Johnson's Road. One half mile down South Johnson's Road, turn west onto West Garten Drive to access the individual parcels.
<b>Terrain</b>	The subdivision varies from gently sloping to generally level terrain, with an elevation of 300 feet above sea level.
<b>Soils</b>	The area consists of very shallow Homestead silt loam.
<b>Vegetation</b>	The area primarily consists of spruce, with a mix of birch and alders. Much of this area was affected by the 1996 Millers Reach fire.
<b>Water Frontage</b>	None
<b>View</b>	Potential views of the Talkeetna Mountains.
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow.
<b>Water Source</b>	Water source and quality is unknown. Wells in the area sometimes reach 100 feet.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service are available along South Johnson's Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-32. No parcel within this subdivision shall have direct access to South Johnson's Road.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315.
<b>Other</b>	These parcels are from Mystery Alaska Subdivision Phase II (ASLS 2004-32). Mystery Alaska Subdivision Phase I (ASLS 2002-28) was previously offered in Auction #433 in 2004.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1093	229627	S017N002W18	ASLS 2004-32	8	1	1.00	\$11,300
1094	229636	S017N002W18	ASLS 2004-32	9	2	1.51	\$17,000
1095	229637	S017N002W18	ASLS 2004-32	10	2	1.66	\$19,400
1096	229638	S017N002W18	ASLS 2004-32	11	2	1.27	\$14,800
1097	229639	S017N002W18	ASLS 2004-32	12	2	1.22	\$13,400
1098	229640	S017N002W18	ASLS 2004-32	13	2	1.24	\$13,600
1099	229641	S017N002W18	ASLS 2004-32	14	2	1.24	\$12,800
1100	229670	S017N002W18	ASLS 2004-32	1	6	1.00	\$12,900
1101	229671	S017N002W18	ASLS 2004-32	2	6	1.42	\$12,900
1102	229672	S017N002W18	ASLS 2004-32	3	6	2.39	\$12,800
1103	229673	S017N002W18	ASLS 2004-32	4	6	1.32	\$14,000
1104	229674	S017N002W18	ASLS 2004-32	5	6	3.80	\$19,000
1105	229675	S017N002W18	ASLS 2004-32	6	6	2.56	\$12,800
1106	229676	S017N002W18	ASLS 2004-32	7	6	1.85	\$15,700
1107	229677	S017N002W18	ASLS 2004-32	8	6	2.80	\$23,800



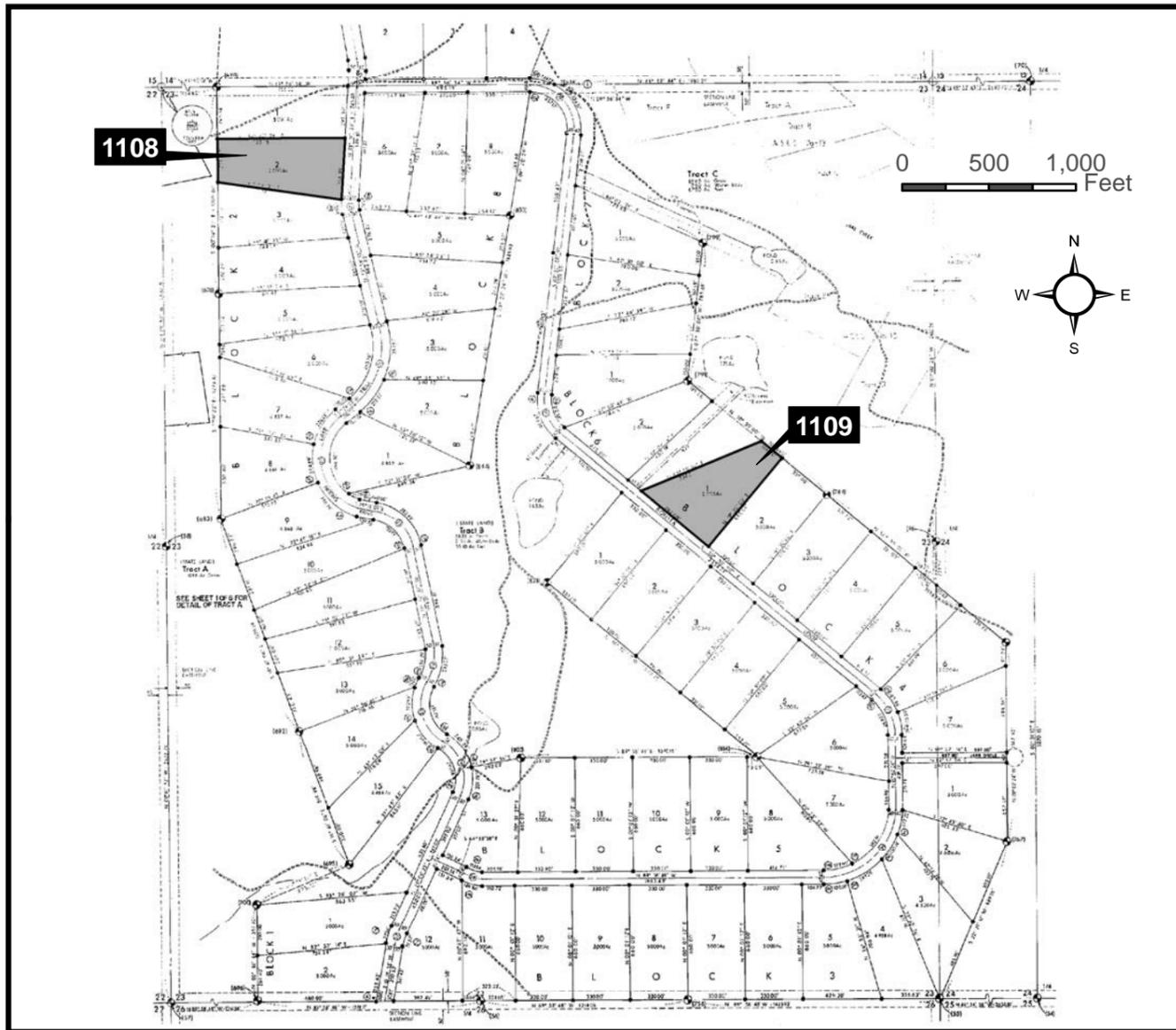
Township 17 North, Range 2 West, Section 18  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



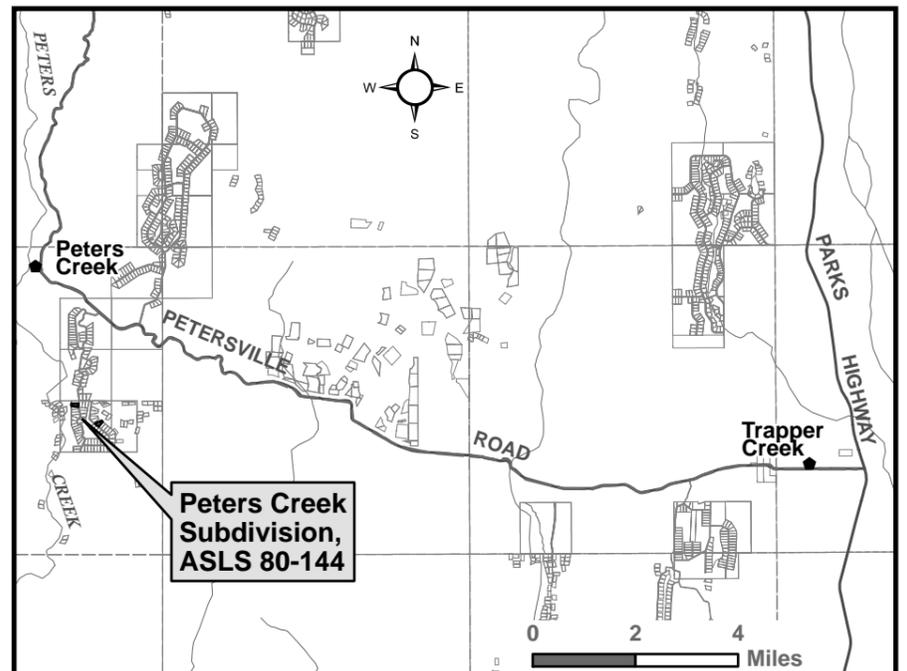
# Map 19 - Peters Creek Subdivision ASLS 80-144

Southcentral Region



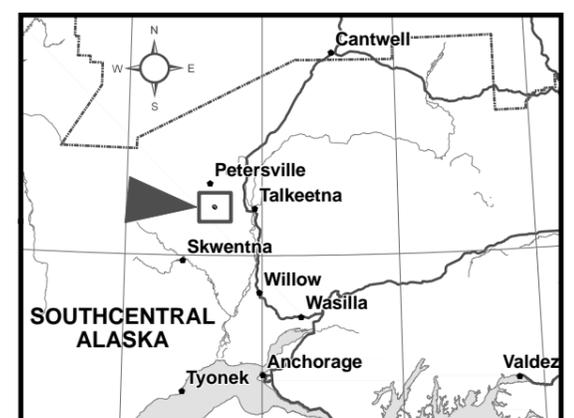
<b>Location</b>	This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.
<b>Topo Map</b>	USGS Quad Talkeetna B-2
<b>Access</b>	Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to parcels. The parcels are along platted road rights-of-way, which may not have been constructed.
<b>Terrain</b>	The topography in the area is generally level, with an elevation of 1,000 feet above sea level. The area is also characterized by terraces and moraines of well drained soils interspersed with low lying wetlands.
<b>Soils</b>	Subsurface soils are well drained with a large percentage of coarse grained material. Pockets of permafrost may be present.
<b>Vegetation</b>	Birch and white spruce dominate the higher ground, while black spruce, moss, sedges and low shrubs are found in the lower elevations.
<b>Water Frontage</b>	None
<b>View</b>	Potential views of Denali from some areas of the subdivision.
<b>Climate</b>	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 16 to 27 inches, including 48 to 150 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well or rainwater catchment systems. 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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-144. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.
<b>Other</b>	These parcels are subject to an oil and gas exploration license (ADL 390077).

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1108	210689	S026N008W23	ASLS 80-144	2	2	5.00	\$10,000
1109	210715	S026N008W23	ASLS 80-144	1	4	5.00	\$8,500



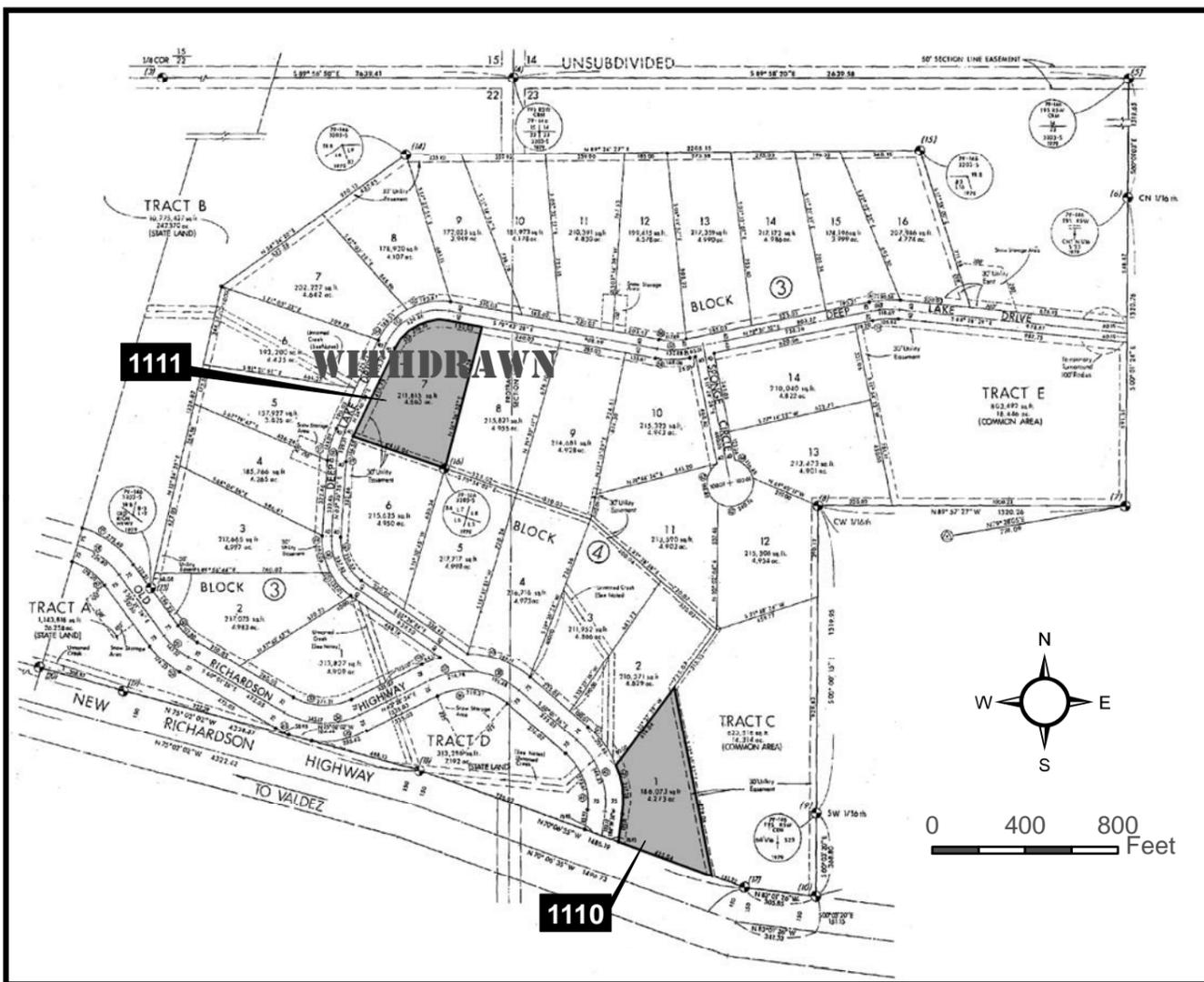
Township 26 North, Range 8 West, Section 23  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



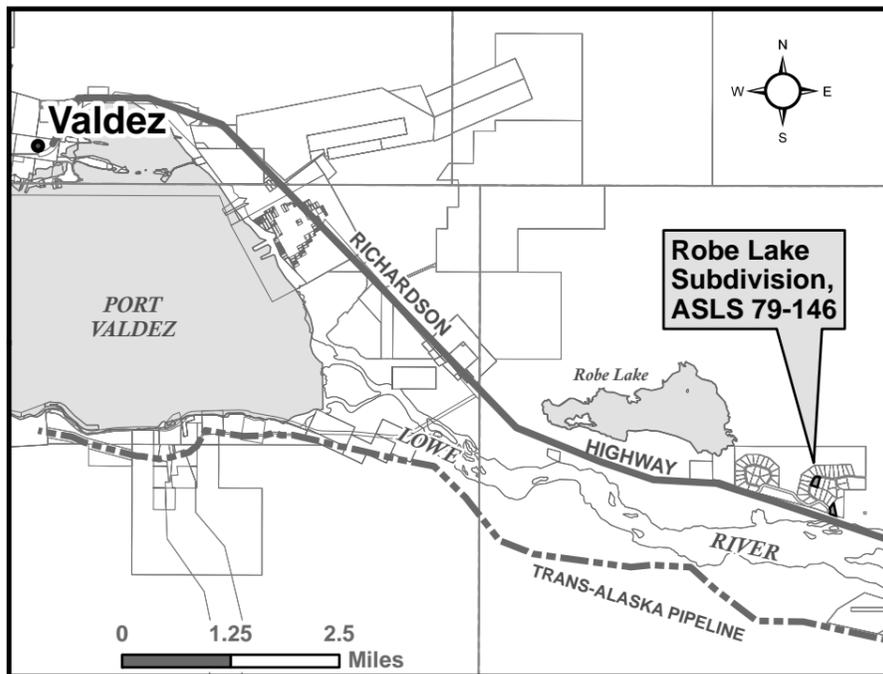
# Map 20 - Robe Lake Subdivision ASLS 79-146

Southcentral Region



<b>Location</b>	This subdivision is located ten miles southeast of Valdez, approximately one mile southeast of Robe Lake, north of the Richardson Highway.
<b>Topo Map</b>	USGS Quad Valdez A-6
<b>Access</b>	Access to the subdivision is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road.
<b>Terrain</b>	The subdivision is situated at the base of a mountain and is moderately hilly.
<b>Soils</b>	Soils in the subdivision are very shallow and cover glacial alluvium and scoured bedrock.
<b>Vegetation</b>	Primarily dense ground cover of alder with grass and low bushes in lower areas.
<b>Water Frontage</b>	None
<b>View</b>	Potentially excellent views to the south and southwest of the Chugach Mountains.
<b>Climate</b>	Average winter temperatures range from 19 to 29 degrees F; average summer temperatures range from 47 to 62 degrees F. Average annual precipitation is 68 inches, including 298 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service is available within the subdivision. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and restrictions of record, see ASLS 79-146.
<b>Municipal Authority</b>	Located within the Valdez Corporate Boundary.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1110	205878	C009S005W23	ASLS 79-146	1	4	4.273	\$35,000
1111	206072	C009S005W22	ASLS 79-146	7	4	4.863	WITHDRAWN



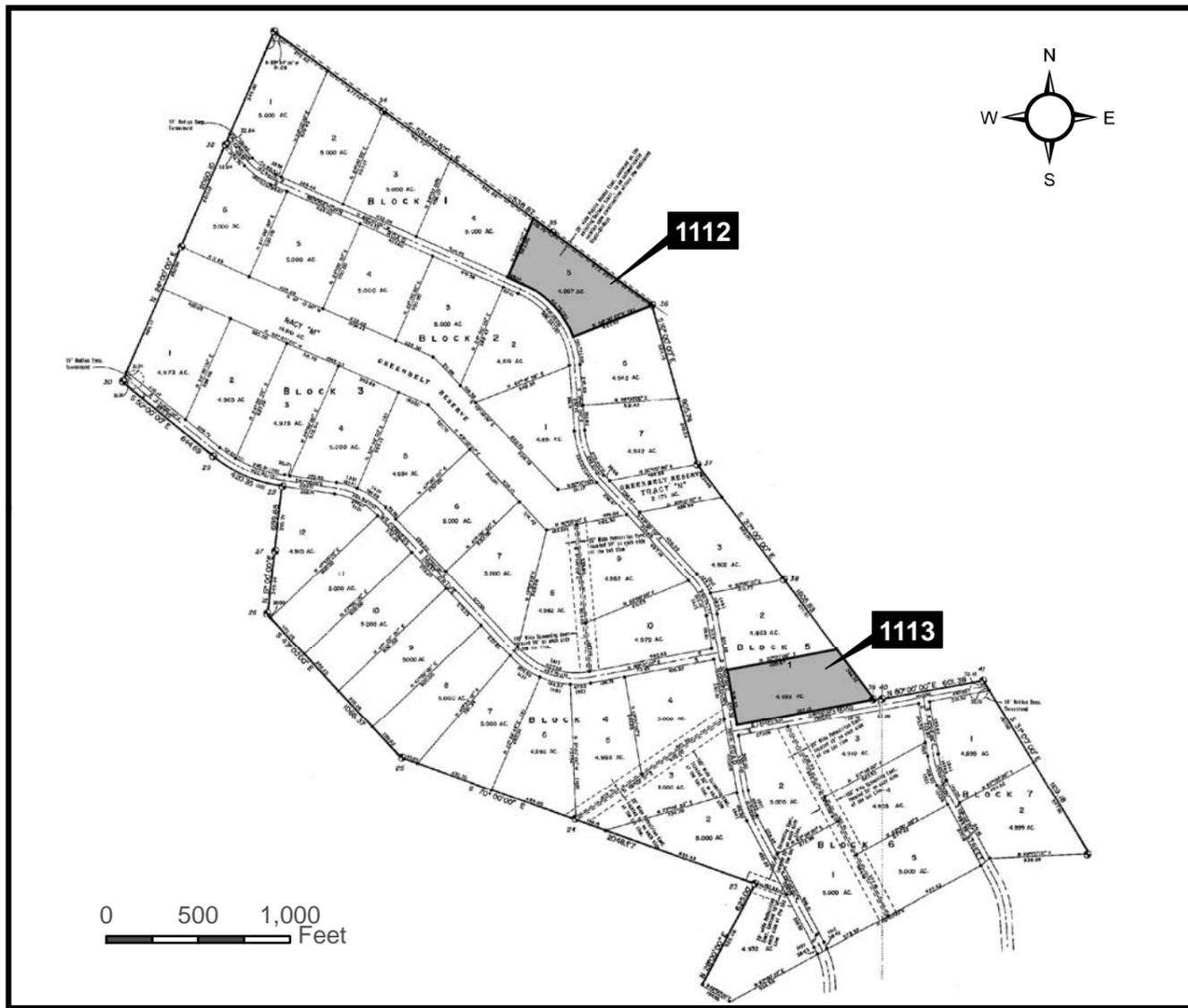
Township 9 South, Range 5 West, Sections 22 & 23  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



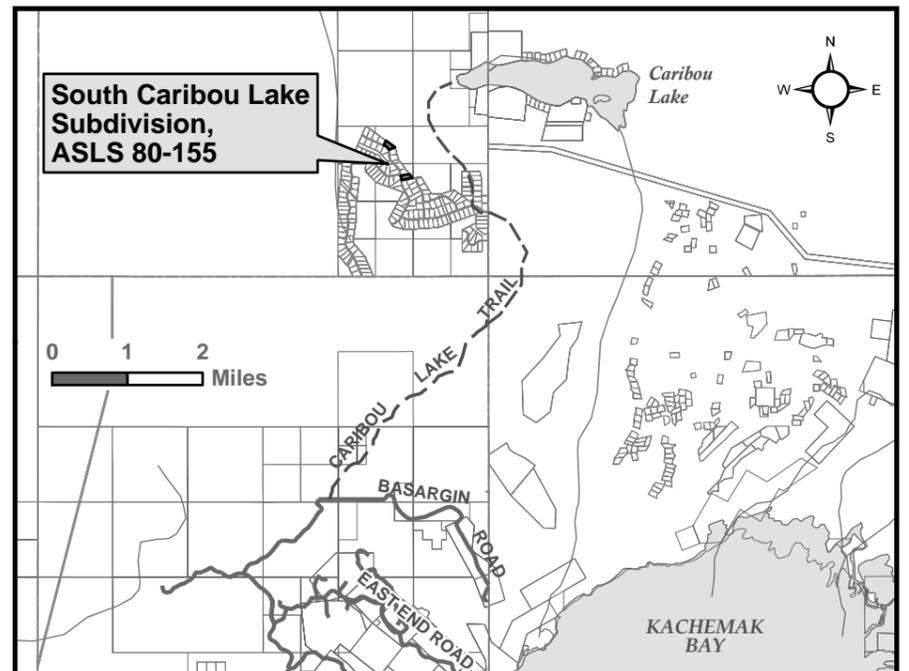
# Map 21 - South Caribou Lake Subdivision ASLS 80-155

Southcentral Region



<b>Location</b>	This subdivision is located approximately 22 miles northeast of Homer, approximately two miles southwest of Caribou Lake.
<b>Topo Map</b>	USGS Quads Seldovia D-3 and D-4
<b>Access</b>	Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a mile of the subdivision. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Fly-in access may also be possible on Caribou Lake and then overland access to the parcel.
<b>Terrain</b>	Terrain throughout the subdivision varies from gentle to moderately steep slopes.
<b>Soils</b>	Soils vary from well drained silty sand to well drained silty gravel.
<b>Vegetation</b>	The area primarily consists of large stands of black spruce. Numerous meadows throughout the subdivision are covered with wild grasses. Drainages support stands of willow and alder.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from 17 to 42 degrees F; average summer temperatures range from 42 to 59 degrees F. Average annual precipitation is 28 inches, including 28 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-155.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Homer Recording District in Book 120 on Page 47.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1112	210454	S003S011W26	ASLS 80-155	5	1	4.987	\$6,000
1113	210485	S003S011W26	ASLS 80-155	1	5	4.883	\$6,000



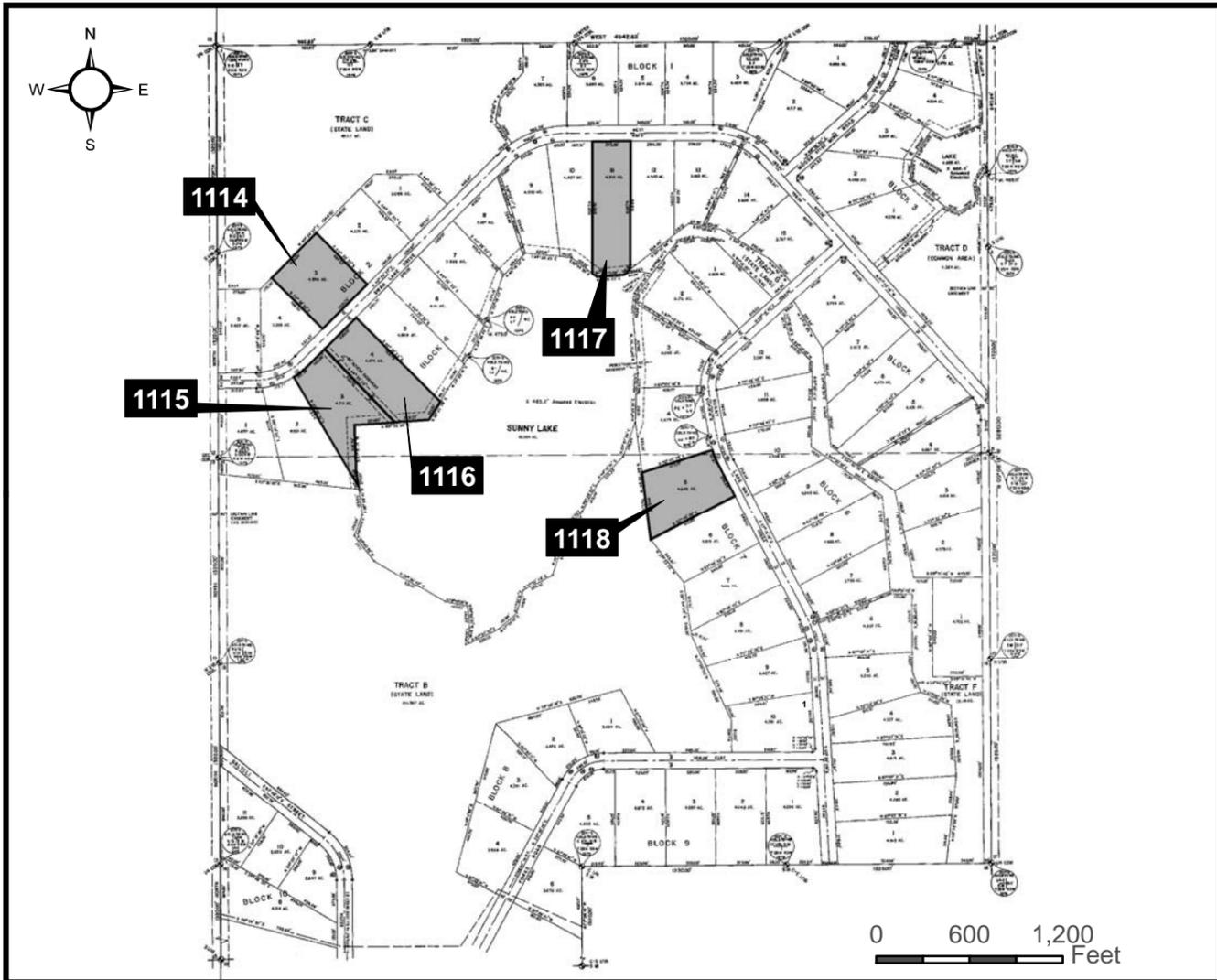
Township 3 South, Range 11 West, Section 26  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



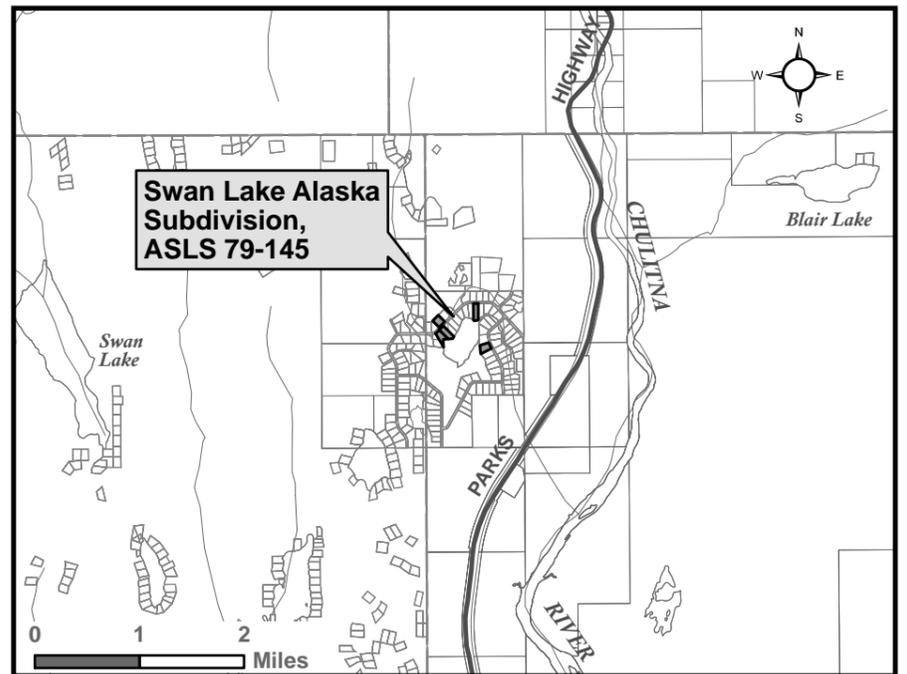
# Map 22 - Swan Lake Alaska Subdivision ASLS 79-145

Southcentral Region



<b>Location</b>	This subdivision is located about 1 mile west of the Parks Highway, approximately 15 air miles northwest of Talkeetna.
<b>Topo Map</b>	USGS Quad Talkeetna C-1
<b>Access</b>	Access to the subdivision is provided from the Parks Highway by a public right-of-way ADL 215534, by foot, ATV, or snowmachine. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. The parcels are along platted road rights-of-way, which may not have been constructed.
<b>Terrain</b>	The area consists of hill and ridge topography, with an elevation range of 700 to 740 feet above sea level.
<b>Soils</b>	Soils are generally well drained, but in some areas may be covered by peat. Parcels 1115 and 1116 are particularly wet.
<b>Vegetation</b>	Elevated, well-drained areas are vegetated with spruce and birch, lowlands are primarily stunted black spruce and mosses.
<b>Water Frontage</b>	Parcel 1115, 1116, and 1117 have water frontage on Sunny Lake.
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 29 inches, including 102 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of surface water in the area is 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-145.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1114	229230	S028N005W07	ASLS 79-145	3	2	4.336	\$6,000
1115	227596	S028N005W07,18	ASLS 79-145	3	4	4.711	\$9,000
1116	227597	S028N005W07	ASLS 79-145	4	4	4.978	\$9,000
1117	227598	S028N005W07	ASLS 79-145	11	4	4.813	\$10,000
1118	227599	S028N005W07,18	ASLS 79-145	5	7	4.645	\$7,000



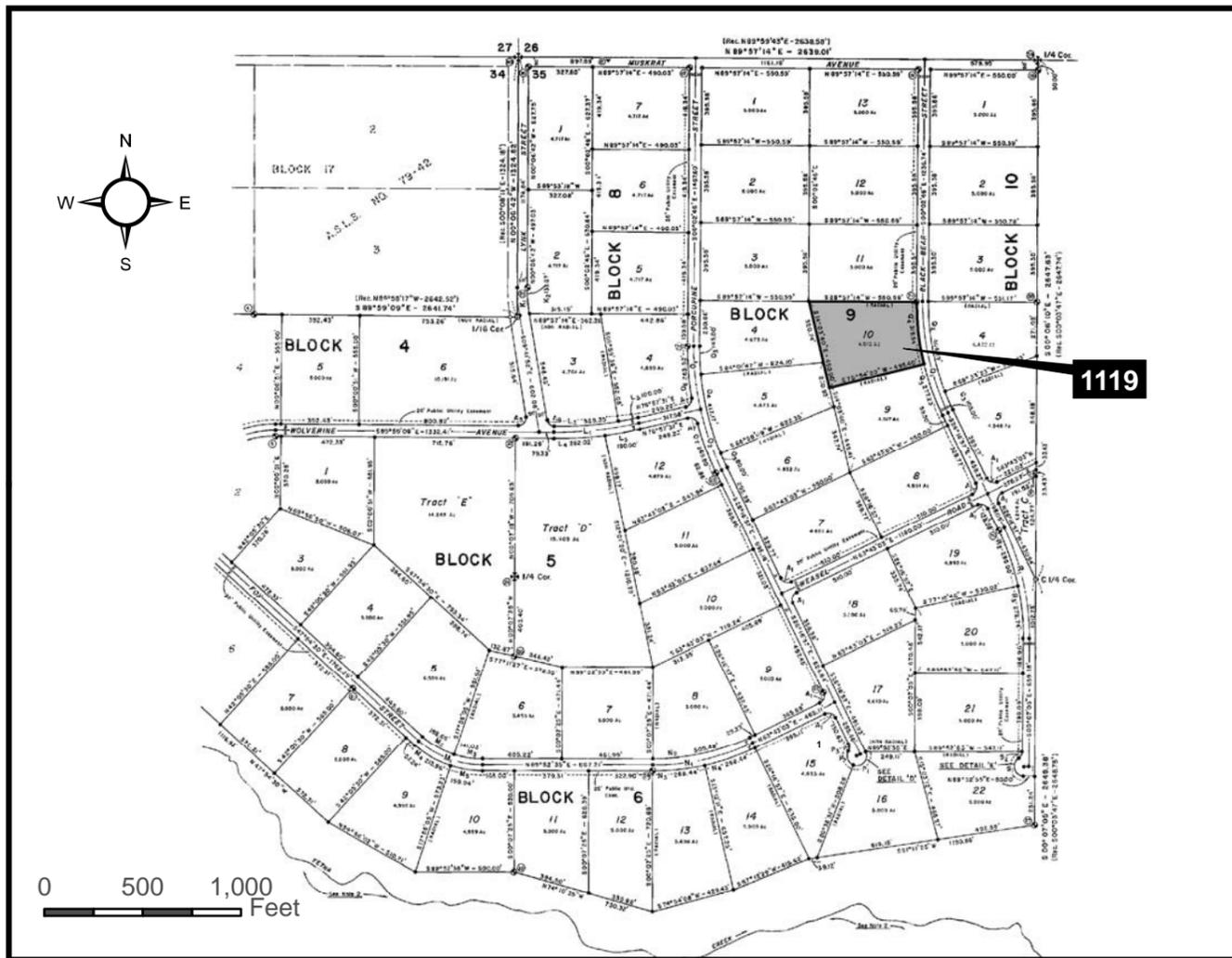
Township 28 North, Range 5 West, Sections 7 & 18  
Seward Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



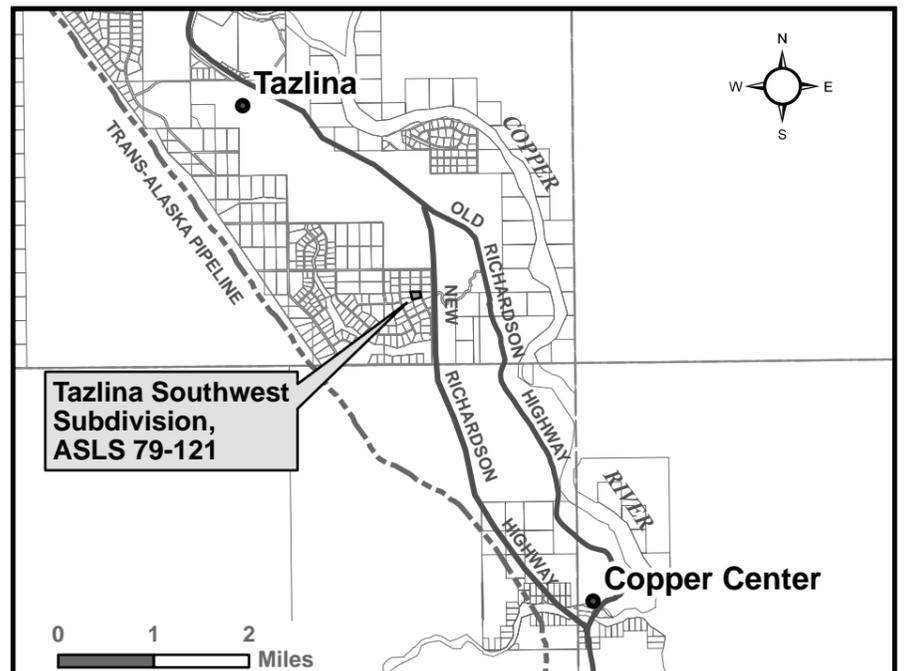
# Map 23 - Tazlina Southwest Subdivision ASLS 79-121

Southcentral Region



<b>Location</b>	This subdivision is located in the Copper River Valley approximately four miles north of Copper Center, west of the Richardson Highway.
<b>Topo Map</b>	USGS Quads Gulkana A-3, Valdez D-4
<b>Access</b>	Access is from the Richardson Highway west along platted rights-of-way Weasel Road and Black Bear Street. Weasel Road appears minimally constructed, while Black Bear Street appears brushed only.
<b>Terrain</b>	The subdivision consists of low rolling hills and creek valleys, with an elevation of approximately 1,200 feet above sea level.
<b>Soils</b>	Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.
<b>Vegetation</b>	Well drained areas of the subdivision are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
<b>Water Source</b>	Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. 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>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-121.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1119	206085	C003N001W35	ASLS 79-121	10	9	4.510	\$11,520



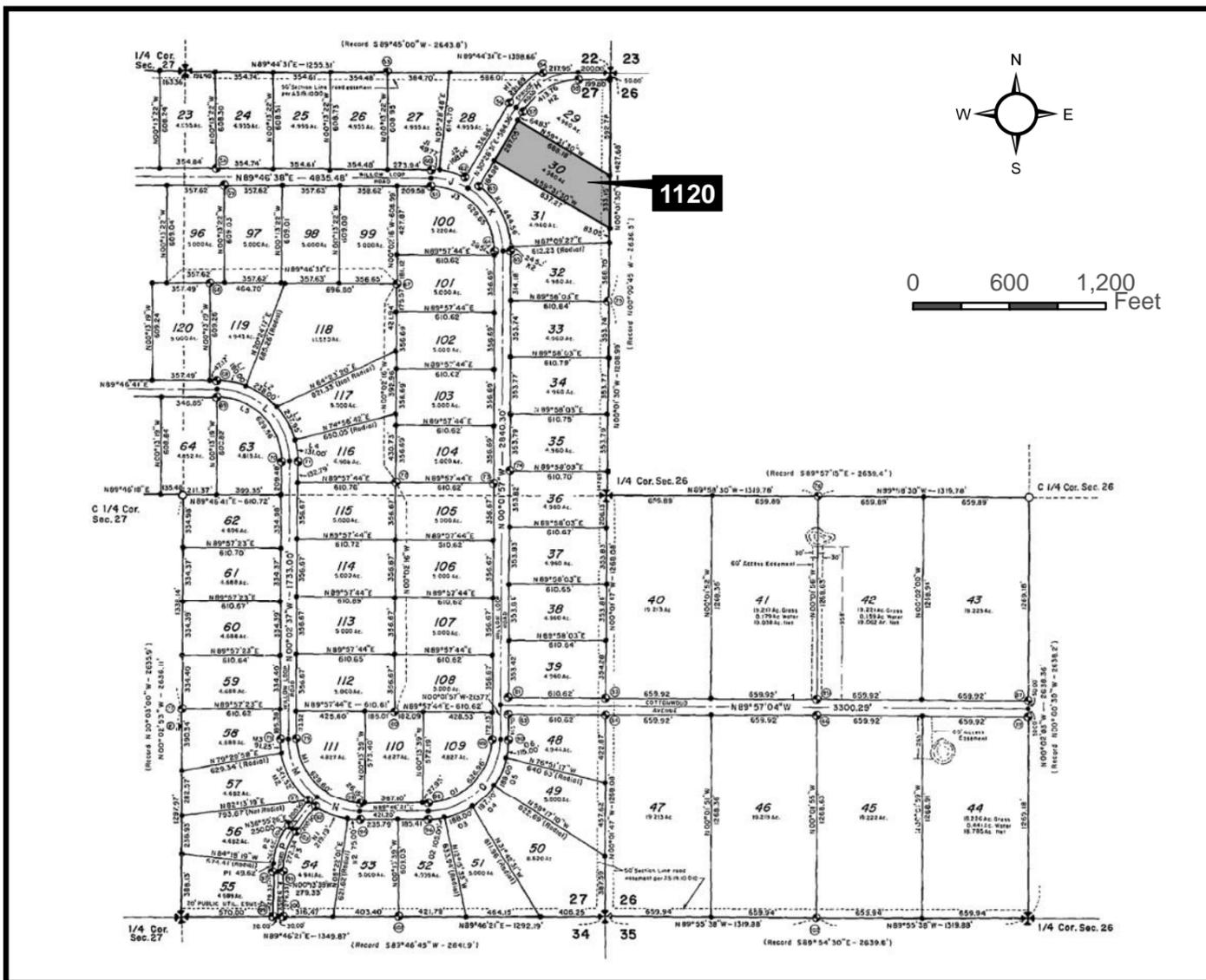
Township 3 North, Range 1 West, Section 35  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



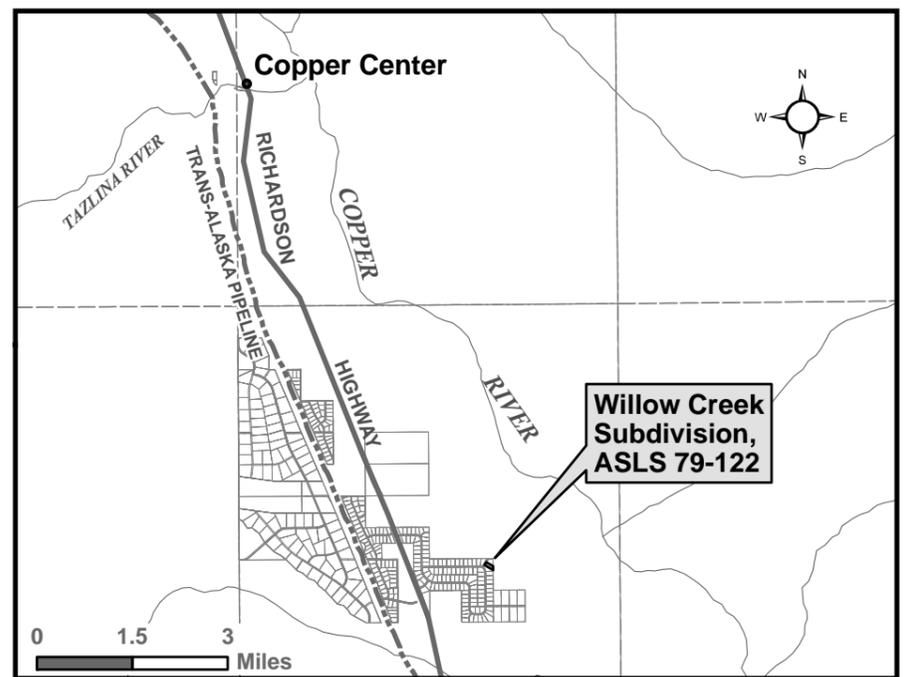
# Map 24 - Willow Creek Subdivision ASLS 79-122

Southcentral Region



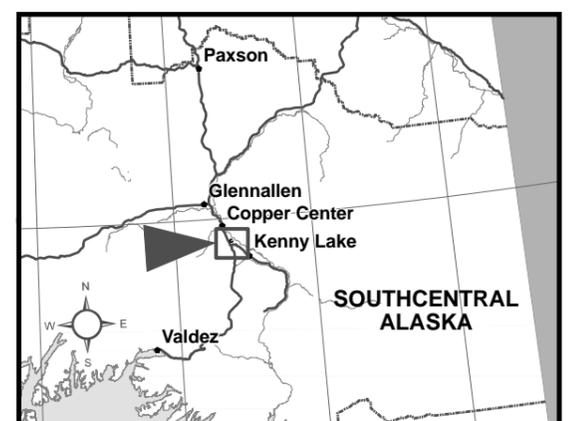
Location	This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a two-lane, gravel road to approximately Lot 13 (not up for bid), after which it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. This parcel is along a platted road right-of-way, which may not have been constructed.
Terrain	The terrain is generally flat, with an elevation of about 1,450 feet above sea level.
Soils	Sandy gravel and sandy, silty material dominate the area. Permafrost is prevalent in some areas of the subdivision.
Vegetation	Vegetation consists of a thick, spruce forest.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 27 degrees F; average summer temperatures range from 39 to 68 degrees F. Average annual precipitation is 10 inches, including 39 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.
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 (ADEC).
Utilities	Electricity and telephone service extends along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-122.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Other	Trails going through private property within the subdivision are not to be used without the express permission of the current landowners.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1120	203352	C001N001E27	ASLS 79-122	30	4.960	\$10,000

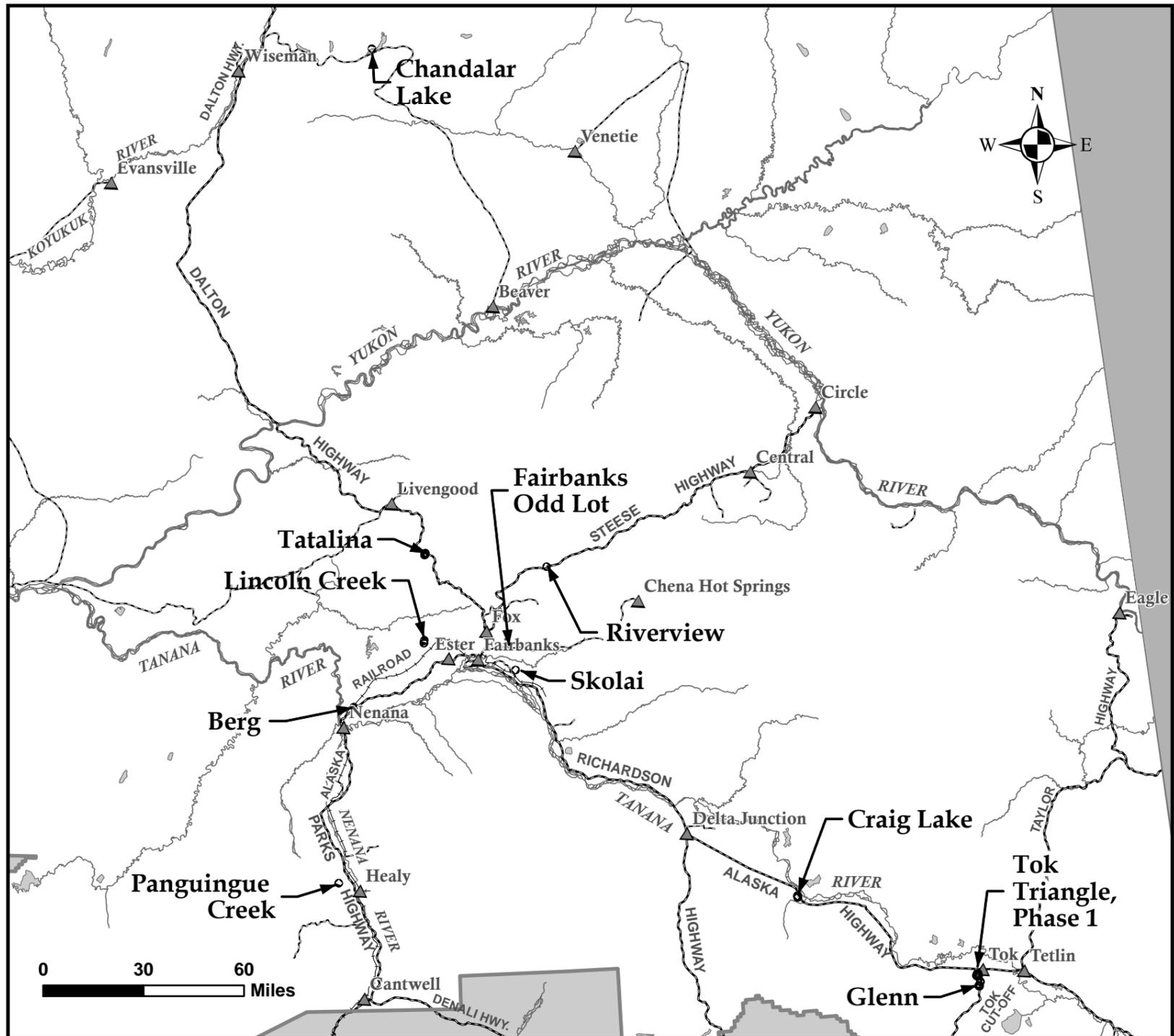


Township 1 North, Range 1 East, Section 27  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



## Northern Region

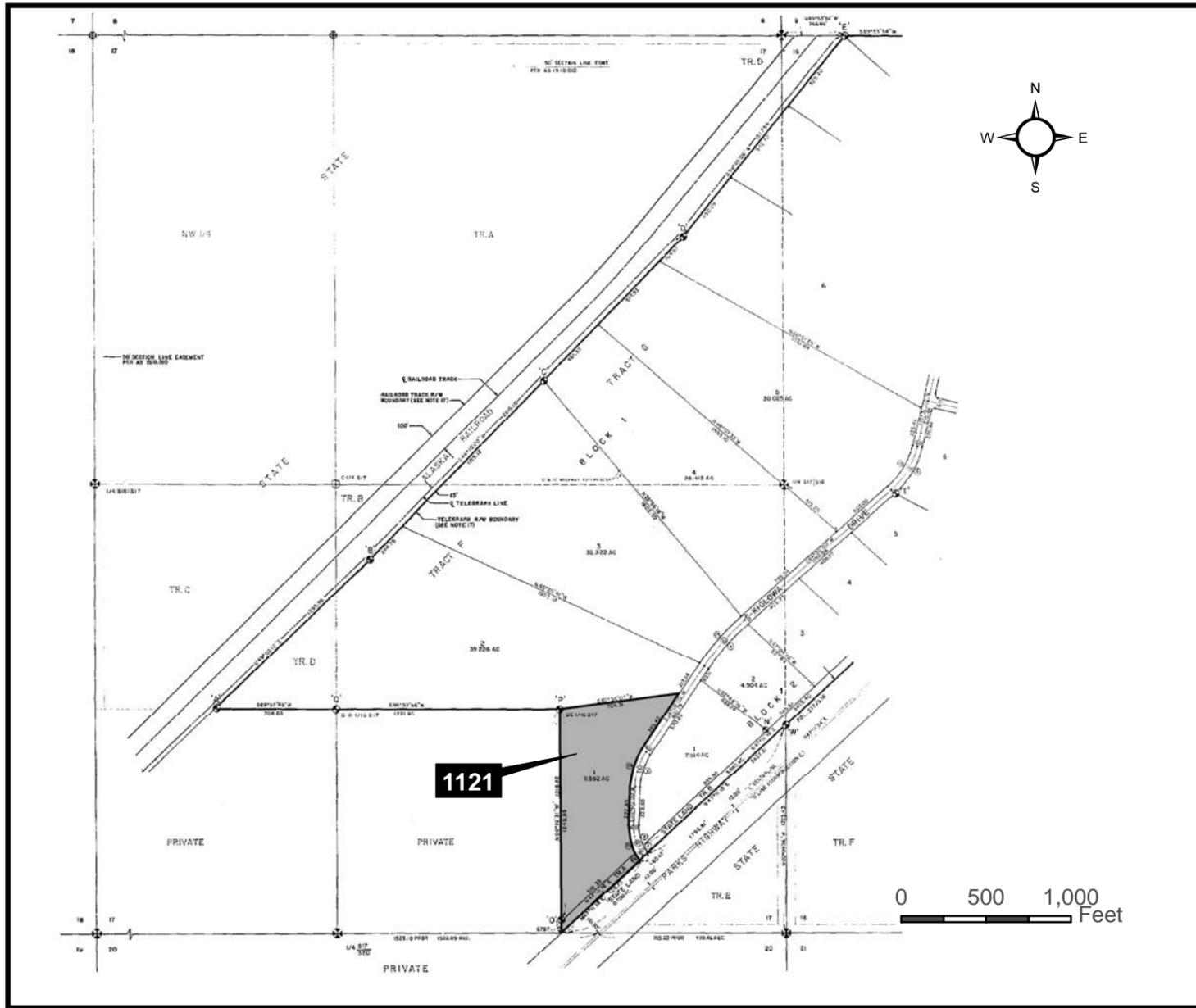


### Northern Region Parcels

Page #	Map #	Subdivision / Area Name	Parcel
41	25	Berg Subdivision	1121
42	26	Chandalar Lake Subdivision	1122
43	27	Craig Lake Subdivision	1123-1125
44	28	Fairbanks Odd Lot	1126
45	29	Glenn Subdivision	1127-1141
46	30	Lincoln Creek Subdivision	1142-1143
47	31	Panguingue Creek Subdivision	1144
48	32	Riverview Subdivision	1145
49	33	Skolai Subdivision	1146-1147
50	34	Tatalina Subdivision	1148-1162
51	35	Tok Triangle Subdivision, Phase I	1163-1177

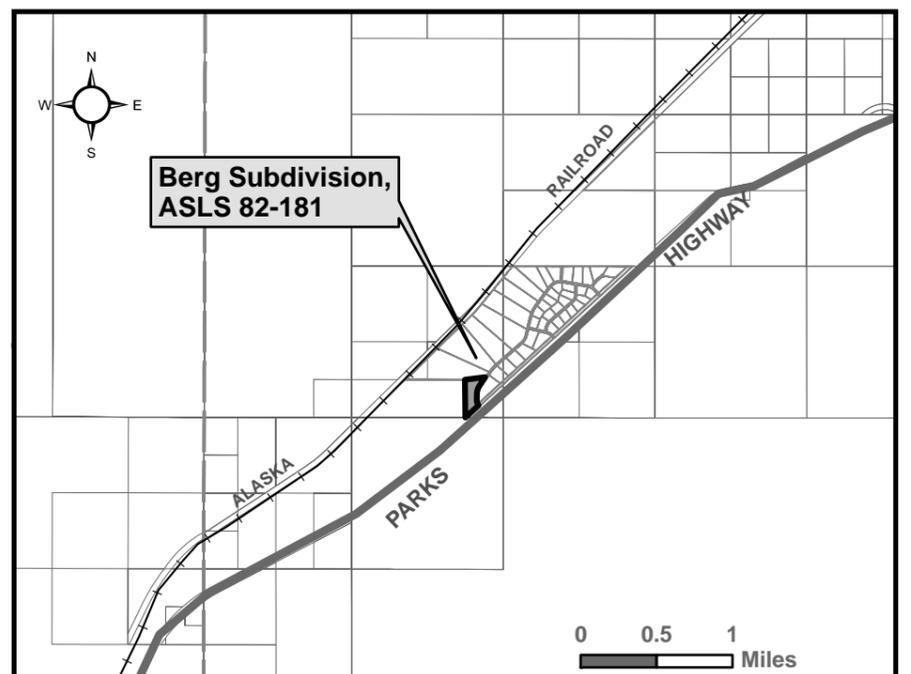
# Map 25 - Berg Subdivision ASLS 82-181

Northern Region



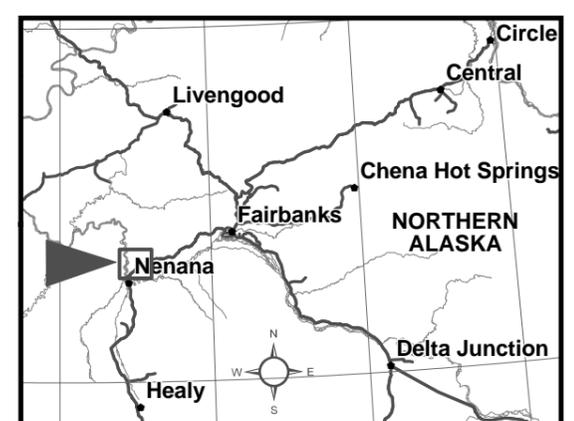
<b>Location</b>	This subdivision is located approximately nine miles north of Nenana just to the west of the Parks Highway.
<b>Topo Map</b>	USGS Quad Fairbanks C-4
<b>Access</b>	This parcel may be accessed from mile 313 of the Parks Highway at Kiglowa Drive, an unmarked gravel road.
<b>Terrain</b>	The subdivision consists of gently to moderately sloping lands with an elevation range of 350 to 550 feet above sea level. This parcel slopes moderately down towards the north.
<b>Soils</b>	Soils are moderately well drained and deep consisting of silty loess.
<b>Vegetation</b>	The vegetation is dominantly aspen with some scattered white spruce, wild roses and berry bushes.
<b>Water Frontage</b>	None
<b>View</b>	Area views include the surrounding forest.
<b>Climate</b>	Average winter temperatures range from -24 to 26 degrees F; average summer temperatures range from 37 to 70 degrees F.
<b>Water Source</b>	Water for domestic use may be obtained by well. The quality of the water is 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 Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for individual water wells and individual septic systems.
<b>Utilities</b>	Electricity is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 82-181. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Nenana Recording District in Book 29 on Page 472.
<b>Fire Management</b>	The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1121	411037	F003S007W17	ASLS 82-181	1	1	11.552	\$27,700



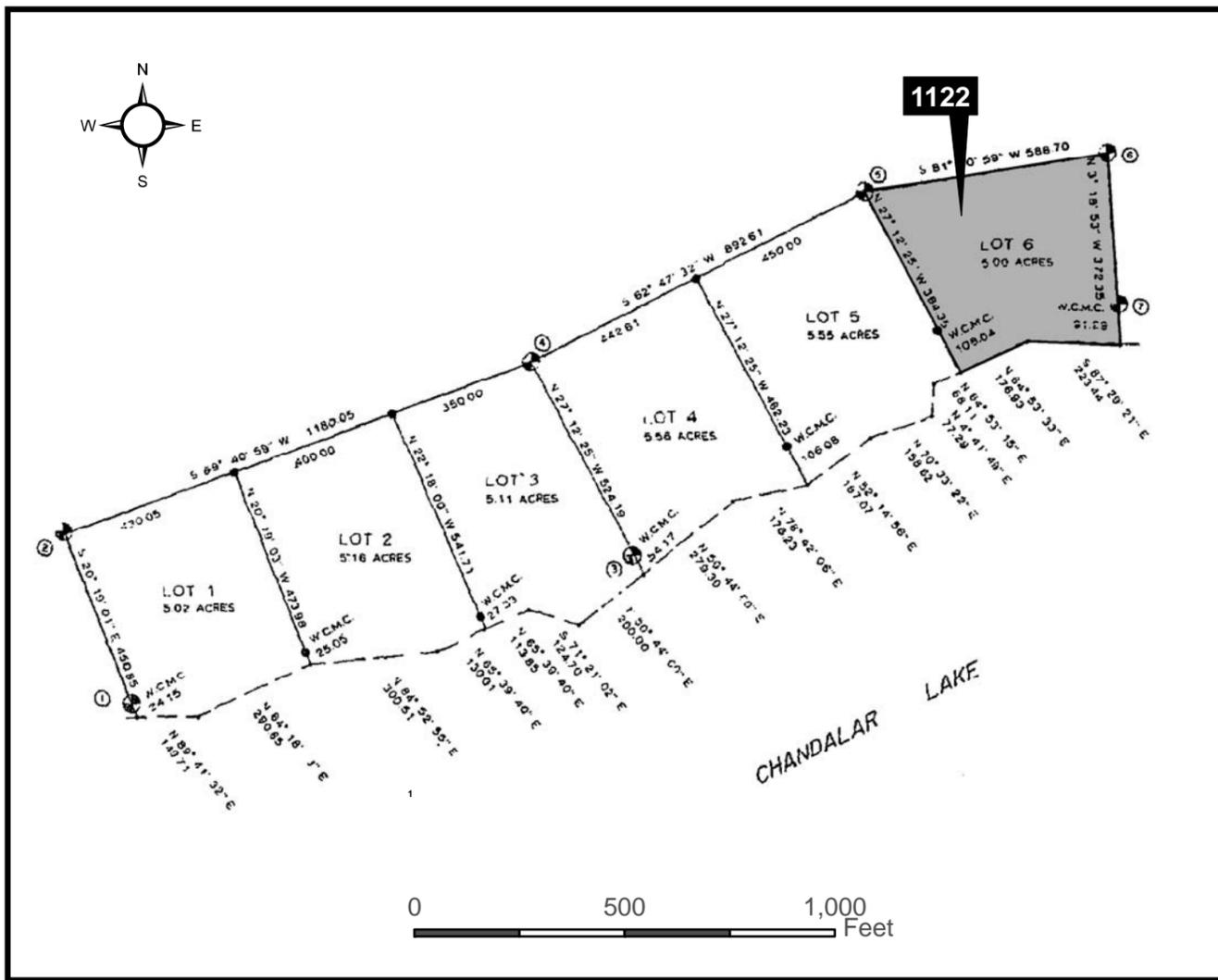
Township 3 South, Range 7 West, Section 17  
Fairbanks Meridian, Alaska

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



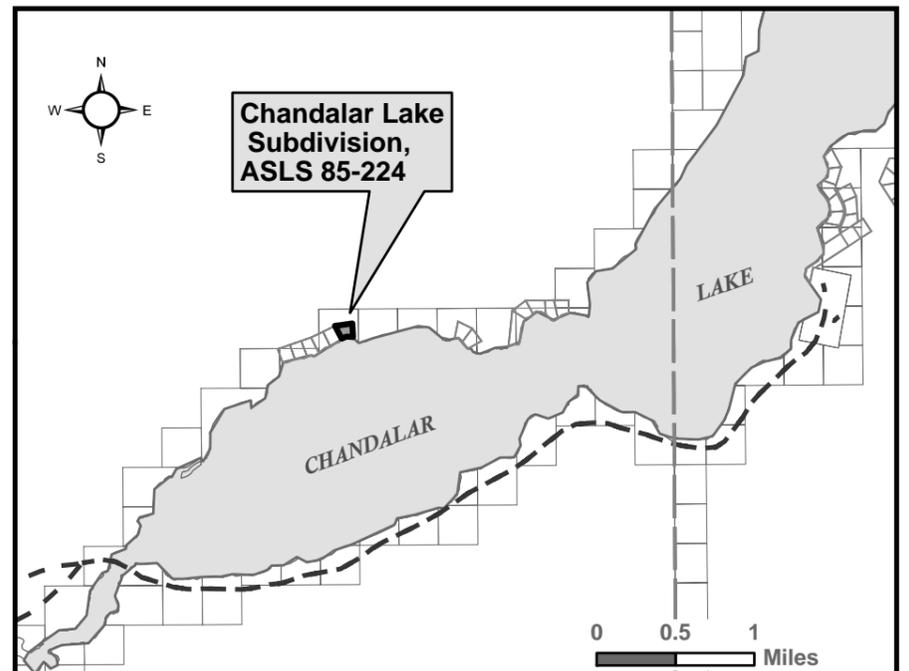
# Map 26 - Chandalar Lake Subdivision ASLS 85-224

Northern Region



<b>Location</b>	This subdivision is located in the Brooks Range along the shores of Chandalar Lake, approximately 190 miles north of Fairbanks.
<b>Topo Map</b>	USGS Quad Chandalar B-4
<b>Access</b>	Access to Chandalar Lake is by float plane on the lake or by wheeled aircraft to a landing strip on the east side of the lake.
<b>Terrain</b>	The terrain in the Chandalar Lake area is generally mountainous with gently sloping land on the east and west shores of the lake and an elevation range of 1,800 feet above sea level at the lake to 5,000 feet above sea level in the nearby mountains.
<b>Soils</b>	Soils consist of a poorly drained loamy organic layer with shallow permafrost, underlain by alluvium.
<b>Vegetation</b>	The lakeshore primarily consists of small stunted spruce, sedges, mosses and low shrubs. The surrounding area is characterized by alpine tundra and granite slopes covered with lichen and sedges.
<b>Water Frontage</b>	This parcel has water frontage along Chandalar Lake.
<b>View</b>	Excellent views of Chandalar Lake and the surrounding mountains.
<b>Climate</b>	Average winter temperatures range from 0 to -20 degrees F; average summer temperatures range from 50 to 72 degrees F.
<b>Water Source</b>	Unknown. The quality of the water in Chandalar Lake is 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 Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried wastewater disposal systems. See plat notes for more information about water and wastewater disposal systems in this subdivision.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 85-224. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None
<b>Fire Management</b>	The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1122	412915	F031N005W22	ASLS 85-224	6	5.00	\$30,000



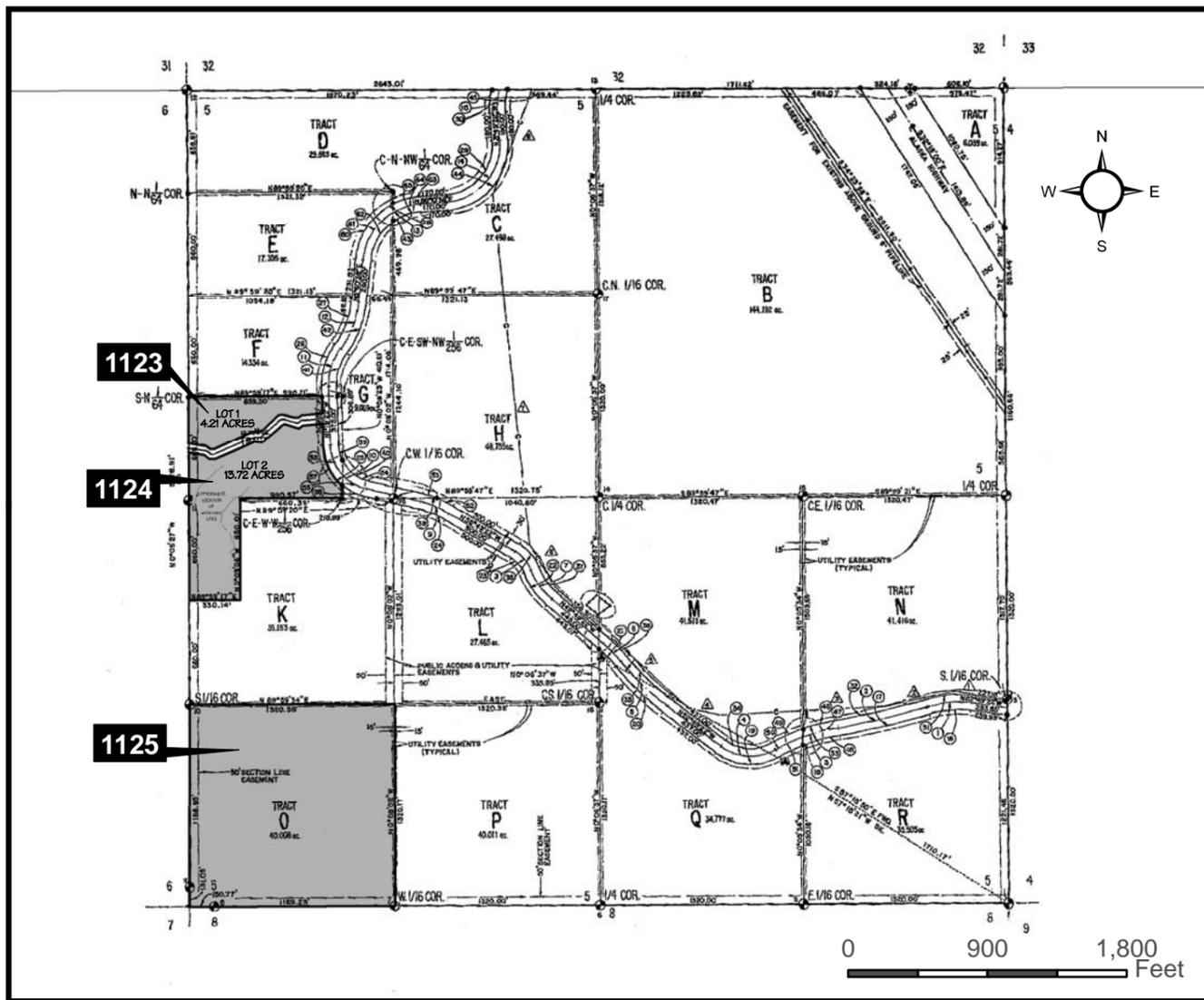
Township 31 North, Range 5 West, Section 22  
Fairbanks Meridian, Alaska

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



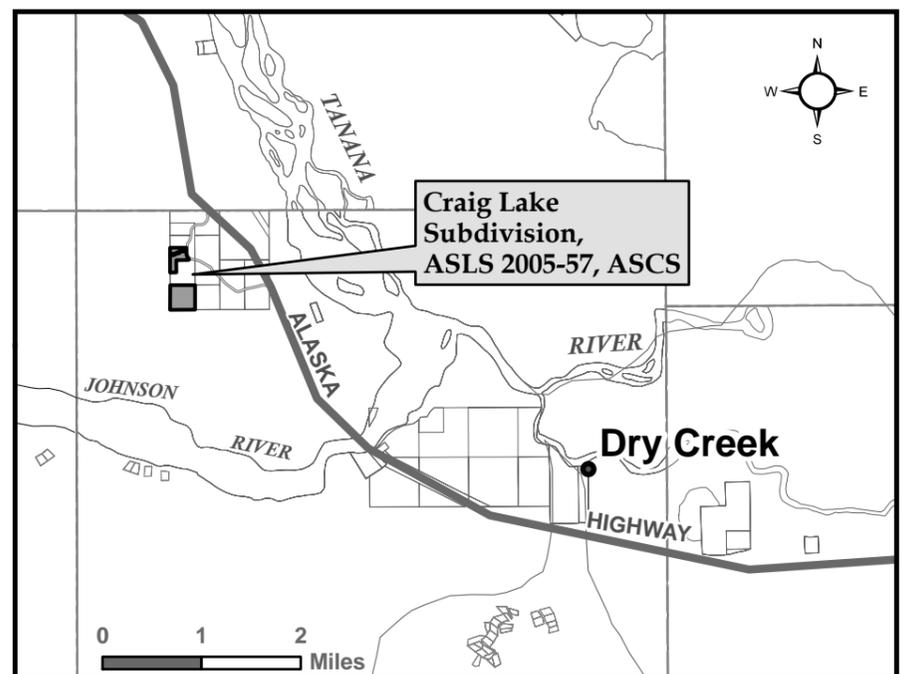
# Map 27 - Craig Lake Subdivision ASLS 2005-57, ASCS

Northern Region



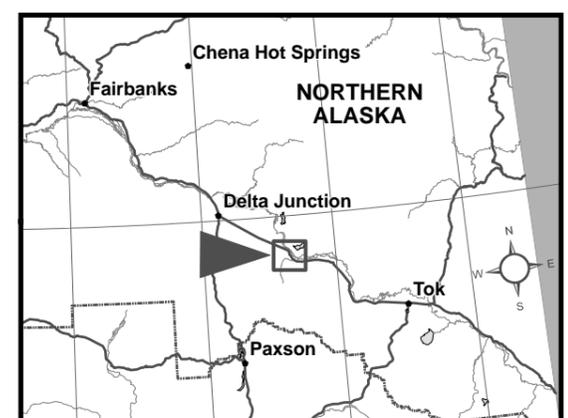
<b>Location</b>	These parcels are located 36 miles southeast of Delta Junction, west of the Alaska Highway.
<b>Topo Map</b>	USGS Mt. Hayes C-2
<b>Access</b>	Access to these parcels is via the Alaska Highway. At Milepost 1383.8, turn off onto the posted access road to the Craig Lake Trailhead. Parcel 1123 is north of the Craig Lake Trail, Parcel 1124 is south of the trail. Access to Parcel 1125 can be obtained by continuing south along the access road, past the Craig Lake Trailhead, and then by platted easements.
<b>Terrain</b>	This subdivision is located on an old glacial moraine and the topography varies wildly ranging from relatively flat to extremely steep over very short distances. Kettle ponds are common.
<b>Soils</b>	Soils within these lots are generally loess of varying depth over unconsolidated gravel. Permafrost is likely present in some areas.
<b>Vegetation</b>	Vegetation ranges from birch and aspen to black spruce, depending on soil conditions.
<b>Water Frontage</b>	Parcel 1124 and Parcel 1125 contain private ponds no larger than approximately seven acres. Parcel 1123 has water frontage along a larger State owned pond.
<b>View</b>	Surrounding forest and several kettle ponds.
<b>Climate</b>	Average winter temperatures range from -22 to 20 degrees F; average summer temperatures range from 49 to 78 degrees F. Average annual precipitation is 12 inches, including 37 inches of snow.
<b>Water Source</b>	Water source and quality are 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record see ASLS 2005-57 and ASCS F014S016E101.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None
<b>Fire Management</b>	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT / TRACT	ACRES	MINIMUM BID
1123	417958	F014S016E05	ASLS 2005-57	1	4.210	\$7,600
1124	417957	F014S016E05	ASLS 2005-57	2	18.720	\$20,600
1125	417956	F014S016E05	ASCS F014S016E101	0	40.000	\$24,000



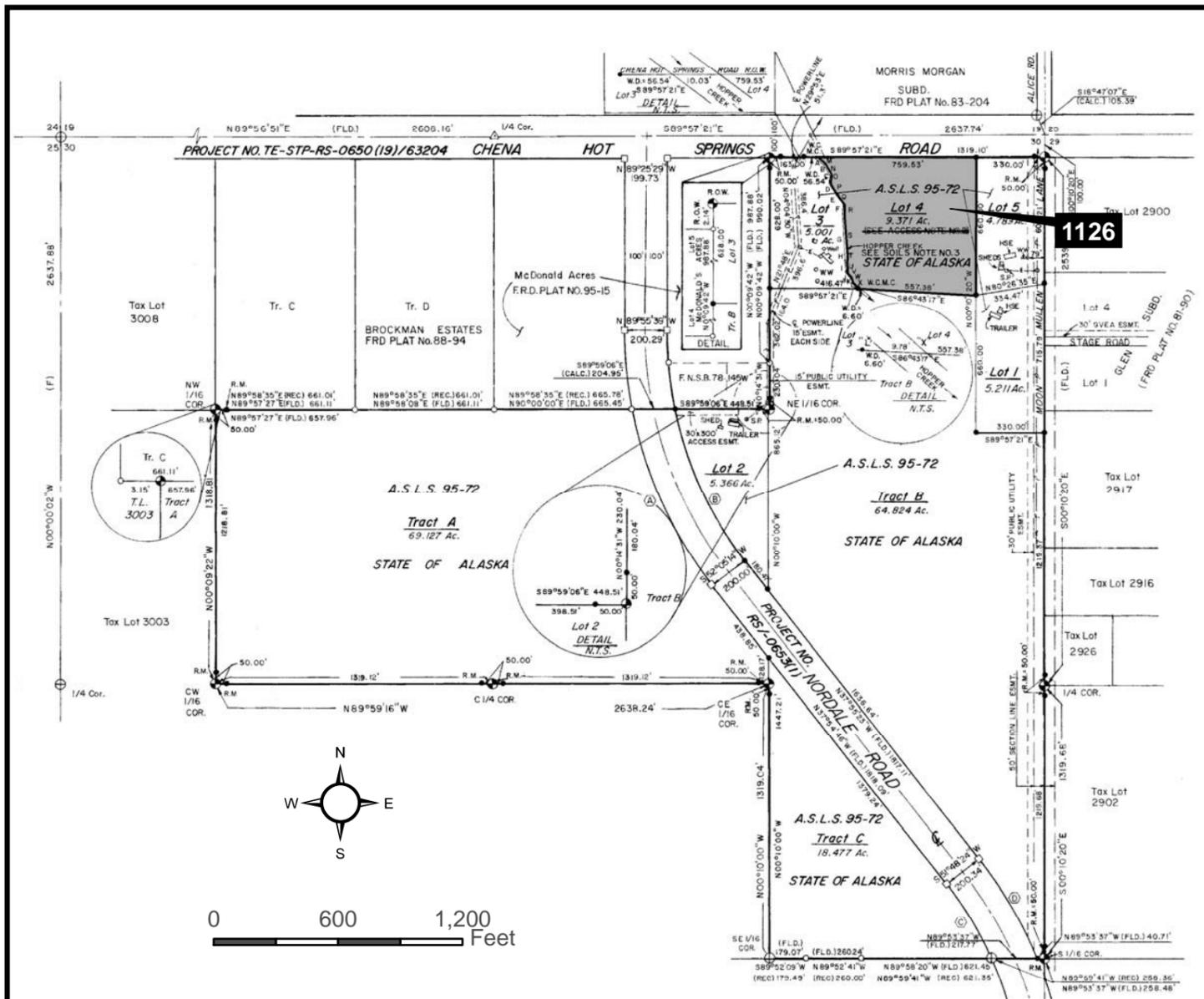
Township 14 South, Range 16 East, Section 5  
Fairbanks Meridian, Alaska

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



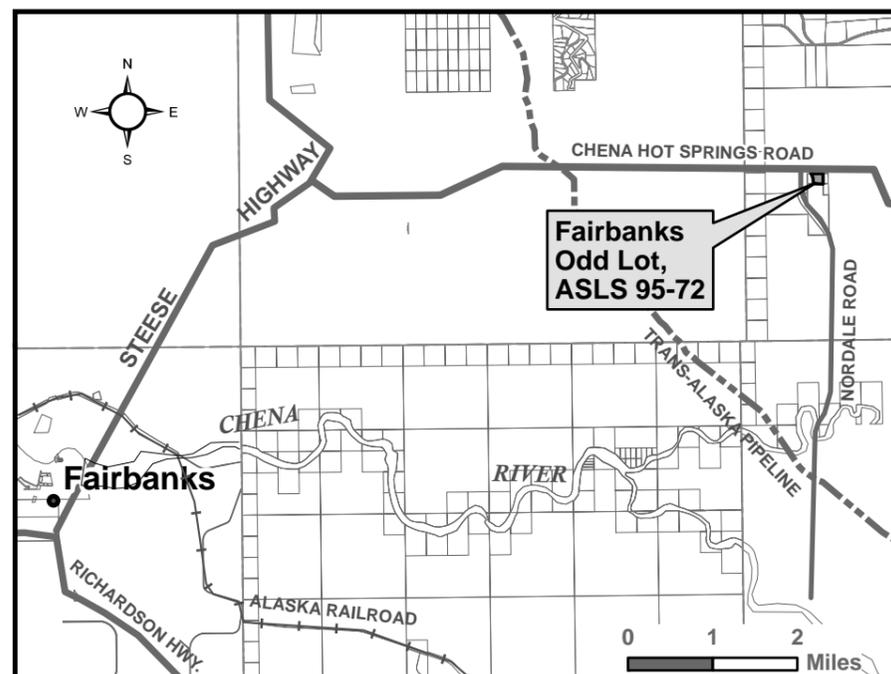
# Map 28 - Fairbanks Odd Lot ASLS 95-72

Northern Region



<b>Location</b>	This parcel is located approximately 10 miles northeast of Fairbanks and 10 miles north of North Pole.
<b>Topo Map</b>	USGS Quad Fairbanks D-1
<b>Access</b>	From Fairbanks, take the Steese Highway north out of town to Chena Hot Springs Road. Continue on Chena Hot Springs Road past Nordale Road. The northwest corner of this parcel is located on the south side of Chena Hot Springs Road, approximately 500 feet east of the intersection with Nordale Road. The parcel may also be accessed from North Pole via Nordale Road, then Chena Hot Springs Road.
<b>Terrain</b>	This parcel is generally level, with elevation of 600 feet above sea level.
<b>Soils</b>	This area is overlain with Minto silt loam.
<b>Vegetation</b>	Vegetation is primarily spruce.
<b>Water Frontage</b>	The parcel has frontage on Hopper Creek. The natural meanders of the line of ordinary high water forms the true western boundary of this parcel. The approximate line of ordinary high water, as shown on the survey plat, is for area computations only, with the true lot corners being on the extension of the tract sidelines and their intersection with the natural meanders.
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service is available along Chena Hot Springs Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 95-72.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Unknown
<b>Fire Management</b>	The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	This area lies predominately within Flood Zone "X", except for that land immediately adjacent to Hopper Creek which is classified as Flood Zone "A". Flood Zone "A" is a flood hazard area identified by the Federal Emergency Management Agency. A determination had been made by the [Fairbanks North Star Borough] Planning Director that in accordance with F.N.S.B. 15.04.030B the land encompassed by ASLS 95-72 are not accurately depicted on flood insurance maps 0089 and 0100 and the base flood elevation per 17.80.040.D.18 is hereby waived.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1126	416420	F001N002E30	ASLS 95-72	4	9.371	\$37,500



Township 1 North, Range 2 East, Section 30  
Fairbanks Meridian, Alaska

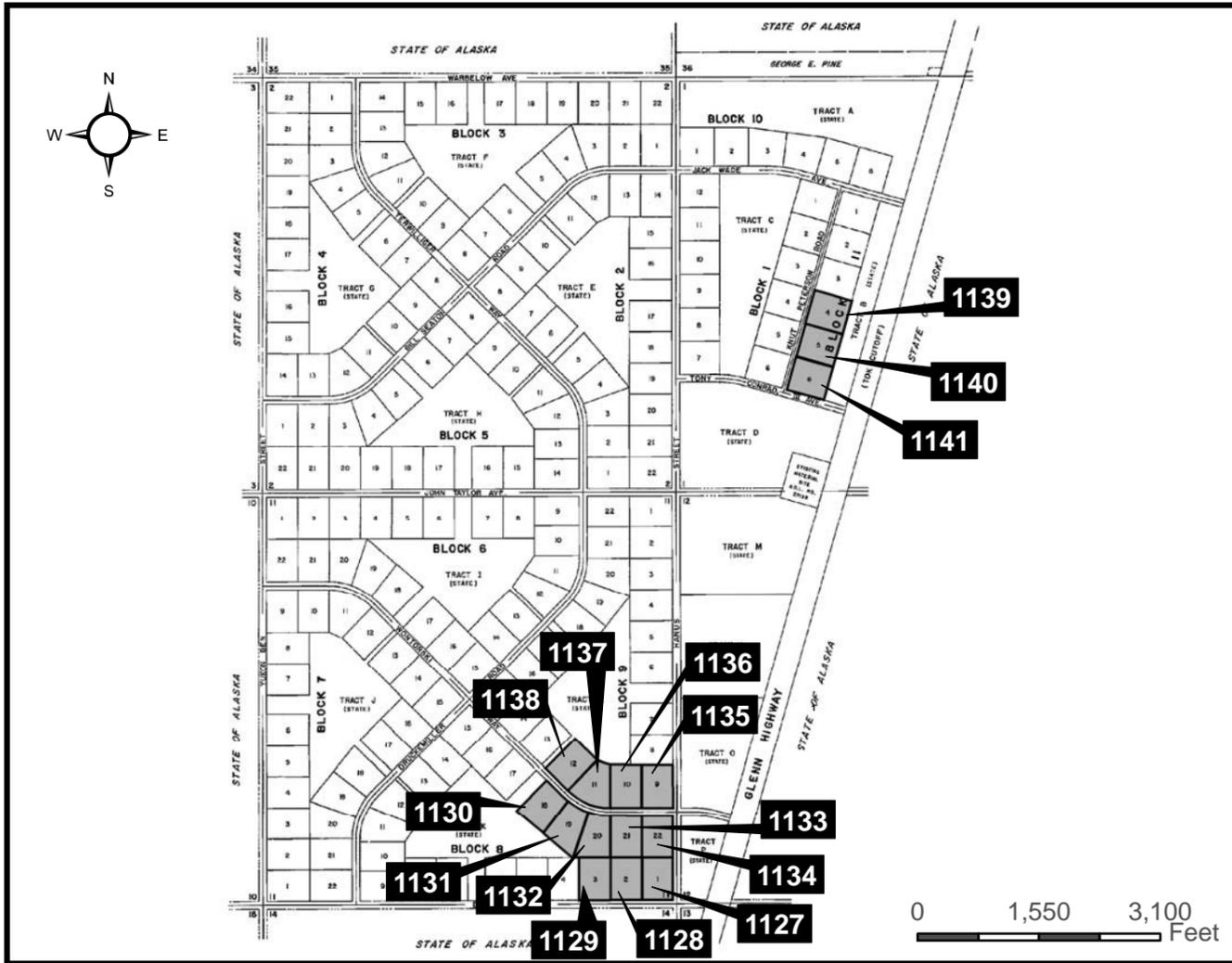
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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



# Map 29 - Glenn Subdivision

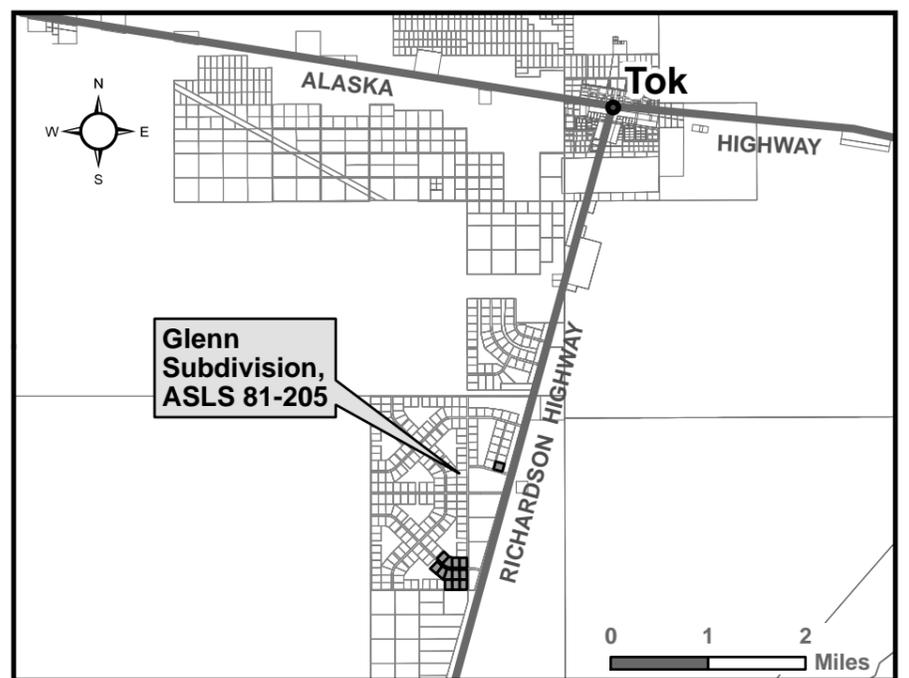
## ASLS 81-205

Northern Region



<b>Location</b>	This subdivision is located adjacent to the west side of the Glenn Highway, just over four miles south of the junction of the Alaska Highway and the Glenn Highway.
<b>Topo Map</b>	USGS Tanacross B-5
<b>Access</b>	From the Glenn Highway, access is by platted rights-of-way to the individual subdivision parcels. Currently, Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road, and Butch Kuth Avenue are constructed, which provide access to all lots in Block 11 and Lots 1, 2, and 3 in Block 8. Wontorski Way has not been constructed.
<b>Terrain</b>	This area is flat, with an elevation of 1,675 feet above sea level.
<b>Soils</b>	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common in this area.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 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 Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for water-borne septic systems.
<b>Utilities</b>	Electricity is available along the Knut Peterson Road, and portions of Jack Wade Avenue and Butch Kuth Avenue. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-205. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.
<b>Fire Management</b>	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1127	417758	C017N012E11	ASLS 81-205	1	8	4.99	\$11,000
1128	417759	C017N012E11	ASLS 81-205	2	8	5.00	\$10,500
1129	417760	C017N012E11	ASLS 81-205	3	8	5.00	\$10,500
1130	417764	C017N012E11	ASLS 81-205	18	8	5.00	\$7,500
1131	417765	C017N012E11	ASLS 81-205	19	8	5.00	\$7,500
1132	417766	C017N012E11	ASLS 81-205	20	8	5.00	\$8,000
1133	417767	C017N012E11	ASLS 81-205	21	8	4.99	\$8,000
1134	417768	C017N012E11	ASLS 81-205	22	8	4.99	\$8,500
1135	417769	C017N012E11	ASLS 81-205	9	9	5.00	\$8,500
1136	417770	C017N012E11	ASLS 81-205	10	9	5.00	\$8,500
1137	417771	C017N012E11	ASLS 81-205	11	9	5.00	\$7,500
1138	417772	C017N012E11	ASLS 81-205	12	9	5.00	\$7,500
1139	417778	C017N012E01	ASLS 81-205	4	11	5.00	\$11,500
1140	417779	C017N012E01	ASLS 81-205	5	11	5.00	\$11,500
1141	417780	C017N012E01	ASLS 81-205	6	11	5.00	\$12,000



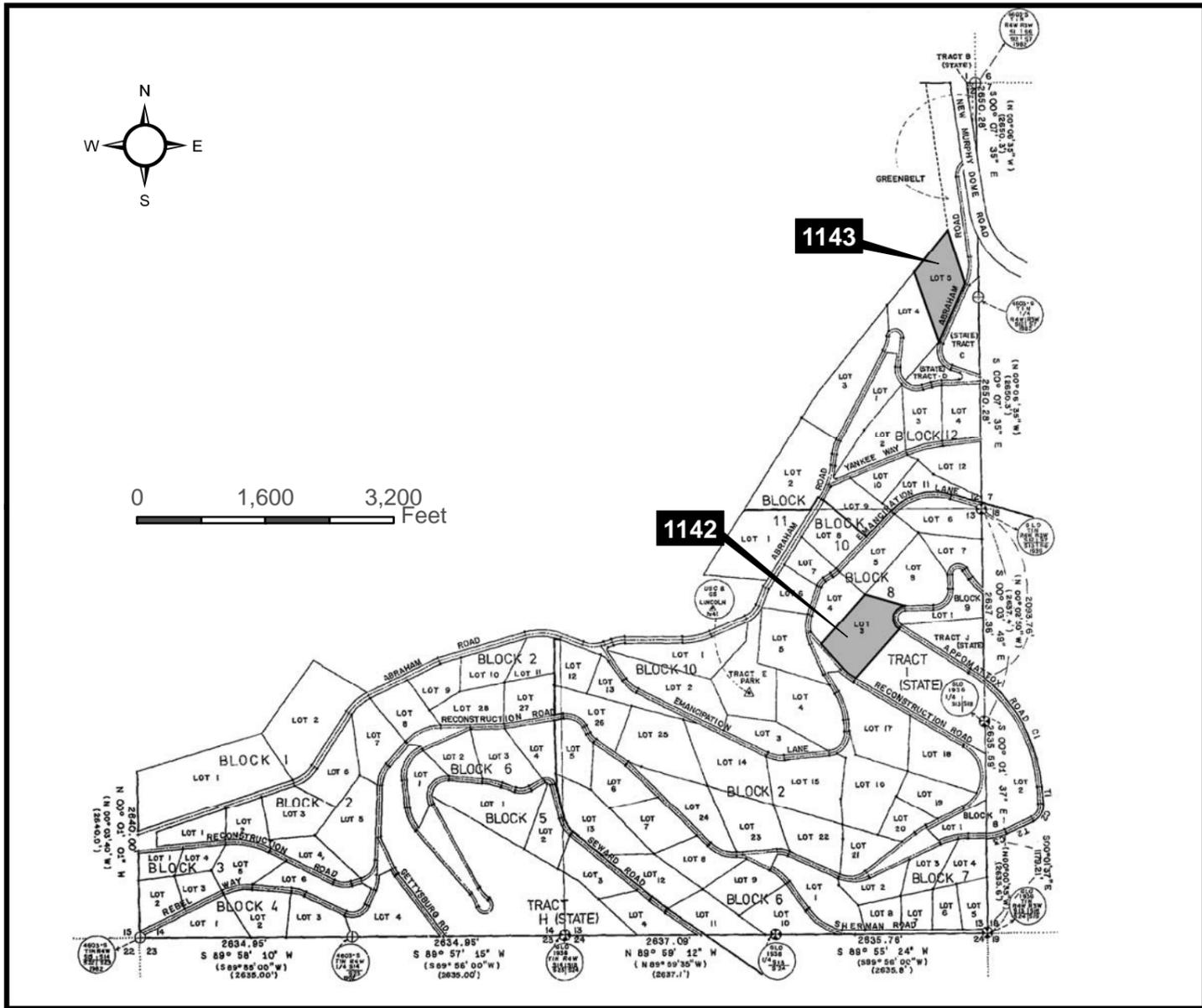
Township 17 North, Range 12 East, Sections 1 & 11  
Copper River Meridian, Alaska

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: <http://www.dnr.state.ak.us/landrecords>.



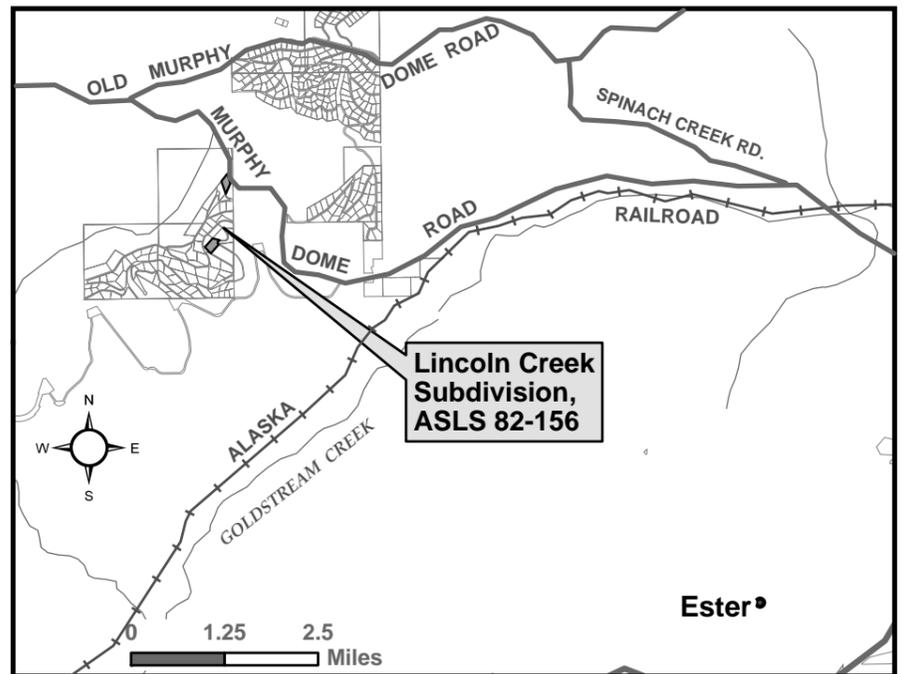
# Map 30 - Lincoln Creek Subdivision ASLS 82-158

Northern Region



<b>Location</b>	This subdivision is located approximately 20 miles northwest of Fairbanks, along Murphy Dome Road.
<b>Topo Map</b>	USGS Quad Fairbanks D-3
<b>Access</b>	From Fairbanks, take Goldstream Road northwest to the intersection with Murphy Dome Road. Turn onto Murphy Dome Road and drive north 12.5 miles to Abraham Road (second left past Spinach Creek Bridge). Turn left on Abraham Road into the subdivision. Parcel 1143 is the first lot on the right directly accessible by Abraham Road, and has a constructed driveway onto the parcel. Parcel 1142 may be accessed by continuing on Abraham Road to Emancipation Lane and Reconstruction Road, right after the hairpin turn. Abraham Road, Emancipation Lane and Reconstruction Road are all constructed, maintained roads.  There is <u>not</u> a constructed driveway onto Parcel 1142. Access to Parcel 1142 is currently limited to Reconstruction Road, which is over 15 feet above the parcel grade. Potential purchasers are strongly recommended to personally inspect the parcel and to take the costs of constructing a driveway into account before placing a bid. For more information, please contact AJ Wait at (907) 451-3011.
<b>Terrain</b>	The area is moderately sloping, with an elevation range of 1,450 to 1,800 feet above sea level.
<b>Soils</b>	Shallow soils in the area are composed of rocky and fine-grained particles and are well suited for residential development.
<b>Vegetation</b>	Vegetation primarily consists of black spruce, birch and aspen.
<b>Water Frontage</b>	None
<b>View</b>	Potential views of the Keystone Creek Valley and the Goldstream Creek Valley.
<b>Climate</b>	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 53 to 72 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
<b>Water Source</b>	No wells are known to exist. The water table is estimated to be at least 400 feet deep.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for septic tanks and leach fields.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 82-158.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. This subdivision is within the Keystone Road Service Area.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
<b>Fire Management</b>	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	A shed, 16x25 foot cabin, trailer and debris are on Parcel 1143. Any clean up or removal of these items will become the responsibility of the purchaser.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1142	409870	F001N004W13	ASLS 82-158	3	8	12.887	\$18,000
1143	409904	F001N004W12	ASLS 82-158	5	11	10.290	\$22,600



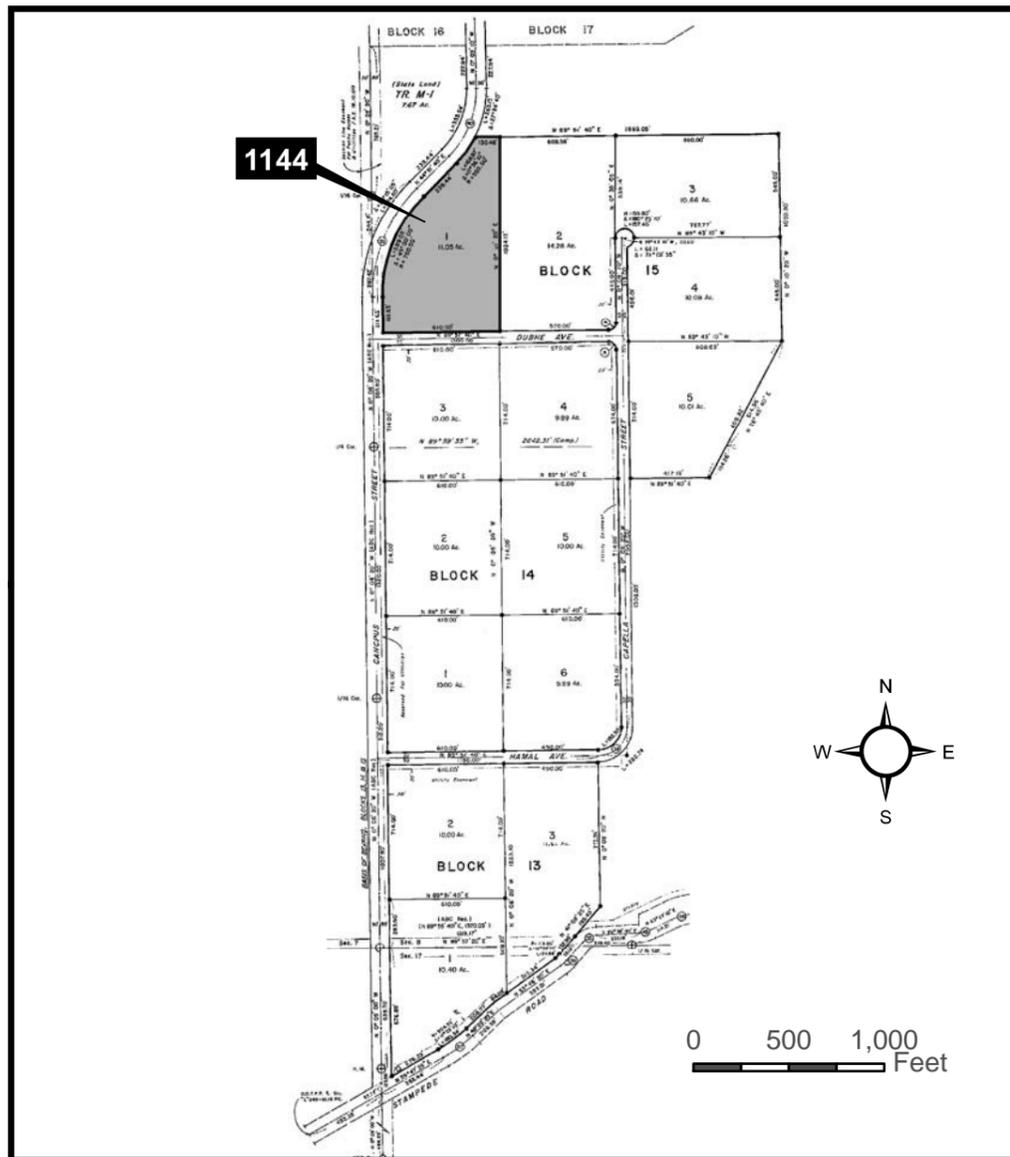
Township 1 North, Range 4 West, Sections 12 & 13  
Fairbanks Meridian, Alaska

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



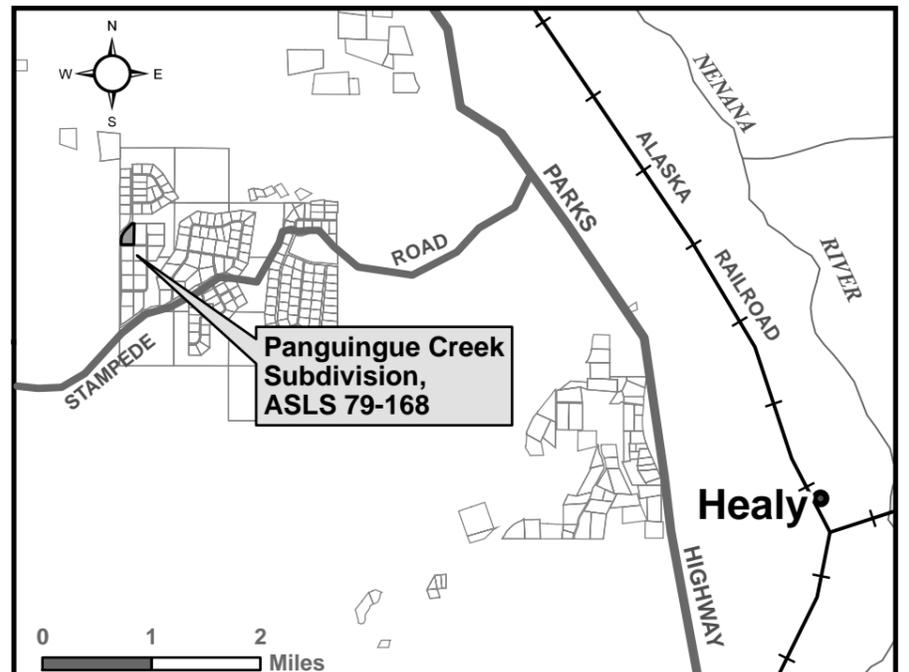
# Map 31 - Panguingue Creek Subdivision ASLS 79-168

Northern Region



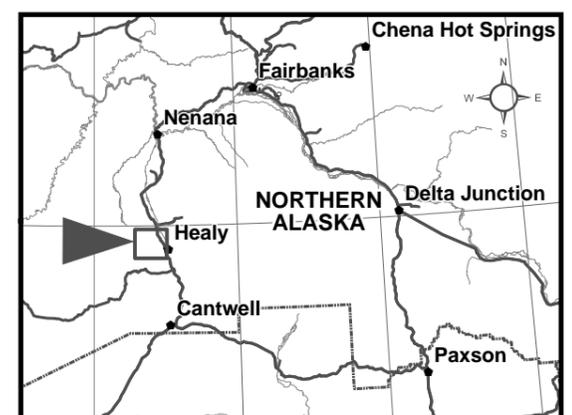
<b>Location</b>	This subdivision is located approximately three miles northwest of Healy, off Stampede Road.
<b>Topo Map</b>	USGS Quad Healy D-5
<b>Access</b>	At mile 251 of the Parks Highway take Stampede Road west about four and a half miles to a pullout at the bottom of the platted right-of-way, Cancpus Street. The parcel is approximately one mile north of Stampede Road.
<b>Terrain</b>	Terrain in the area is generally flat to gently sloping with an elevation range of 1,800 to 1,900 feet above sea level.
<b>Soils</b>	Soils consist of silt overlying gravel.
<b>Vegetation</b>	Vegetation consists of mosses and blueberry bushes in the open areas with some areas of black spruce.
<b>Water Frontage</b>	None
<b>View</b>	Views include surrounding hills and tundra.
<b>Climate</b>	Average winter temperatures range from -22 to -2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 12 inches.
<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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-168.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Denali Borough, a home rule borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
<b>Fire Management</b>	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1144	405593	F012S008W08	ASLS 79-168	1	15	11.05	\$9,900



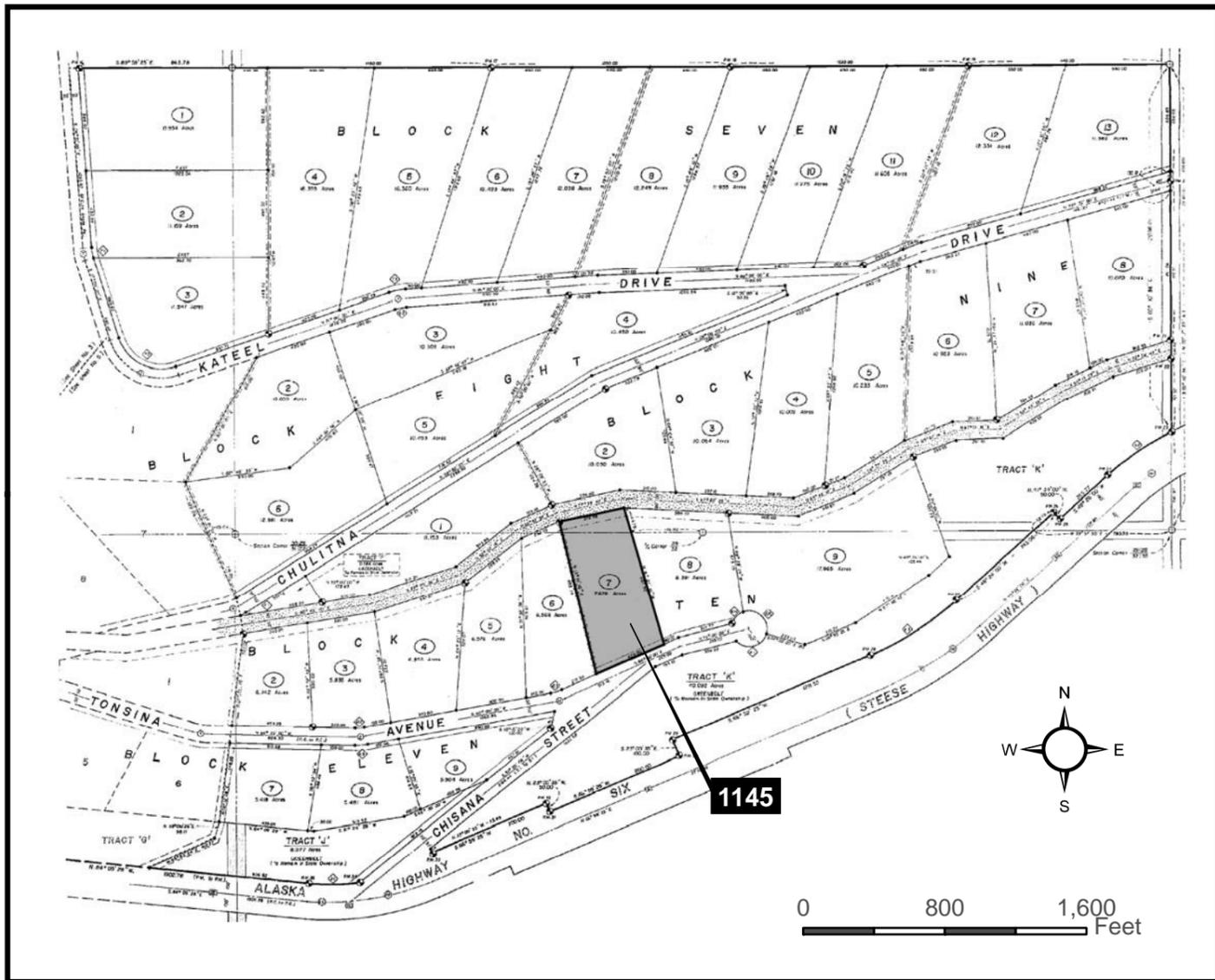
Township 12 South, Range 8 West, Section 8  
Fairbanks Meridian, Alaska

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



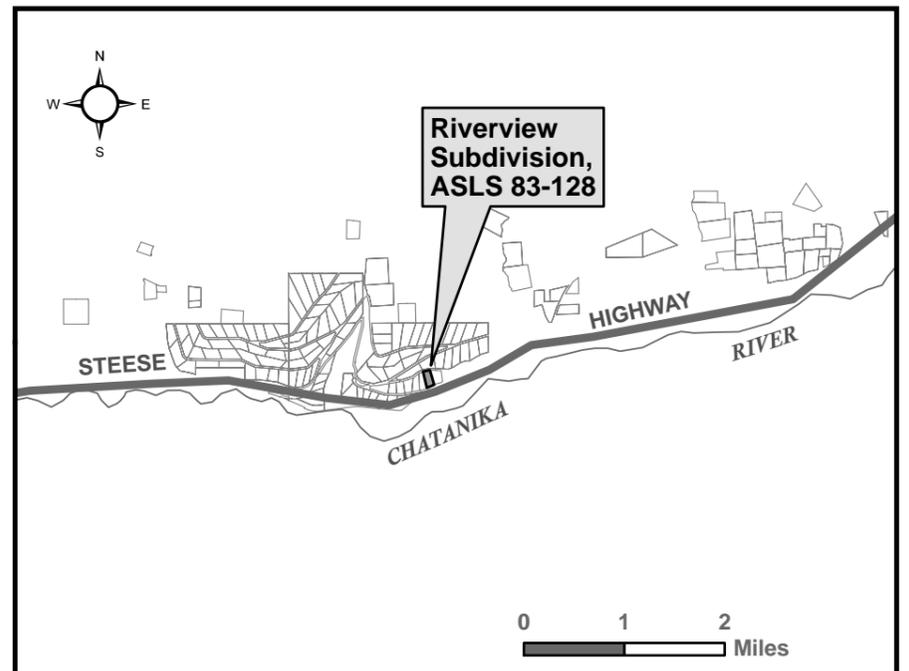
# Map 32 - Riverview Subdivision ASLS 83-128

Northern Region



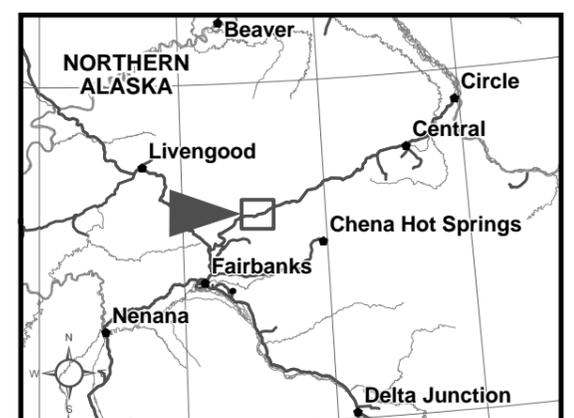
<b>Location</b>	This subdivision is located approximately 48 miles northeast of Fairbanks, along the Steese Highway.
<b>Topo Map</b>	USGS Quad Circle A-6
<b>Access</b>	Access to the subdivision is by the Steese Highway, then north on Chisana Street, which has been partially constructed. A private driveway has been constructed to the west of Chisana Street.
<b>Terrain</b>	Terrain of the subdivision consists of moderate to steep, south facing slopes, with an elevation range of 1,125 to 2,425 feet above sea level.
<b>Soils</b>	Soils in the area are typical of their Gilmore silt loam classification.
<b>Vegetation</b>	Vegetation primarily consists of birch, white spruce and some aspen.
<b>Water Frontage</b>	None
<b>View</b>	Possible view of the Chatanika River valley.
<b>Climate</b>	Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 53 inches of snow.
<b>Water Source</b>	Water source and quality 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 Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for on-site wastewater disposal systems.
<b>Utilities</b>	Electricity is available along the Steese Highway and within portions of this subdivision. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 83-128. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Fire Management</b>	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	The Davidson Ditch bisects Riverview Subdivision. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, use of an ATV, snow machining) is allowed; any other use or disturbance will require a permit from DNR. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968 and #1958, are subject to Revised Statute 2477 of the mining law of 1866. See the brochure narrative for more information on RS 2477 laws.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1145	411214	F005N004E29,32	ASLS 83-128	7	10	7.678	\$10,200



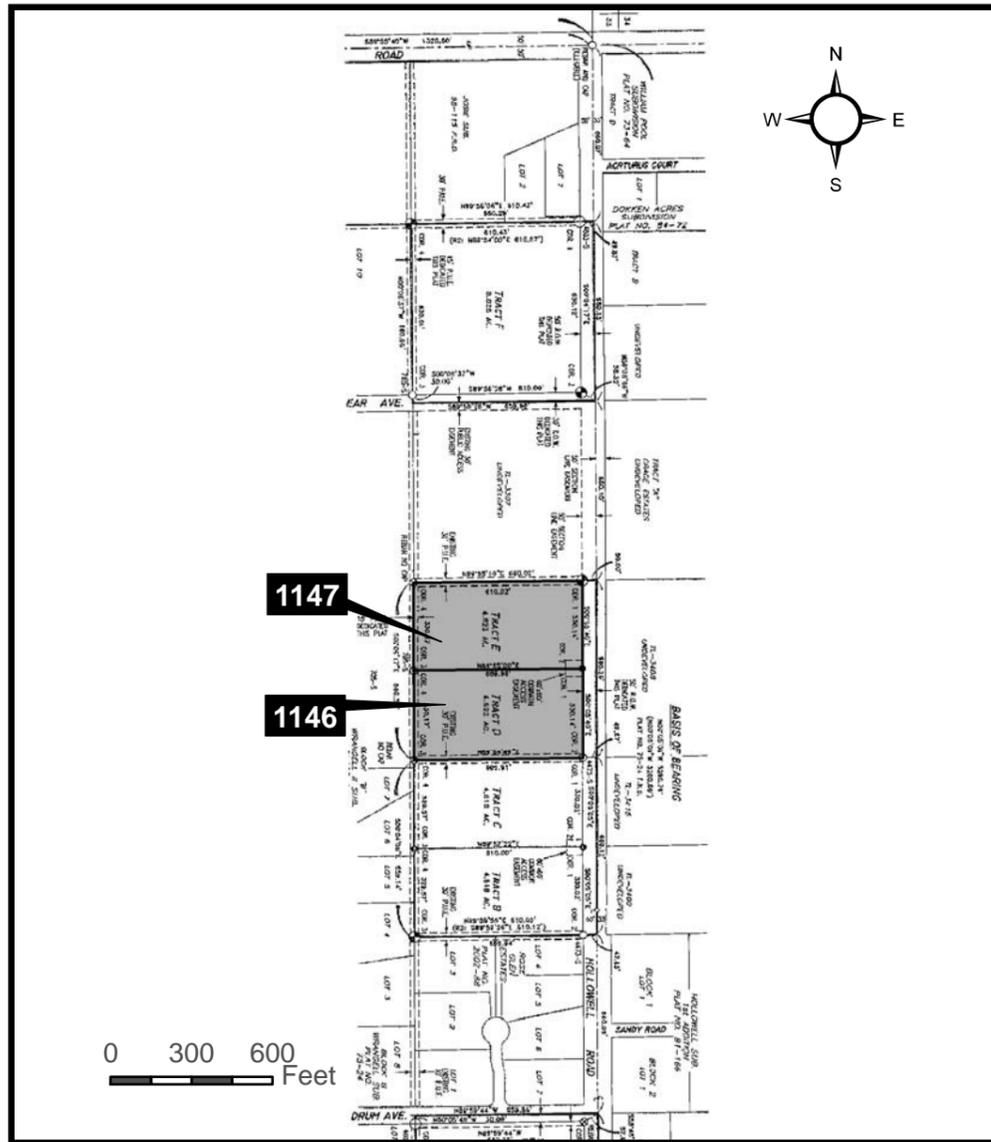
Township 5 North, Range 4 East, Sections 29 & 32  
Fairbanks Meridian, Alaska

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



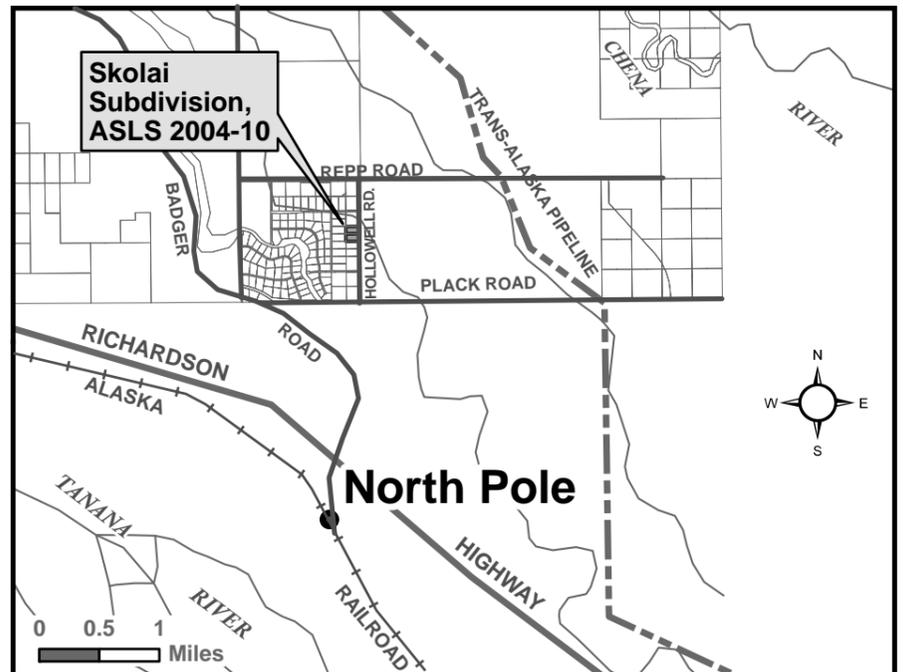
# Map 33 - Skolai Subdivision ASLS 2004-10

Northern Region



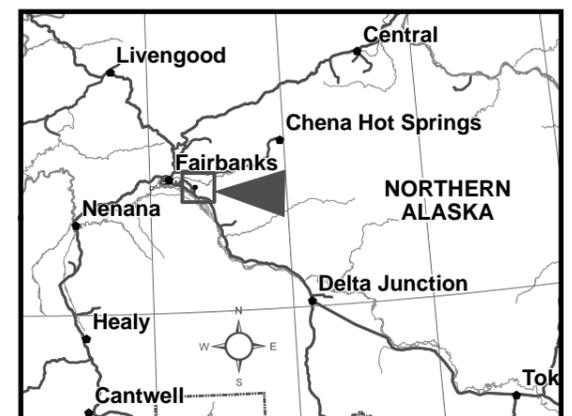
<b>Location</b>	These parcels are located approximately 2.5 miles north of North Pole, on the west side of Hollowell Road.
<b>Topo Map</b>	USGS Quad Fairbanks D-1
<b>Access</b>	Access to these parcels is via Hollowell Road, a paved road which connects with Repp Road to the north and Plack Road to the south.
<b>Terrain</b>	The subdivision is generally level, with an elevation of 145 feet above seal level, and is located approximately a half mile east of Chena Slough.
<b>Soils</b>	Salchacket series, very fine sandy loam over gravel.
<b>Vegetation</b>	Portions of these parcels nearest Hollowell Road have been cleared and now are now covered by grass. Other portions of the parcels are vegetated with a mixed forest of black and white spruce, birch, and aspen.
<b>Water Frontage</b>	None
<b>View</b>	Surrounding forest and nearby subdivision residences.
<b>Climate</b>	Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.
<b>Water Source</b>	See note below regarding water source.
<b>Water/Sewage Disposal</b>	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity and telephone service are available along Hollowell Road. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-10. Preliminary wetlands determinations by the Army Corps of Engineers indicate that these parcels are not likely to contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. These parcels are currently zoned 'General Use'.
<b>Homeowners Association</b>	None
<b>Fire Management</b>	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	These parcels were formally used for a variety of purposes, including an auto repair and salvage yard, which resulted in a variety of debris and soil contamination. Surface debris and contaminated soil was removed from the parcels in 2005 and 2006. The Alaska Department of Environmental Conservation (ADEC) has determined that clean up actions have removed the sources of contamination from the parcels. ADEC has determined that there is residual contamination detected in the groundwater near the former contaminated site, but it is expected to attenuate over time. In order to address any unacceptable risk posed by this residual contamination, ADEC recommends that any groundwater wells installed on the parcels be sampled prior to use. For more information or to request a copy of the ADEC Record of Decision regarding these parcels, please contact AJ Wait at (907) 451-3011.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1146	57942	F001S002E33	ASLS 2004-10	D	4.622	\$34,700
1147	417201	F001S002E33	ASLS 2004-10	E	4.623	\$34,700



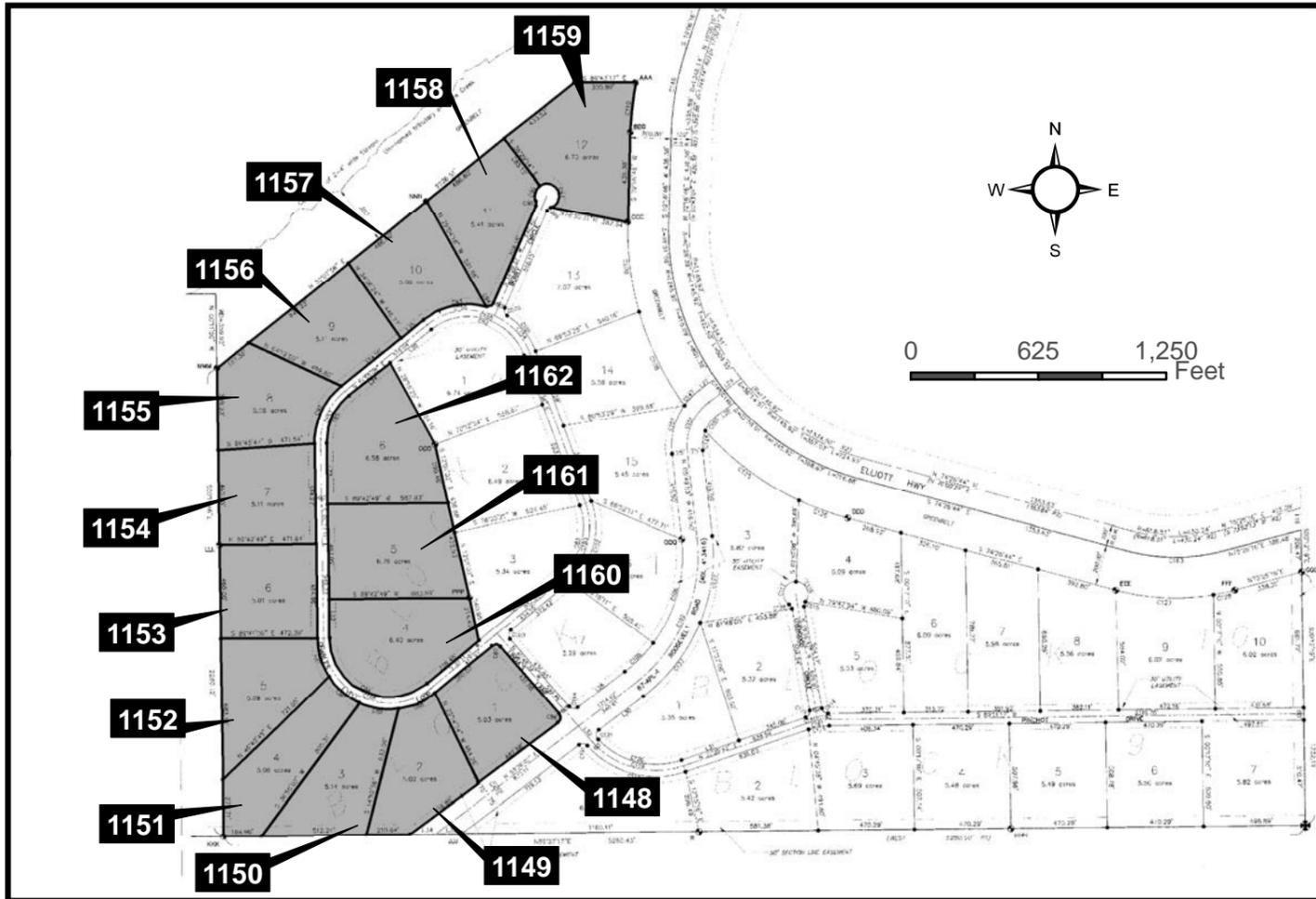
Township 1 South, Range 2 East, Section 33  
Fairbanks Meridian, Alaska

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



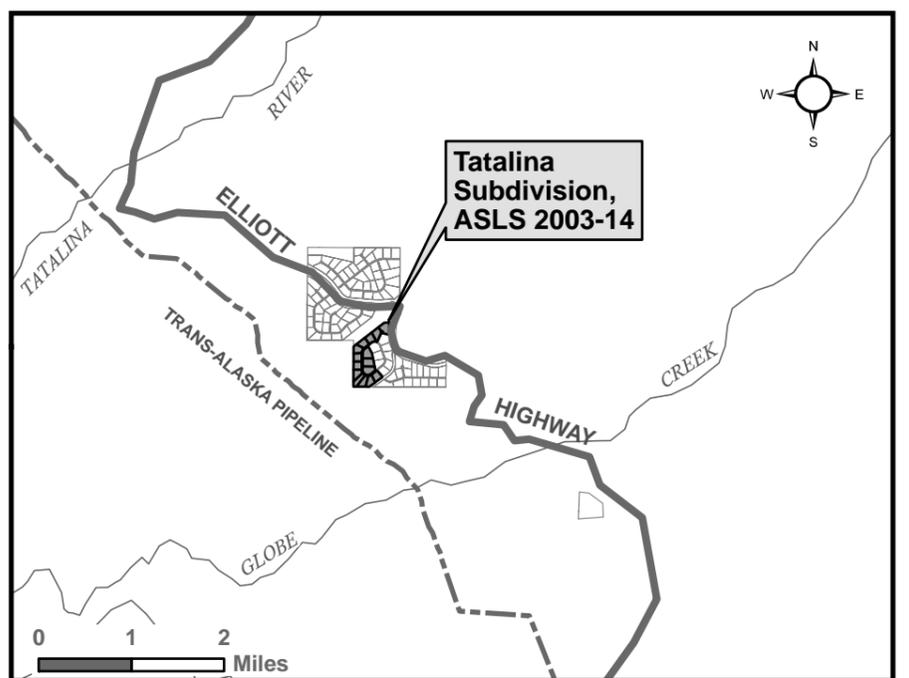
# Map 34 - Tatalina Subdivision ASLS 2003-14

Northern Region



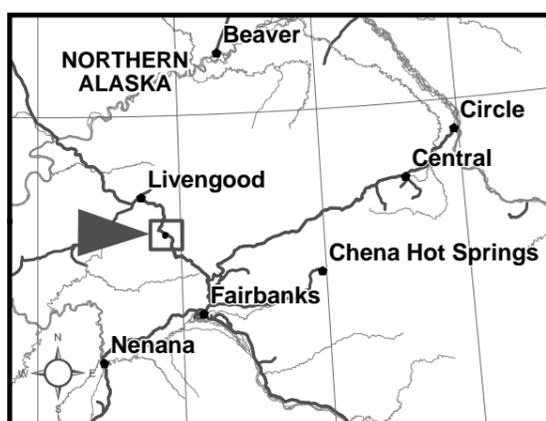
<b>Location</b>	This subdivision is located approximately 40 miles north of Fairbanks and 30 miles southeast of Livengood, along the Elliott Highway.
<b>Topo Map</b>	USGS Quad Livengood B-3
<b>Access</b>	Access to the subdivision is via Alyeska Pipeline Access Road, ADL 413416, at approximately mile 41 of the Elliott Highway. This road is depicted on ASLS 2003-14 as Roosevelt Road. Direct access to lots within Blocks 7 and 8 is from Linda's Lane, Charles Lyell Loop and Berry Circle. Interior subdivision roads, except for Roosevelt Road, have not been constructed. Direct access to the Elliott Highway and Roosevelt Road from any lot is prohibited.
<b>Terrain</b>	This subdivision is situated on lands overlooking the Tatalina River valley and the Globe Creek valley. A small unnamed tributary of the Tatalina River runs through the western portion of the subdivision. The subdivision lies primarily on a south facing slope with elevation ranging from 950 to 1,400 feet above sea level.
<b>Soils</b>	Soils are generally well drained. Discontinuous permafrost is likely present in some areas.
<b>Vegetation</b>	Primarily open hardwood stands, with some pockets of spruce understory. Dense alder thickets and present in some locations.
<b>Water Frontage</b>	None. Lots are set back from the steep valley on either side of the unnamed tributary running through the western portion of the subdivision.
<b>View</b>	View of the surrounding woods, with potential views of the Globe Creek valley to the south and the Tatalina River valley to the southwest.
<b>Climate</b>	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 inches.
<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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2003-14. Individual driveways must be established from dedicated rights-of-way within the subdivision, and may not directly access Roosevelt Road or the Elliott Highway. Roosevelt Road, which provides access to the Trans-Alaska Pipeline west of this subdivision, is gated west of the intersection with Linda's Lane and Pinchot Drive.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
<b>Fire Management</b>	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
<b>Other</b>	Land uses in the area surrounding this subdivision include mining, hunting, fishing, trapping, and hiking. The Trans-Alaska Pipeline runs west of this area, and is visible from elevated portions of the subdivision. Proposed Natural Gas pipeline corridors (ADL 413342 and ADL 403427) are also in the vicinity of Tatalina Subdivision. For more information regarding proposed gas line routes, contact the State Pipeline Coordinator's Office.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1148	417271	F006N003W32	ASLS 2003-14	1	7	5.03	\$8,900
1149	417272	F006N003W32	ASLS 2003-14	2	7	5.02	\$8,000
1150	417273	F006N003W32	ASLS 2003-14	3	7	5.14	\$8,200
1151	417274	F006N003W32	ASLS 2003-14	4	7	5.06	\$8,100
1152	417275	F006N003W32	ASLS 2003-14	5	7	5.09	\$8,100
1153	417276	F006N003W32	ASLS 2003-14	6	7	5.01	\$8,000
1154	417277	F006N003W32	ASLS 2003-14	7	7	5.11	\$8,200
1155	417278	F006N003W32	ASLS 2003-14	8	7	5.08	\$8,100
1156	417279	F006N003W32	ASLS 2003-14	9	7	5.11	\$7,400
1157	417280	F006N003W32	ASLS 2003-14	10	7	5.06	\$7,300
1158	417281	F006N003W32	ASLS 2003-14	11	7	5.41	\$7,800
1159	417282	F006N003W32	ASLS 2003-14	12	7	6.70	\$8,800
1160	417291	F006N003W32	ASLS 2003-14	4	8	6.40	\$10,300
1161	417292	F006N003W32	ASLS 2003-14	5	8	6.76	\$9,800
1162	417293	F006N003W32	ASLS 2003-14	6	8	6.58	\$9,600



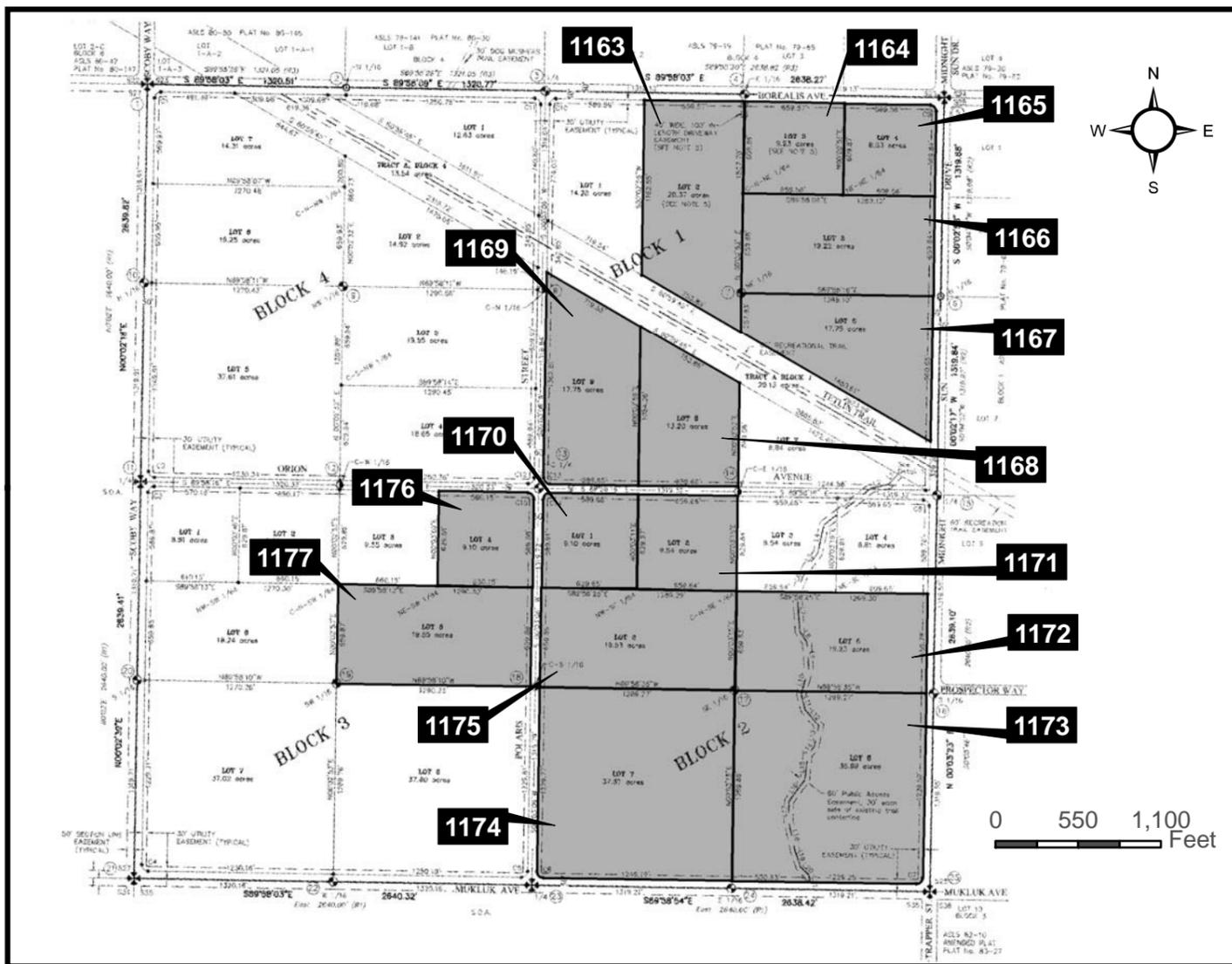
Township 6 North, Range 3 West, Section 32  
Fairbanks Meridian, Alaska

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# Map 35 - Tok Triangle Subdivision, Phase I ASLS 2004-16

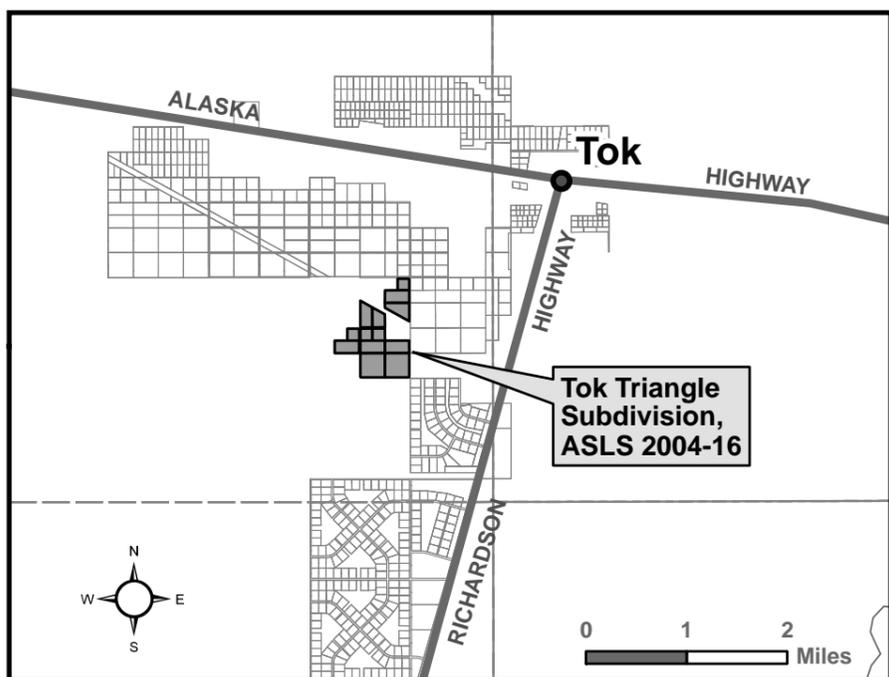
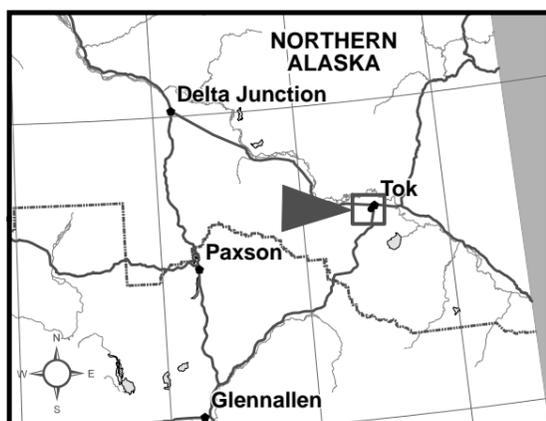
Northern Region



<b>Location</b>	This subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.
<b>Topo Map</b>	USGS Tanacross B-5
<b>Access</b>	From the Glenn Highway or from the Alaska Highway, access to the subdivision is by constructed roads such as Soby Way, Midnight Sun Drive Borealis Avenue, Prospector Way and Mukluk Avenue. Orion Avenue and Polaris Street have not been constructed and Tetlin Trail is only minimally constructed.
<b>Terrain</b>	This area is flat, with an elevation of 1,675 feet above sea level.
<b>Soils</b>	Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common in this area. Some continuous stands of black spruce are present.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 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 Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-16.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
<b>Fire Management</b>	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1163	417783	C018N012E26	ASLS 2004-16	2	1	20.37	\$26,500
1164	417784	C018N012E26	ASLS 2004-16	3	1	9.23	\$16,600
1165	417785	C018N012E26	ASLS 2004-16	4	1	8.53	\$16,200
1166	417786	C018N012E26	ASLS 2004-16	5	1	19.22	\$24,000
1167	417787	C018N012E26	ASLS 2004-16	6	1	17.75	\$22,200
1168	417789	C018N012E26	ASLS 2004-16	8	1	13.20	\$15,800
1169	417790	C018N012E26	ASLS 2004-16	9	1	17.75	\$18,600
1170	417791	C018N012E26	ASLS 2004-16	1	2	9.10	\$11,800
1171	417792	C018N012E26	ASLS 2004-16	2	2	9.54	\$12,400
1172	417795	C018N012E26	ASLS 2004-16	5	2	19.23	\$22,100
1173	417796	C018N012E26	ASLS 2004-16	6	2	36.99	\$31,400
1174	417797	C018N012E26	ASLS 2004-16	7	2	37.57	\$31,900
1175	417798	C018N012E26	ASLS 2004-16	8	2	19.53	\$18,600
1176	417802	C018N012E26	ASLS 2004-16	4	3	9.10	\$11,800
1177	417803	C018N012E26	ASLS 2004-16	5	3	19.55	\$18,600

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



Township 18 North, Range 12 East, Section 26  
Copper River Meridian, Alaska

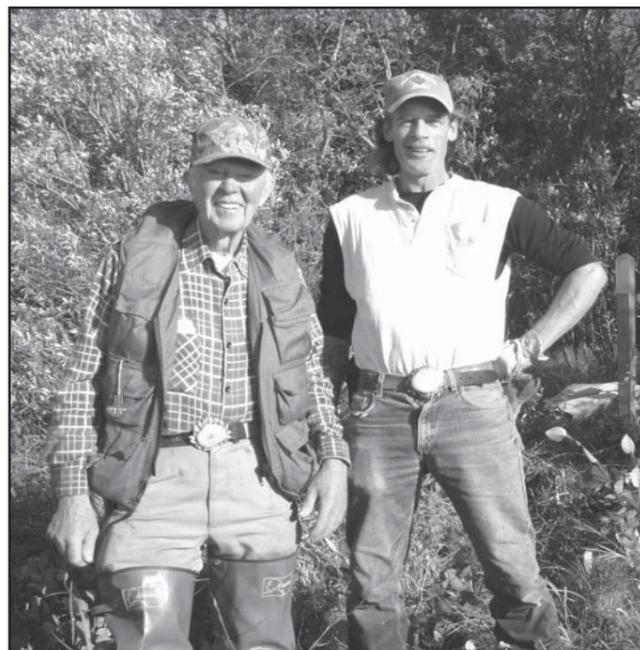
## Remote Recreational Cabin Sites Program

The Remote Recreational Cabin Sites program offers state residents a uniquely Alaskan experience — to pick out their own piece of state land within large remote areas, “stake” the parcel boundaries, and purchase the parcel from the state. No other state offers this kind of opportunity to its residents.

Once a year, DNR publishes a brochure and accepts applications for staking parcels in selected remote areas around the state (excluding Southeast Alaska). Alaskans 18 years of age or older who have been state residents for at least one year can apply. Winners are drawn by lottery and have the next few months to stake their parcel anywhere they choose within the staking area. The parcel may be purchased at fair market value after DNR completes the survey and appraisal. State financing is available.

Staking your own parcel of remote state land can be strenuous, but also rewarding. Participants say the experience gives them a sense of the pioneer spirit!

The 2007 Remote Recreational Cabin Sites Program brochure release is scheduled for May 16. Preview proposed staking areas for 2007 and learn more about this exciting program at any of the DNR Public Information Offices or on the Remote Recreational Cabin Sites Program website at [www.dnr.state.ak.us/mlw/landsale/remotecsites.htm](http://www.dnr.state.ak.us/mlw/landsale/remotecsites.htm).



*A father and son team enjoyed working together on their staking project at Crosswind Lake in 2004.*

## History of State Land Sale Offerings

The Alaska Constitution, State laws, and the Alaska Legislature all direct the Department of Natural Resources DNR to sell state land for settlement and private ownership. Article VIII of the Alaska Constitution states “It is the policy of the State to encourage the settlement of its land and development of its resources by making them available for maximum use consistent with the public interest.”

Here is how DNR has carried out this mission over the years.

### Past Programs:

- 1959 Public outcry auctions. From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.
- 1964 State auction sales of borough land. From 1964 to 1975, DNR subdivided and sold parcels for new boroughs.
- 1966 Open-to-entry program. Between 1966 and 1974, the state’s first stake-it-yourself program allowed Alaska residents to stake, survey, and purchase their own parcel of state land in remote areas. Agricultural land sales encouraged development of land suitable for agriculture.
- 1977 Homesite program. The state’s first “prove-up” program allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.
- 1978 Lottery sales. Between 1978 and 1990, DNR subdivided and sold large tracts of state land by lottery. The remote parcel program was similar to the old open-to-entry staking program.
- 1984 Homestead program replaced the old program. This allowed larger parcels to be staked and had a “prove-up” option.

### Current Programs:

- 2000 Land Disposal Income Fund was created. Income from land sales provided a source of income for new state land offerings.
- 2000 Sealed-bid auction sales. DNR began reoffering its inventory of unsold and foreclosed parcels.
- 2001 Remote Recreational Cabin Sites revived the staking program without the prove-up option. DNR completes the survey of the parcels.
- 2004 Sealed-bid auctions of new subdivisions. DNR offers newly surveyed subdivisions with developed road access.



ALASKA STATE LAND AUCTION BID FORM

Please read all the information in the current Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and remember to sign the certification below.

Name(s): \_\_\_\_\_

Authorized Agent (if any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_ Alternate Number: \_\_\_\_\_

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

I hereby submit a bid to purchase Parcel # [ ] [ ] [ ] [ ]

The amount of my bid is (please write out the amount in words and numbers): \$ \_\_\_\_\_ Dollars\*\*\*\*\*

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

The amount of my bid deposit is \$ \_\_\_\_\_ (minimum 5% of the bid amount - ROUND UP!)

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
I am 18 years of age or older;
I have checked for any erratas or supplemental information and accept the terms and conditions therein, and;
I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full.

- I have 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;
I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

CREDIT CARD USERS: This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.

Check one: VISA [ ] Mastercard [ ] Credit Card Number: [ ][ ][ ][ ]-[ ][ ][ ][ ]-[ ][ ][ ][ ]-[ ][ ][ ][ ]

Expiration Date: \_\_\_\_\_ Amount of Charge: \$ \_\_\_\_\_ Name on Card: \_\_\_\_\_

Billing Address (optional): \_\_\_\_\_

Verification Code (optional; last 3 digits in signature block, on back of card): \_\_\_\_\_

(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: \_\_\_\_\_ Phone Number: \_\_\_\_\_



## DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.  
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?  
Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_
2. What land sale programs are you interested in?  
Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_
3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?  
Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_  
Other (please specify) \_\_\_\_\_
4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?  
With road access \_\_\_ Without road access \_\_\_
5. For parcels with no direct road access, what type of access would you prefer?  
Nearby Airstrip \_\_\_ Floatplane \_\_\_ Boat \_\_\_ ATV/Snowmachine \_\_\_ Hiking \_\_\_
6. In a remote area without road access, what size parcel would most interest you?  
1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?  
Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
8. What time of the year would you choose to see state land sales held?  
Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_
9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?  
Yes \_\_\_ No \_\_\_
10. Was the website organized so that information was easy to find?  
Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
11. Did you find all the information you needed on the website?  
Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
12. Have you used the newspaper-style state land brochures to find information on state land sales?  
Yes \_\_\_ No \_\_\_
13. Are the brochures easy to read and understand?  
Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?  
Yes \_\_\_ No \_\_\_

Additional comments:

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# OVER-THE-COUNTER PARCELS AVAILABLE

The Department of Natural Resources currently has over 2,000 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at [www.dnr.state.ak.us/mlw/landsale/otc](http://www.dnr.state.ak.us/mlw/landsale/otc).

## How to Submit an Over-The-Counter Application On-line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/landsale](http://www.dnr.state.ak.us/landsale) and follow the appropriate link. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel on-line are available on the individual parcel pages. The on-line application process will ask for a MasterCard or Visa credit card authorization.

## How to Submit an Over-The-Counter Application by Mail or in Person

A complete Over-The-Counter application package (for mailing or hand delivery) includes the following four items:

1. A completed Over-The-Counter application form.
  - Forms may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate application must be completed for each parcel.
2. A completed Declaration of Intent form.
  - Forms may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate form must be completed for each parcel.
3. A non-refundable \$100.00 document handling fee.

- If applying for multiple parcels, a separate document handling fee must be included for each parcel.
- 4. A down payment.
  - If applying for multiple parcels, a separate down payment must be included for each parcel.
  - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). DO NOT ROUND DOWN!
  - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
  - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment. Some institutions have authorization limits of \$1,000 per day regardless of available credit.
  - The down payment is non-refundable and will be applied to the purchase price.
  - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. The discount will be deducted from the purchase price. (Please see "Veterans Land Discount" section).

If you will be applying for a Veterans Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. 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.
3. Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).

