

2013 Alaska State Land Offering

Auction #472
and Initial Over-the-Counter Offering



SPECIAL OFFERING FOR 2013

Crown Point House
See Pages 161-164

The complex block contains a smaller photograph of a single-story house with a brown roof and light-colored siding, surrounded by green grass and purple flowers. A red diagonal banner with white text is overlaid on the top left of the house photo. Below the house photo is a white rectangular box with a black border containing the text "Crown Point House" and "See Pages 161-164".



OFFERING SCHEDULE

2013
Alaska State Land Offering
Auction #472
and Initial Over-the-Counter Offering

▲ = Offered Parcel(s)



OFFERING SCHEDULE

Sealed-Bid Auction Application Period*
Begins 10:00 a.m., March 20, 2013
Ends 5:00 p.m., July 10, 2013

Opening of Sealed-Bids ~10:00 a.m., July 17, 2013
Beginning with the Veteran's Preference Auction Bids at 10:00 a.m.
Award notification letters will be mailed to successful bidders on Tuesday, July 23, 2013.

Initial Over-the-Counter Offering Application Period*
10:00 a.m., July 24, 2013 – 5:00 p.m., September 11, 2013

Initial Over-the-Counter Application Opening
10:00 a.m., September 18, 2013

General Over-the-Counter Offering Parcel List Available
10:00 a.m., September 25, 2013

**In accordance with 11 AAC 67.007 Application, the Department of Natural Resources will not accept and will reject bids/applications received outside the designated bidding/application periods.*



Dear Fellow Alaskans,

Article VII of the Alaska Constitution requires our government to promote the settlement of its land into private ownership. As a way to achieve that objective, I am pleased to announce the Department of Natural Resources' 2013 Alaska State Land Offering. This year's offering includes more than 400 parcels of land from across our vast state. Each of these parcels is available through DNR's sealed-bid or over-the-counter programs and offers a wide range of landscapes including oceanfront and lakefront properties, in both road accessible and remote areas.

I encourage you to review the properties listed here and to visit the Department's website at <http://dnr.alaska.gov/mlw/landsale/> to consider purchase of a land parcel to make your Alaskan dream come true.

Best regards,
Sean Parnell
Governor

Dear Alaskans,

One of the main goals of the Department of Natural Resources is to transfer State land into private ownership. The Alaska State Land Sale Offering is a vital way to achieve that goal.

The 2013 Alaska State Land Offering showcases more than 400 parcels available in this year's sale. This brochure lists the parcels being offered as well as the rules and procedures for our sealed-bid and over-the-counter programs.

For more information on how you can own a piece of Alaska, visit the Department's website at <http://dnr.alaska.gov/mlw/landsale/> or contact one of the Department of Natural Resources Public Information Centers listed on page 4.

Best of luck!
Dan Sullivan
Commissioner, Alaska Department of Natural Resources



TABLE OF CONTENTS

Introduction.....	4	Veterans' Land Discount.....	40-44
General Information.....	5-18	Purchase Information.....	45-46
General Considerations for All Applicants.....	19-20	Southeast Region Maps and Parcels.....	47-55
Participating in the Sealed-Bid Auction.....	21-24	Southcentral Region Maps and Parcels.....	56-119
Participating in the Veteran's Preference Auction.....	25-27	Northern Region Maps and Parcels.....	120-151
Participating in the Over-the-Counter (IOTC & OTC) Offerings.....	28-29	Online Resources.....	152
Instructions to Bidder/Applicant.....	30-34	Auction Bid and OTC Form.....	153-160
Sealed-Bid Auction Procedures.....	35-37	Crown Point House.....	161-164
IOTC Offering Procedures.....	38-39	Auction Parcel Photo Album.....	165
		Over-the-Counter (OTC) Offering.....	166-167



INTRODUCTION

This brochure describes the parcels of land available from the Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Sales and Contract Administration Section in the 2013 Alaska State Land Offerings - Auction #472. This brochure also contains information on how to participate in the Sealed-Bid Auction and subsequent Initial and General Over-the-Counter Offerings.

This brochure is divided into three main sections. The first section provides general information applicable to all parcels; information on special programs for veterans, auction and offering procedures, application instructions, and purchasing information. The second portion of this brochure contains maps of the parcels and subdivisions, specific information about each area, and the parcels' legal descriptions and minimum bid prices. The last portion of this brochure contains application forms, information about other land offerings, a list of online resources, and customer surveys. At times, modifications to 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. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction.**

Additional copies of this brochure, subsequent Errata, and application materials may be obtained from the DNR Public Information Centers in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at: <http://dnr.alaska.gov/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 CENTERS

Each Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR's programs and policies, and can help you find the applications, forms, and fact sheets to answer your DNR-related questions.

SOUTHCENTRAL REGION - DNR Public Information Center

550 West 7th Avenue, Ste. 1260, Anchorage, Alaska 99501

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

Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays

Recorded Information: (907) 269-8400

dnr.pic@alaska.gov

NORTHERN REGION - DNR Public Information Center

3700 Airport Way, Fairbanks, Alaska 99709

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., excluding State holidays

fbx-pic@alaska.gov

SOUTHEAST REGION - DNR Land Counter

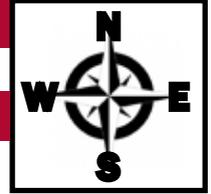
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801

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

Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays

sero@alaska.gov

"Like" us on Facebook at <http://facebook.com/alaskaland/>
or follow **#AlaskaLand4Sale** and **#LandForAlaskans** on Twitter!



GENERAL INFORMATION

SITE INSPECTION

IMPORTANT: It is your responsibility to fully review this brochure and personally locate and thoroughly inspect the parcel before submitting a bid or application to purchase.

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the “No Warranty of Suitability or Fitness” section of this brochure for more information.

LAND RECORDS, SURVEY PLATS, AND MAPS

IMPORTANT: It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel prior to submitting a bid or application.

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is: <http://landrecords.info>

This site lists links to many DNR and BLM websites where you can find information such as recorded 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, 4210 University Drive, Room 208, Anchorage, Alaska 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, (907) 474-5823; or from numerous other commercial sources.

Full-size copies of the recorded survey plats are available at DNR Public Information Centers or appropriate DNR District Recorder’s Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder’s Office at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

For more information on finding and using basic parcel information sources like surveys and casefile information, see the “Online Resources” section of this brochure or visit one of the DNR Public Information Centers.





GENERAL INFORMATION

TENTATIVELY APPROVED LANDS

The State of Alaska may not yet have received final patent from the Federal government for some of the land in these offerings. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved lands will be conditioned upon the State of Alaska receiving patent from the Federal government. In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, DNR DMLW may conditionally sell, lease, or grant land that has been tentatively approved by the Federal government for patent to the State, but that is not yet patented. DNR regulations provide that if for any reason the State of Alaska 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 of Alaska has no further liability to the purchaser, lessee, or any third party for termination of the contract. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel. Additionally, the State is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the State does receive title to the land, as anticipated, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

Title to tentatively approved lands will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved lands, however, there may be practical problems including (1) title insurance companies might not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks might not loan money for construction on, or the purchase of tentatively-approved lands. It is your responsibility to fully investigate these matters before submitting a bid or application to purchase the parcel. In these offerings, the following parcels and subdivisions are on tentatively-approved lands:



Southcentral Region
Chleca Lakes
Ridgeview
Ridgeview Addition I

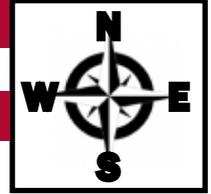
Northern Region
June Creek
Riverview
Teklanika

NO WARRANTY OF SUITABILITY OR FITNESS

IMPORTANT: In accordance with 11 AAC 67.022 *No Warranty Implied*, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of sale.

The State of Alaska makes no warranty, expressed nor 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, or 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's condition prior to bidding or applying to purchase. It is also your responsibility to determine and consider in your decision to enter into a purchase encumbrances (or the possibility of encumbrances) that may affect the use of the property, including those of record or apparent by inspection of the property.



GENERAL INFORMATION

ACCESS

Information on the location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Center. 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 and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be constructed.

IMPORTANT: Please be advised that legal access to a parcel does not necessarily constitute practical, developable, or existing (constructed) access.

The State of Alaska has no legal obligation to build roads or provide services to or within any subdivision or parcel. Right-of-ways shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. As previously mentioned, although every parcel for sale has some legal, platted access, in many cases roads might not yet exist. For instance, access may be via section line easements (unless the section line easement has been vacated), platted right-of-ways, trail easements, navigable water bodies, or across unreserved State-owned land. Contact the DNR Public Information Centers for more information.

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

There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses and 11 AAC 96.025 Conditions for Generally Allowed Uses). The fact sheet on Generally Allowed Uses, is available online at:

http://dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf

The fact sheet includes a list of areas where generally allowed uses do not apply and other restrictions.

Travel across unreserved State-owned land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or 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 other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at: **<http://habitat.adfg.alaska.gov>**
- 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.





GENERAL INFORMATION

ACCESS (continued)



Access improvements on unreserved State-owned 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-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

Public access and utility easements, water body easements, and public or navigable waterways may not be obstructed or made unusable by the public.

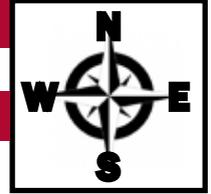
Establishing new routes or making improvements to existing right-of-ways or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel on routes you may wish to improve. Contact the DNR Public Information Centers for more information.

RS 2477

Revised Statute 2477 is a Federal law that granted states and territories unrestricted right-of-ways over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some right-of-ways could potentially be improved for access across or to communities or valuable State-owned resources and land. Some may not be used at all, or may be developed only as foot trails. Others will be used as they have been in the past. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 right-of-ways is available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/trails/rs2477/>

USE OF ADJACENT STATE-OWNED LAND

Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 *Generally Allowed Uses*, may require a land use authorization from DNR. Certain activities, such as harvesting firewood or clearing viewsheds may require a permit in advance and there is no guarantee of approval.



GENERAL INFORMATION

EASEMENTS, RESERVATIONS, AND RESTRICTIONS

All parcels listed in this brochure are subject to all platted and valid existing easements and reservations, such as right-of-ways, 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, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully 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. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at: <http://dnr.alaska.gov/Landrecords/>

All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, **unless the easement has been vacated or officially removed**. Contact the appropriate DNR Public Information Center before constructing access, especially within 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 public access easements or make them unusable by the public.



ALASKA RAILROAD
RIGHT-OF-WAY

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330 Criminal Trespass in the Second Degree). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: <http://alaskarailroad.com>

DRIVEWAYS, APPROACHES, AND ROADS

Driveways and/or approach roads from established roads maintained by the State of Alaska, Department of Transportation and Public Facilities (DOTPF) may need 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, you must consult the Right-of-Way Section of the appropriate regional office of DOTPF. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.



GENERAL INFORMATION

MINERAL ESTATE

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.

Mineral orders that closed an area to mineral entry, where they have been established, closed that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the surface owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels listed for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users.

TIMBER AND OTHER MATERIALS ON SITE

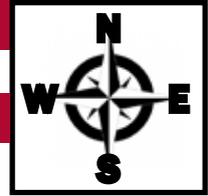
Before pay off and receiving patent to State-owned land, you may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel. The State of Alaska does not allow early entry for development activity until issuance of a sale contract or patent after pay off. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

Local governments may also have additional restrictions regarding on-site material use after receiving patent. For more information contact your local government and the DNR Public Information Center.



ARCHAEOLOGICAL SITES

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200 Unlawful Acts). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8721 or visit: <http://dnr.alaska.gov/parks/oha/>



GENERAL INFORMATION

MULTIPLE USES

The land sale described in this brochure is only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, commercial or personal recreation, trapping, or resource harvest can and do occur on Municipal, State, Federal, and private lands near the parcels listed for sale. 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, noise, dust, or other activities may be perceived as a nuisance to neighboring users. Occasionally, 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 to purchase land through these offerings.



FUTURE OFFERINGS

The State of Alaska reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density or frequency of use in an area. Public notices about potential State disposals are available at: <http://notice.alaska.gov/>

RESTRICTIONS ON SUBDIVIDING

You may not subdivide or re-plat the land prior to receiving patent after payoff. After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; relevant boroughs and municipalities; relevant Homeowners' Associations; and the like. See "Land Records, Survey Plats, and Maps" section of this brochure for additional information.

HOMEOWNERS' ASSOCIATIONS

Some subdivisions were created with the framework for a homeowners' association in place as authorized by 11AAC 67.025 Homeowners' Association. Homeowners' associations may be established to handle such tasks as constructing or maintaining roads, trails, easements, and related drainage improvements within the subdivision; managing reserved or common areas; establishing common sewer or water systems serving a subdivision; and other necessary services, particularly until a unit of local government is able and willing to assume responsibility for them. If a subdivision has a homeowners' association, it is typical that subsequent purchasers of parcels automatically become members, which may involve fees or recurring dues. To find out if a subdivision has an active, incorporated homeowners' association, contact the appropriate DNR District Recorder's Office(s), which can be identified at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

Additional information may also be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at: <https://myalaska.state.ak.us/business/>



GENERAL INFORMATION

TAXES

Parcels listed in this brochure may be subject to taxes and assessments levied by local taxing authorities. Local taxing authorities are noted on the data summaries for each area described in this brochure. **Failure to make timely payment of all taxes and assessments due on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.**

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 State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. Many of the subdivisions included in these land offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. **It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.** Refer to the "Existing Improvements" and "Hazardous Materials and Potential Contaminants" sections of this brochure for additional information and disclaimers.

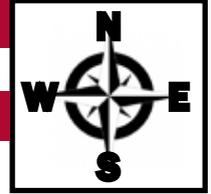
EXISTING IMPROVEMENTS

Some parcels in this brochure may have existing improvements, structures, and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. If any such improvements exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. You are responsible for personally and thoroughly inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the "Hazardous Materials and Potential Contaminants" section of this brochure for additional information and disclaimers.



HAZARDOUS MATERIALS AND POTENTIAL CONTAMINANTS

You are responsible for personally and thoroughly inspecting the property and familiarizing yourself with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels listed herein. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. **The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.**



GENERAL INFORMATION

WATERS OF THE UNITED STATES AND WETLANDS

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal 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, have been used in the past, or may be used in the future, to transport interstate or foreign commerce. Section 404 of the Federal 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 placing 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 or placing any structures in such waters (for example, dredging or constructing a dock or pier), purchasers must obtain a permit from the United States Army Corps of Engineers.

Working or building structures in waters 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. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit: <http://www.poa.usace.army.mil/hm/default.htm>

WATER RIGHTS AND USAGE

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be **required** to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact DNR DMLW's Water Resources Section for more information. Information and applications are also available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/water/>





GENERAL INFORMATION

FIRE AND BURNING ACTIVITIES

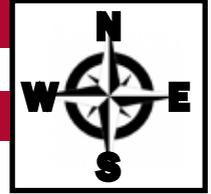
Some State-owned lands are in areas with limited or no fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. Buyers are advised to learn about surrounding land ownership and legal access. The proximity of public water for fighting fires and the legal status and quality of access will be determining factors in the State's ability to protect your structure in the event of a wildfire. For full descriptions of current Interagency Fire Management Plans and more information, visit DNR Division of Forestry's Fire Information webpage online at: <http://forestry.alaska.gov/fire/fireplans.htm>

You should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit: <http://firewise.org>



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 Permits, AS 41.15.090 Building or Leaving Fires). For further information regarding wildfire mitigation and burning permits, contact DNR Division of Forestry. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Centers and online at: <http://forestry.alaska.gov/divdir.htm>

Buyers are advised to learn about and comply with generally allowed uses on State-owned land, including firewood gathering with and without permits. Buyers should locate areas designated for public firewood collection by permit and obtain the necessary permissions in advance. Gathering firewood on neighboring property without authorization from the landowners may be construed as trespass or theft. See the Online Resources section of this brochure or contact one of our Public Information Centers for more information on where to find this data.



GENERAL INFORMATION

WILDLIFE

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. DFG's website (listed below) makes the following suggestions:

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
- Avoid crowding bears; respect their "personal space."
- Avoid attracting bears through improper handling of food or garbage.
- Plan ahead, stay calm, identify yourself, don't run.

We remind you to be aware of your surroundings and diligent when in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the DNR Public Information Centers or visit the following websites:

Provided by DFG:

<http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

<http://www.adfg.alaska.gov/index.cfm?adfg=livewith.moose>

Provided by DNR Division of Parks and Outdoor Recreation:

<http://dnr.alaska.gov/parks/safety/bears.htm>

Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.



MIGRATORY BIRDS

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at: <http://www.fws.gov/pacific/migratorybirds/>



GENERAL INFORMATION

HUNTING SEASONS AND TAKING GAME IN DEFENSE OF LIFE OR PROPERTY

Inspection and recreation periods may overlap with certain hunting seasons. Check with the State of Alaska, Department of Fish and Game (DFG) to find out the hunting season dates for the staking areas. More information is available at:

<http://adfg.alaska.gov>

DFG 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 92.410

Taking Game in Defense of Life or Property

- (a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
 - (1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
 - (2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
 - (3) all other practicable means to protect life and property are exhausted before the game is taken.
- (b) Game taken in defense of life or property is the property of the State. A person taking game under this subsection shall immediately
 - (1) salvage and surrender to DFG the
 - (A) hide and skull of a bear, completely removed from the carcass, and including all attached claws;
 - (B) hide and skull of fur animals or furbearers;
 - (C) meat and antlers or horns of ungulates;
 - (D) meat of all other game not specified in (A) - (C) of this paragraph;
 - (2) notify DFG of the taking; and
 - (3) submit to DFG a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.
- (c) As used in this section, "property" means
 - (1) a dwelling, permanent or temporary;
 - (2) an aircraft, boat, automobile, or other conveyance;
 - (3) a domesticated animal;
 - (4) other property of substantial value necessary for the livelihood or survival of the owner.



GENERAL INFORMATION

EAGLE NESTING SITES AND SEASONS OF RESTRICTED ACTIVITY IN THE VICINITY

Federal law prohibits any disturbance of bald eagles or their nests and 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. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, 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.



FISH HABITAT REQUIREMENTS

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from DFG, Division of Habitat, for activities within or across a stream used by fish if DFG determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act (AS 16.05.871) requires that an individual or governmental agency provide prior notification and obtain approval from DFG Division of Habitat “to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed” of an anadromous water body or “to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed” of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from DFG, Division of Habitat. A list of common activities requiring permits is available at:

<http://adfg.alaska.gov/index.cfm?adfg=uselicense.main>

Activities include, but are not limited to stream diversion; streambank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection and erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below the ordinary high water of an anadromous water body or impede the efficient passage of fish without notifying and receiving the prior written approval from DFG, you may be violating State law and this may lead to the charge of a misdemeanor. Contact DFG, Division of Habitat, for more information on obtaining permits.

NEW CONSTRUCTION, DEVELOPMENT, IMPROVEMENTS, AND ZONING

IMPORTANT: The State of Alaska does not allow early entry for development activity until issuance of a sale contract or patent after pay off. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

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 Proper Location). **No improvements, other than authorized access, may be placed or constructed within any easements or right-of-ways of record.** This includes, but is not limited to, section-line easements, public access easements, road right-of-ways, utility easements, and building setbacks. There may also exist local zoning and land use restrictions. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements.



GENERAL INFORMATION

NOMINATION OF LAND FOR FUTURE OFFERINGS

The Department of Natural Resources seeks nominations from the public for sales of State-owned land and considers public interest when offering land for sale. Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public. When the State receives a nomination form, the State is notified that there is specific land you would like offered through one of the State land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the State obligated to sell or otherwise dispose of the land. In addition, disposals must be conducted competitively so that nominating parties are not guaranteed any right to purchase.

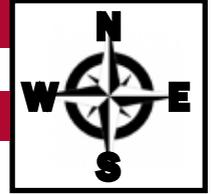
You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be included under one of these programs. The request must be in writing on a land sale nomination form, which is used to document public input in the land sale planning process. Land sale nomination forms and information on previously-received nominations are available at DNR Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/landsale/> and http://dnr.alaska.gov/mlw/factsht/land_nominating.pdf

You may nominate land for residential use, recreational use, or remote sites for the stake-it-yourself program. There is no fee for nominating land for a State land sale and you may submit nomination forms for more than one area. If you are interested in nominating State-owned land for sale through our disposal programs, fill out a nomination form, including basic information about the location of the nominated land, whether or not the land is owned by the State, and whether or not it is designated or classified for settlement under land use plans or designated for some other use. The nomination form lists additional resources you can use to check if land you nominate qualifies for the State's consideration to sell. Return the completed form to a DNR Public Information Center.

After the land nominations are received, DNR researches the nominations and acceptable nominations may be incorporated into future land sale offerings depending on feasibility and other factors. Land sale offerings are subject to a lengthy formal decision-making process. DNR considers State laws, regulations, established policies, the character of the land, recommendations made by resource experts, and public input when issuing decisions. DNR also solicits public comment on specific proposals before the land can be offered.





GENERAL CONSIDERATIONS FOR ALL APPLICANTS

PRIVACY NOTICE

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48 Alaska Personal Information Protection Act. **Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request.** Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.**



BROCHURE AMENDMENTS - ERRATA

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. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction or offering.** You may obtain a copy of new or existing Errata from the DNR Public Information Centers or online at: <http://dnr.alaska.gov/mlw/landsale/>

For important updates, you may also subscribe to our email notification list at the link above, “like” us on Facebook at <http://facebook.com/alaskaland/> or follow us on Twitter as #AlaskaLand4Sale and #LandForAlaskans.

DNR reserves the right to make changes up to the time a contract or patent is issued. DNR also reserves the right to waive technical defects or errors in this publication.

RIGHT TO ADJOURN/POSTPONE/CANCEL

This brochure is intended for informational purposes only and does not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings, including parcels available through sealed-bid and over-the-counter offerings. In the event that DNR cancels an offering, deposits will be returned.



GENERAL CONSIDERATIONS FOR ALL APPLICANTS

BIDDER/APPLICANT RESPONSIBILITY TO KEEP ADDRESS CURRENT WITH LSCAS

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. **Throughout the bid/application, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS) at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8916, informed of their current address.** The application or bid is subject to rejection if LSCAS is unable to contact the applicant or bidder at the current address of record. **Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**

APPEALS

An aggrieved bidder may appeal in writing to the Commissioner within 5 days after the Sealed-Bid Auction or IOTC Offering for a review of the Director’s determination (AS 35.05.055 Auction Sale Procedures). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to dnr.appeals@alaska.gov.

FILING POLICY FOR STATE OF ALASKA EMPLOYEES

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska 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 available over the counter (11 AAC 67.005 General Qualifications).

This requirement disqualifies those employees from applying for a parcel in the IOTC Offering. After the Sealed-Bid Auction, parcels available over-the-counter may only be purchased 30 days after they are placed in the General Over-the-Counter (OTC) inventory, following the IOTC Offering. If you have questions about employee eligibility, contact one of the DNR Public Information Centers.





PARTICIPATING IN THE SEALED-BID AUCTION

SEALED-BID AUCTION BIDDER QUALIFICATIONS

IMPORTANT: As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 *Residency*, AS 38.05.045 *Generally [Sale of Land]*, and 11AAC 67.005-.010 *Disposal of Land Administrative Provisions*. Please read this brochure thoroughly before you submit a bid.

To participate in the Sealed-Bid Auction, you must **certify** and **prove** that:

- You have been “physically present in the state with the intent to remain in the state indefinitely and to make a home in the state” for at least the past one year (12 months) immediately prior to the date of auction, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

For required and acceptable items of proof of residency, see the “Residency Requirement for Residential Parcels in the Sealed-Bid Auction” section of this brochure.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction, but ARE eligible to apply in the IOTC and OTC Offerings.

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.





PARTICIPATING IN THE SEALED-BID AUCTION

PROOF OF RESIDENCY REQUIRED FOR GENERAL SEALED-BID AUCTION BIDDERS, VETERAN'S PREFERENCE AUCTION BIDDERS, AND VETERANS' LAND DISCOUNT APPLICANTS

In accordance with AS 01.10.055 Residency, AS 38.05.055 Auction Sale Procedures, and 11 AAC 67.010 Proof of Eligibility Based on Residency, DNR must receive proof of Alaska residency from participants in the Veteran's Preference Auction, apparent high bidders in the Sealed-Bid Auction, and applicants for the Veterans' Land Discount.

DNR must receive:

- a copy of your valid and current Alaska Driver's License or ID Card issued by the State of Alaska (if you do not have a valid, current Alaska Driver's License or ID Card issued by the State of Alaska with an issue date at least one year prior to the date of the auction, please contact the Land Sales and Contract Administration Section before bidding to inquire about acceptable substitutions for this requirement);

In addition, DNR must receive ONE of the following primary items:

- voter registration and voting records;
- school records;
- rent receipts, proof of home ownership, or a home purchase contract for your primary residence in Alaska;
- motor vehicle registration for your primary vehicle;
- tax records for your primary residence in Alaska;
- employment, unemployment, or military records;
- court or other government agency records; or
- birth or other vital statistic records.

OR TWO of the following secondary items:

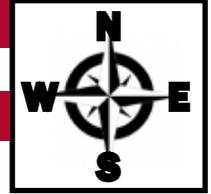
- current and valid occupational or other licenses (such as hunting, fishing, or trapping licenses) issued by the State of Alaska; or
- notarized affidavits of persons acquainted with but not related to the applicant (such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency).



The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on such other proof not specifically listed above, please contact the Land Sales and Contract Administration Section before bidding to inquire.

Your proof must show you were physically present in Alaska the one year prior to the date of the auction (**July 17, 2012 to July 17, 2013**) with an intent to make a home and remain in the state indefinitely. **Failure to prove Alaska residency under these terms will result in the loss of your opportunity to purchase the parcel and may result in the forfeiture of some or all of your deposit.** You will be required to submit as many primary (non-self-certifying) items of proof of residency as needed to document the minimum one full year of Alaska residency. Secondary and self-certifying items above may only be used as corroborative evidence.

Bidders are encouraged to gather their required documentation well in advance of the auction. For participants of the General Sealed-Bid Auction, this proof is required upon notification of a winning bid. **In order to be eligible to bid, participants in the Veteran's Preference Auction must submit this proof with their bid.**



PARTICIPATING IN THE SEALED-BID AUCTION

**RESIDENCY REQUIREMENT FOR RESIDENTIAL PARCELS
IN THE SEALED-BID AUCTION**

AS 01.10.055 Residency defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state." To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident under this definition and have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction (AS 38.05.055 Auction Sale Procedures).

You are not allowed to claim Alaska residency during any period that you claimed residency in another state, 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, or paying local property taxes on property you personally own as a residence for at least one year immediately preceding the date of bid. 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 do not qualify as an Alaska resident for this program.

BIDDING ON MULTIPLE PARCELS IN THE SEALED-BID AUCTION

You may submit bids for as many parcels as you like. However, you may win only one parcel in Sealed-Bid Auction #472.

You will be awarded the first parcel for which you made the qualifying high bid. **Since the order for opening sealed bids is determined by the total number of bids received per parcel, which cannot be determined until after the application period has ended, if you bid on multiple parcels, you may not end up with your first choice.** For example:

*Jane Doe bids on two fictitious Parcels A and B in Sealed-Bid Auction #472. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest bidder for Parcel B, she will win that parcel and will be **ineligible** to win Parcel A in Auction #472, even if she would have been the high bidder for that parcel as well.*

Each bid for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the Sealed-Bid Auction Procedures section in this brochure for more information.

NO WITHDRAWAL OF BIDS FROM THE SEALED-BID AUCTION

Please give careful consideration to your bids. Once you have submitted a bid for the Sealed-Bid Auction, it cannot be withdrawn. If your bid for a parcel submitted within the designated bidding period contains an error, you may lose eligibility to win the opportunity to purchase the parcel in the Sealed-Bid Auction. You may submit new bids on any available parcel during the designated bidding period to correct an error on your bid, change the amount of your bid (as long as it is equal to or greater than the parcel's minimum bid), add bidders to your party, or remove bidders from your party (see the "Multiple Bidders Bidding Together in the Sealed-Bid Auction" section of this brochure for more information). If you submit multiple bids for the same parcel, only the MOST RECENTLY RECEIVED, VALID bid will be considered, even if you submitted a higher or duplicate bid at an earlier time or a later bid with an error.

DNR will not refund the deposits (up to a maximum of 5% of the total bid) if a successful bidder chooses not to purchase the land for any reason. For those apparent high bidders who are not qualified to purchase, due to failure to meet residency or age requirements or other disqualifying factors, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable.



PARTICIPATING IN THE SEALED-BID AUCTION

For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, insufficient balance due, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the “Sealed-Bid Auction Procedures” section of this brochure for more information.

MULTIPLE BIDDERS BIDDING TOGETHER IN THE SEALED-BID AUCTION

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction. **To do so, all bidders must be eligible to participate.** Names may not be added or deleted after the bid has been submitted. Successful bidders’ names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Since you may purchase only one parcel through Sealed-Bid Auction #472, successful joint bidders will be ineligible to individually win an opportunity to purchase an additional parcel in that Sealed-Bid Auction. For example:

*If John and Jane Doe are the high bidders of fictitious Parcel C in Sealed-Bid Auction #472, both John Doe and Jane Doe are **ineligible** to win any additional parcels, **either as joint applicants or as individuals**, for the remainder of Auction #472.*

If your previous bid for a parcel had multiple bidders and a subsequent bid for the same parcel is received for just one of the bidders, the subsequent single-party bid will stand and the previous multiple-party bid will NOT be considered. This can have important implications for the joint bidders. For example:

If a bid is received jointly from John and Jane Doe for fictitious Parcel D in the Sealed-Bid Auction, and a second bid is received more recently from John Doe individually for that same fictitious Parcel D in that same auction, the previous joint bid for fictitious Parcel D is cancelled. John Doe now has an active bid received for fictitious Parcel D in Sealed-Bid Auction #472, but the party of John and Jane Doe and the individual Jane Doe do not.

Likewise, if your previous bid for a parcel listed only you as a single bidder and a subsequent bid for the same parcel is received for multiple bidders including you, the subsequent multi-party bid will stand and the previous individual bid will NOT be considered.

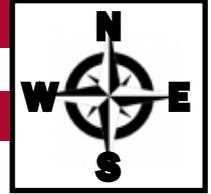
RETURNED DEPOSITS FOR UNSUCCESSFUL BIDDERS/APPLICANTS

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Public Information Center, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska until 5:00 p.m. on the day of the Sealed-Bid Auction, upon proper presentation of identification (valid and current Alaska driver’s license or other similar picture identification that matches the bidder’s information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier’s check, personal check, or money order will be returned in the SASE. Unsuccessful bidders’ deposits made by credit card authorization or by check without a SASE will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

PRICE FIXING OR MISREPRESENTATION

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 or manipulate 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 opportunity, right, title, and interest in the land.

Anyone who misrepresents him/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, immediately report the incident to a DNR Public Information Center and provide any information you have.



PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION

A Veteran's Preference Auction is a restricted sale in which eligible veterans have first option to purchase certain qualifying parcels available in the Sealed-Bid Auction (AS 38.05.067 Preference For Veterans For Unoccupied Residential Land and 11 AAC 67.050 Veteran's Preference).

In order to give preference to eligible veterans bidding in the Veteran's Preference Auction, bids for the Veteran's Preference Auction will be opened before the General Sealed-Bid Auction. The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, July 17, 2013, at the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Attendance at the auction is not required and will not affect the outcome.

PARCELS QUALIFYING FOR THE VETERAN'S PREFERENCE AUCTION

To qualify for offering in the Veteran's Preference Auction, parcels are required to be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. As a result of these requirements, ONLY the following nine parcels qualify for offering in the Veteran's Preference Auction for the 2013 Alaska State Land Offerings – Auction #472:

- **Frederick Point North Subdivision - Parcels # 1017 - 1020**
- **Skyridge Drive Subdivision - Parcels # 1449 - 1453**

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying, properly marked Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction to immediately follow.

PROVE-UP REQUIREMENTS FOR PARCELS PURCHASED IN THE VETERAN'S PREFERENCE AUCTION

To ensure that land sold in the Veteran's Preference Auction is for bona fide residential use and not for speculation, parcels purchased through the Veteran's Preference Auction have specific "prove-up" requirements that must be met:

- The purchaser may not sell or otherwise transfer ownership of the land for 5 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 DNR Division of Mining, Land, and Water.
- The purchaser shall submit proof within 2 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 authority. The 2-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.

NO REQUIREMENT TO EXERCISE PREFERENCE ON QUALIFYING PARCELS

IMPORTANT: If an eligible veteran wishes to bid on a parcel that qualifies for the Veteran's Preference Auction, that veteran is not required to purchase the parcel through the Veteran's Preference Auction.

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attached (as described in the "Parcels Qualifying for the Veteran's Preference Auction" section of this brochure), the veteran may choose to submit a bid in the General Sealed-Bid Auction and not submit a bid in the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid**



2013 Alaska State Land Offering

PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION

amount is lower than another veteran's bid submitted in the General Sealed-Bid Auction.

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. **Both veterans and non-veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.**

NO VETERANS' LAND DISCOUNT ON VETERAN'S PREFERENCE AUCTION PURCHASES

This preference is separate from the Veterans' Land Discount (described in the "Veterans' Land Discount" section of this brochure). **A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction.**

VETERAN'S PREFERENCE AUCTION ONCE-IN-A-LIFETIME PARTICIPATION

The Veteran's Preference is a once-in-a-lifetime preference and a winner of a past Veteran's Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran's Preference Auction. In addition, a person may win only one parcel in Auction #472. Apparent winners of Veteran's Preference Auction #472 are not eligible to win a second parcel in the General Sealed-Bid Auction #472. However, such winners may participate in subsequent land disposal offerings, including future general sealed-bid auctions, IOTC, and OTC offerings, if eligible at the time of bid or application. Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.

VETERAN'S PREFERENCE AUCTION BIDDER QUALIFICATIONS

IMPORTANT: 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 Veteran's Preference Auction without this proof enclosed will not be considered for a Veteran's Preference but will be considered in the General Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid online, this proof must be received by the Anchorage DNR Public Information Center by the application deadline, regardless of postmark.

To participate in the Veteran's Preference Auction, you must certify and submit with your bid proof that:

- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
 - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
 - received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran's Preference Auction, regardless of final conveyance.

If two or more individuals jointly submit a bid for the Veteran's Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.



PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION

PROOF OF VETERAN'S PREFERENCE ELIGIBILITY REQUIRED

To participate in the Veteran's Preference Auction, you must submit proof of eligibility with your bid. DNR must receive the following items before the end of the designated bidding period:

- **proof of qualifying Alaska residency** as detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent,** showing the qualifying length of active duty and character of the discharge.

If two or more individuals jointly submit a bid for the Veteran's Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.

Mark all submissions with the same identifying information as described in the "Instructions to Bidder/Applicant" section of this brochure. If you submit bids for more than one parcel for consideration in the Veteran's Preference Auction, each bid submission must include this information. If DNR does not receive the required proof of eligibility within the designated bidding period, bidders risk losing the opportunity to participate in the Veteran's Preference Auction. **Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.**

CLEARLY MARK BIDS FOR VETERAN'S PREFERENCE AUCTION

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged.

Sealed bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, **"2013 VETERAN'S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED."** Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**





PARTICIPATING IN THE OVER-THE-COUNTER (IOTC & OTC) OFFERINGS

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be available for sale at the minimum bid price as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

At 10:00 a.m., Wednesday, July 24, 2013, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:

<http://dnr.alaska.gov/mlw/landsale/>



IOTC AND OTC APPLICANT QUALIFICATIONS

You must certify and prove that:

- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

Corporations, businesses, and non-Alaska residents ARE eligible to apply in the IOTC and OTC Offerings, but ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction.

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

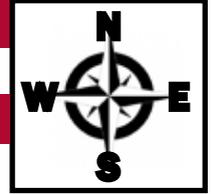
BUYING MULTIPLE PARCELS IN THE OVER-THE-COUNTER OFFERINGS

In the Initial-Over-the-Counter (IOTC) and General Over-the-Counter (OTC) Offerings, you may submit applications for as many parcels as you like and you may win the opportunity to purchase more than one parcel. Each application for each parcel must be sent in a separate interior envelope (or submitted separately online). Refer to the "IOTC Offering Procedures" section in this brochure for more information.

NO WITHDRAWAL OF APPLICATIONS FROM THE INITIAL OVER-THE-COUNTER OFFERINGS

Please give careful consideration to your applications. Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn.

If your application for a parcel submitted within the designated application period contains an error, you may lose eligibility to win the opportunity to purchase the parcel. In the IOTC Offering, you may submit new applications on any available parcel during the designated application period to correct an error on your application, add applicants to your party, or remove applicants from your party (see the "Multiple Applicants Applying Together in the Over-the-Counter Offerings" section of this brochure for more information). If you submit multiple IOTC applications for the same parcel, only the MOST RECENTLY RECEIVED, VALID application will be considered, even if you submitted a duplicate application at an earlier time or a later application with an error. See the "IOTC Offering Procedures" section of this brochure for more information.



PARTICIPATING IN THE OVER-THE-COUNTER (IOTC & OTC) OFFERINGS

NO WITHDRAWAL OF APPLICATIONS FROM THE GENERAL OVER-THE-COUNTER OFFERING

Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn. If you apply to purchase a parcel in the General Over-the-Counter Offering and your application contains an error, you may lose eligibility to purchase the parcel or another applicant may purchase the parcel before you can correct the error. When an applicant pays a deposit to purchase over the counter and fails to complete the purchase, the deposit (up to 5% of the purchase price plus fees) will be nonrefundable. For those who are not qualified to purchase over the counter, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. For those applicants who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the “Sealed-Bid Auction Procedures” section of this brochure for more information.

MULTIPLE APPLICANTS APPLYING TOGETHER IN THE OVER-THE-COUNTER OFFERINGS

Two or more individuals may jointly submit a single application in the Over-the-Counter Offerings. To do so, **all applicants must be eligible to apply.** Names may not be added or deleted after the application has been submitted. Successful applicants’ names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Each application for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the “IOTC Offering Procedures” section in this brochure for more information.





INSTRUCTIONS TO BIDDER / APPLICANT

Bidding and application forms are available in this brochure, on the DNR website at <http://dnr.alaska.gov/mlw/landsale/> and at the DNR Public Information Centers. Bidding and application forms may be reproduced. Alternatively, bids may be submitted online using credit card or bank account information. **Fax, e-mail, and telephone applications will not be accepted because bids must be sealed until the scheduled opening and such submissions cannot be sealed.**

SUBMITTING A SEALED BID ONLINE

To bid on a parcel online, go to: <http://dnr.alaska.gov/mlw/landsale/> and use your bank or credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, or Discover 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.

NOTE: When using the credit card payment option, 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.

If you will be applying online for the Veteran's Preference Auction, proof of eligibility must be RECEIVED at the designated DNR office by the application deadline, as described in the "Veteran's Preference Auction Bidder Qualifications" and "Proof of Veteran's Preference Eligibility Required" sections of this brochure.

SUBMITTING A SEALED BID BY MAIL OR IN PERSON

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following 3 items (plus additional items if you are applying for the Veteran's Preference Auction):

1. a completed 2013 Alaska State Land Auction Bid Form;

- You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, "Veteran's Preference Auction Bidder Qualifications" section of this brochure).
- A separate bid form must be included for each bid submitted for each parcel.

2. a bid deposit;

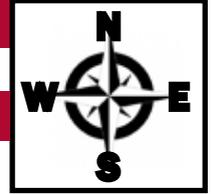
- A separate bid deposit must be included for each bid submitted.
- The bid deposit for each bid must be at least 5% of the total, undiscounted bid amount (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, 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 (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

NOTE: When using the credit card payment option, 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.



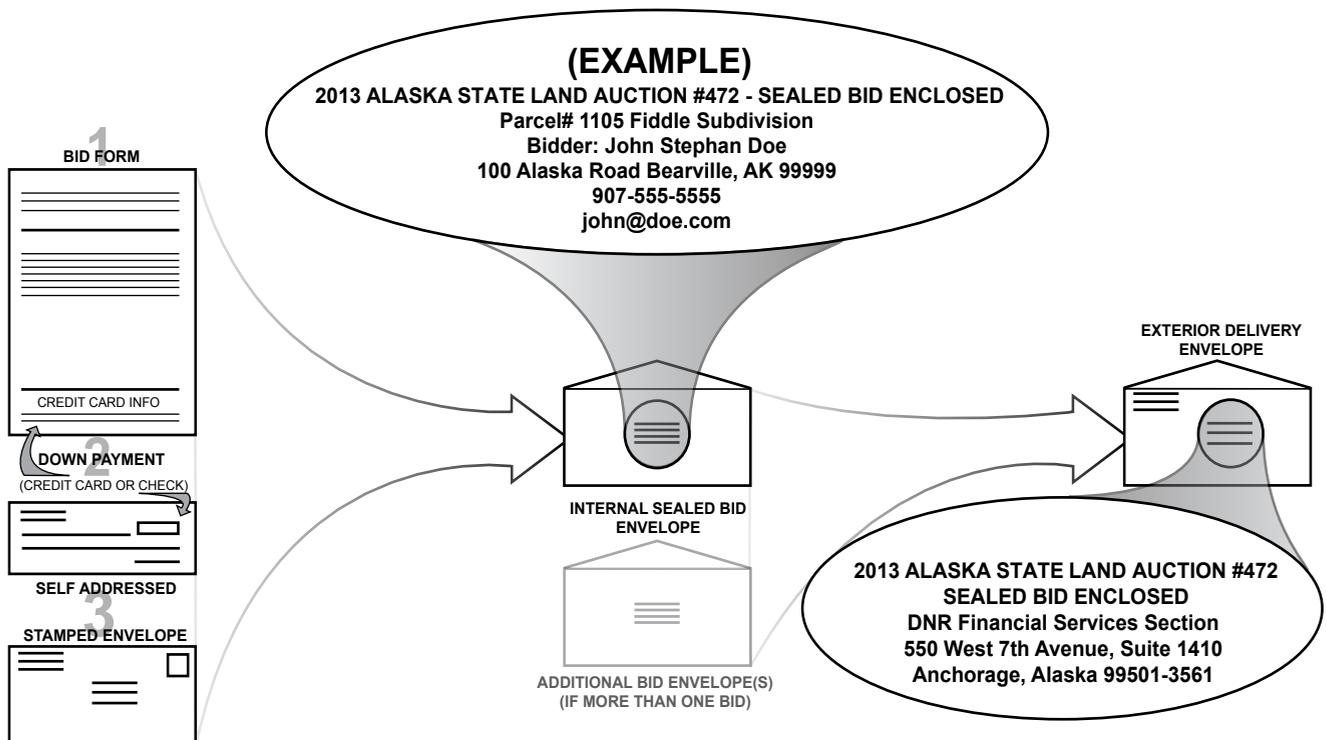
INSTRUCTIONS TO BIDDER / APPLICANT

SUBMITTING A SEALED BID BY MAIL OR IN PERSON

(CONTINUED)

- a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information). Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

VETERANS: If you will be applying for the Veteran's Preference Auction, DNR must also receive with your bid submission your proof of eligibility for the program (see "Veteran's Preference Auction Bidder Qualifications" section of this brochure for more information).



* Plus additional information if applying for Veteran's Preference Auction



INSTRUCTIONS TO BIDDER / APPLICANT

CLEARLY MARK BIDS FOR SEALED-BID AUCTION

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Each bid submission must be received in a separate, sealed envelope. All bid materials are to be placed in a sealed, interior bid envelope marked as follows:

2013 ALASKA STATE LAND AUCTION #472 - SEALED BID ENCLOSED
 (OR, if applying for the Veteran's Preference Auction,
 2013 VETERAN'S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED)

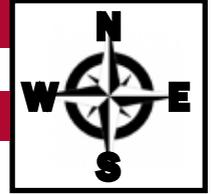
Parcel # _____, Subdivision/Area _____
 Names of All Bidders for this Submission: _____
 Primary Bidder's Mailing Address: _____
 Primary Bidder's Phone Number(s): _____
 Primary Bidder's Email Address (Optional): _____

THERE SHOULD BE NO ADDITIONAL MARKINGS ON THE INTERIOR ENVELOPE.

Place the sealed, interior bid envelope inside a sealed, exterior, delivery envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the "Submitting a Sealed Bid by Mail or in Person" section of this brochure. The exterior delivery envelope must be marked with the words "2013 ALASKA STATE LAND AUCTION #472 - SEALED BID ENCLOSED" (or if applying for the Veteran's Preference Auction, "2013 VETERAN'S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED") and addressed to the appropriate mailing address for DNR as described in the "Where to Submit Sealed Bids" section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.





INSTRUCTIONS TO BIDDER / APPLICANT

WHERE TO SUBMIT SEALED BIDS

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed-bid envelope(s) must be enclosed in a separate exterior envelope for delivery.

To submit a sealed bid by mail, address the exterior, delivery envelope to:

**2013 ALASKA STATE LAND AUCTION #472 - SEALED BID ENCLOSED
(OR, if applying for the Veteran’s Preference Auction,
2013 VETERAN’S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED)**

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

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

To submit a sealed bid in person by hand delivery, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “**2013 ALASKA STATE LAND AUCTION #472 - SEALED BID ENCLOSED**” (or if applying for the Veteran’s Preference Auction, “**2013 VETERAN’S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED**”) on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.



**SUBMITTING AN INITIAL OVER-THE-COUNTER (IOTC) OFFERING
APPLICATION ONLINE**

To apply for a parcel online, go to: <http://dnr.alaska.gov/mlw/landsale/> and use your bank or credit card information to complete the submission.

The online application process will ask for a MasterCard, Visa, or Discover credit card authorization. Your credit card will only be charged on the day of the IOTC Offering if your name is drawn for that parcel.

NOTE: When using the credit card payment option, 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.



INSTRUCTIONS TO BIDDER / APPLICANT

SUBMITTING AN INITIAL OVER-THE-COUNTER (IOTC) OFFERING APPLICATION BY MAIL OR IN PERSON

Applications and forms are available in this brochure, at the DNR Public Information Centers, and online at: <http://dnr.alaska.gov/mlw/landsale/>. Applications and forms may be reproduced. Alternatively, applications may be submitted online using credit card or bank account information.

A complete Initial Over-the-Counter (IOTC) Offering application package (for mailing or hand delivery) includes the following 5 items (plus additional items if you are applying for the Veterans' Land Discount):

1. a completed OTC application form;

- You must certify and prove that you meet the eligibility requirements for the program (see "IOTC and OTC Applicant Qualifications" section and, if applicable, "Veterans' Land Discount" section of this brochure).
- A separate application must be included for each application submitted for each parcel.

2. a completed Declaration of Intent form;

- A separate Declaration of Intent form must be included for each application submitted for each parcel.

3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);

- A separate document handling fee must be included for each application submitted for each parcel.

4. a down payment;

- A separate down payment must be included for each application submitted for each parcel.
- The deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, **DO NOT** subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

NOTE: When using the credit card payment option, contact your financial institution to preauthorize 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 applicants, the deposit is nonrefundable and will be applied to the purchase price.

5. a self-addressed, stamped envelope (SASE) to return the down payment for an unsuccessful application submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information).

Unsuccessful applicants' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

VETERANS: If you will be applying for the Veterans' Land Discount, DNR must also receive your proof of eligibility for the program (see "Veterans' Land Discount" section of this brochure for more information).

IOTC Offering 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 IOTC Offering is **NOT** limited to one parcel per person.



SEALED-BID AUCTION PROCEDURES

It is your responsibility to complete and submit your bid as instructed throughout this brochure.

All sealed bids must be properly addressed and marked as detailed in the “Instructions to Bidder/Applicant” section of this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

MINIMUM BID

Minimum bids are generally based on appraised value. **DNR will not accept and will reject bids for less than the minimum bid price listed in this brochure or subsequent Errata.** You may bid at the minimum bid, although there is no assurance a minimum bid will be a successful high bid.

VETERANS PLEASE NOTE: If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, **DO NOT subtract your discount from your purchase price 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 offering (see “Veterans’ Land Discount” section of this brochure for more detailed information).

**SEALED-BID AUCTION
BIDDING PERIOD**

All bids for the 2013 Alaska State Land Sealed-Bid Auction #472 must be **RECEIVED** online or at one of the designated DNR offices no sooner than 10:00 a.m., **WEDNESDAY, MARCH 20, 2013** and no later than 5:00 p.m., **WEDNESDAY, JULY 10, 2013.** DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 Application, **DNR will not accept and will reject bids received outside the designated bidding period.** If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction.

OPENING OF SEALED-BIDS

The Sealed-Bid Opening will begin at **10:00 a.m., WEDNESDAY, JULY 17, 2013,** in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**





SEALED-BID AUCTION PROCEDURES

**VETERAN'S PREFERENCE AUCTION SEALED-BID OPENING
CONDUCTED FIRST**

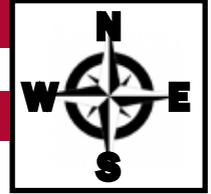
As detailed in the "Veteran's Preference Auction" section of this brochure, Veteran's Preference Auction bids will be opened first. Sealed-bid envelopes submitted for consideration in the Veteran's Preference Auction must be marked with the words, "**2013 VETERAN'S PREFERENCE AUCTION #472 - SEALED BID ENCLOSED**". Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **If DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying, properly marked Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. **Both veterans and non veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.**

**ORDER OF BID OPENING
DETERMINED BY NUMBER OF BIDS RECEIVED FOR EACH PARCEL**

For the Veteran's Preference and General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with 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 # (not ADL #) will be opened first.





SEALED-BID AUCTION PROCEDURES

APPARENT HIGH BIDDER

The eligible bidder from whom the State received a properly completed bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Veteran's Preference and General Sealed-Bid Auctions. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids for other parcels in Auction #472. Multiple parcels may be purchased through over-the-counter offerings (IOTC and OTC) only. For more information, please refer to the appropriate qualification sections throughout this brochure.

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.

As the auction progresses, a list of results will be available online at: <http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the auction, apparent high bidders will be sent a certified Award Notification Letter. DNR must receive the following items from successful bidders within **30 days** of receipt of notification:

1. proof of eligibility;
 - You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, "Veteran's Preference Auction Bidder Qualifications" section of this brochure).
 - For eligible veterans submitting bids for consideration in the Veteran's Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran's Preference, are not required to submit this proof until they are named an apparent high bidder.
 - If there is more than one bidder, all bidders must provide proof of eligibility.
2. a completed Declaration of Intent Form;
3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
4. if applying for a Veterans' Land Discount, a Veteran Eligibility Affidavit and proof (see "Veterans' Land Discount" section of this brochure);
 - For eligible veterans submitting bids for consideration in the Veteran's Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran's Preference, are not required to submit this proof until they are named an apparent high bidder.
 - If there is more than one bidder, all bidders must provide proof of eligibility.
5. Any other documents or items requested in the Award Notification Letter.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered withdrawn (see the "No Withdrawal of Bids from the Sealed-Bid Auction" section on page 37 in this brochure for more information).

Failure to comply with these requirements does not prevent the apparent high bidder from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this auction may be made available in the following IOTC Offering where they may be available for sale at the minimum bid price listed in this brochure or subsequent Errata.



2013 Alaska State Land Offering

IOTC OFFERING PROCEDURES

It is your responsibility to complete and submit your IOTC application as instructed throughout this brochure.

All IOTC applications must be properly addressed and marked as detailed in the the "Instructions to Bidder/Applicant" section of this brochure. Improperly or incompletely addressed or marked submissions risk being opened as general correspondence and such applications may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the IOTC Offering risk being excluded from consideration.

LIST OF PARCELS OFFERED ON IOTC

Parcels not sold at this auction may be made available in the following IOTC Offering. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

At 10:00 A.M., WEDNESDAY, JULY 24, 2013, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:

<http://dnr.alaska.gov/mlw/landsale/>

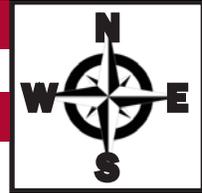
IOTC PURCHASE PRICE

The purchase price for each IOTC parcel is the minimum bid as indicated in this brochure or subsequent Errata.

IOTC APPLICATION PERIOD

All applications for the 2013 Alaska State Land IOTC Offering must be **RECEIVED** online or at one of the designated DNR offices no sooner than 10:00 a.m., **WEDNESDAY, JULY 24, 2013** and no later than 5:00 p.m., **WEDNESDAY, SEPTEMBER 11, 2013**. DNR date stamps all applications on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject applications received outside the designated application period. If your application is rejected for early receipt, you may resubmit your application at any time during the designated application period. Applications will be kept confidential and stored in a safe until the offering.





IOTC OFFERING PROCEDURES

**IOTC APPLICATION OPENING AND DRAWINGS
TO DETERMINE WINNING BUYER**

The IOTC Application Opening will begin at 10:00 a.m., WEDNESDAY, SEPTEMBER 18, 2013, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All IOTC applications received will be opened. Attendance at the IOTC Application Opening is not required and will not affect the outcome. **Attendees of the IOTC Application Opening will not be allowed to change or withdraw any applications.**

A drawing will be held to determine the winning applicant for any parcel where multiple qualified applications have been received. **Applications will be deemed incomplete if by the entry deadline DNR does not receive all applicable items described in the Submitting an Initial Over-the-Counter (IOTC) Offering Application by Mail or in Person section of this brochure.** The parcel with the largest number of qualified applications will be drawn for first. If there is only one eligible applicant from whom the State received a properly completed application for a parcel, that applicant is automatically the winner of the opportunity to purchase the parcel at the minimum bid as indicated in this brochure or subsequent Errata. The first qualifying applicant drawn for each parcel will be named the winner. First and second alternate winners will also be drawn.

For the IOTC Offering, applicants have the opportunity to purchase multiple parcels. Applicants will win the opportunity to purchase all parcels for which they are the only applicant and for which their name is drawn.

As the IOTC Offering progresses, a list of results will be available online at: <http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the IOTC Offering, apparent winners will be sent an Award Notification Letter. **If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by stated deadlines,** their application will be considered withdrawn (see the "No Withdrawal of Applications from the General Over-the-Counter Offering" section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel. Failure to comply with these requirements does not prevent the apparent winner from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this IOTC Offering may be made available in the following General OTC Offering where they will be available for sale at the minimum bid listed in this brochure or subsequent Errata. Upon completion of the IOTC Offering, OTC parcels may become available over the counter at the DNR Public Information Centers and online on a first-come-first-served basis. Additionally, future OTC parcel availability updates will be posted periodically online at: <http://dnr.alaska.gov/mlw/landsale/>





2013 Alaska State Land Offering

VETERANS' LAND DISCOUNT

In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans, eligible Alaskan veterans may receive a once-in-a-lifetime, 25% discount on the purchase of State-owned land, once costs reimbursable to the State of Alaska have been subtracted from the purchase price. 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. The reimbursable cost per acre for subdivision parcels and the reimbursable cost per parcel for remote parcels are listed in tables later in this section.

Subdivision Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a 1.82-acre Subdivision Parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:

Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
Total Reimbursable Costs	\$ 1,796.34
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
Amount Eligible for Discount	\$ 38,203.66
Amount Eligible for Discount	\$ 38,203.66
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	\$ 9,550.91
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
Discounted Purchase Price	\$ 30,449.09
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	\$ 2,000.00
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment-	\$ 2,000.00
Balance Due	\$ 28,449.09

*plus applicable fees

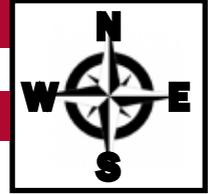
Remote Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price was \$15,000:

Total Reimbursable Costs	\$ 5,140.00
Bid Price	\$ 15,000.00
Less Reimbursable Cost per parcel	- \$ 5,140.00
Amount Eligible for Discount	\$ 9,860.00
Amount Eligible for Discount	\$ 9,860.00
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	\$ 2,465.00
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
Discounted Purchase Price	\$ 12,535.00
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	\$ 750.00
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
Balance Due	\$ 11,785.00

*plus applicable fees





VETERANS' LAND DISCOUNT

Please note, bidders planning to apply for the Veterans' Land Discount should NOT subtract the discount from their bid or bid deposit and should instead bid the full amount before the discount and submit the 5% down payment based on the full amount of their undiscounted bid. Discounting your bid amount in consideration of the anticipated Veterans' Land Discount may result in the loss of the opportunity to purchase a parcel if another bidder submits a qualifying bid higher than your discounted bid. Additionally, submitting a down payment that is less than 5% of the undiscounted bid amount may result in disqualification and loss of opportunity to purchase the parcel.

Example: Jack Doe is a qualifying veteran who wants to bid on fictitious Parcel E in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel E is \$8,000. Jack wishes to spend only \$7,500 for fictitious Parcel E. Forgetting that the minimum bid price is \$8,000 and that he could have added 25% to his bid to account for the Veterans' Land Discount, he submits a bid for \$7,500. Jack's bid is rejected for failure to meet the minimum bid amount of \$8,000.

Example: Jane Doe is a qualifying veteran who wants to bid on fictitious Parcel F in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel F is \$8,000. Jane wishes to spend only \$7,500 for fictitious Parcel F, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. If Jane bids \$10,000 ($\$10,000 \times 25\% = \$7,500$) and includes a 5% deposit of \$500 ($\$10,000 \times 5\%$) with her bid submission, if she is the apparent high bidder, and if she receives the Veterans' Land Discount after the offering, her purchase price will be reduced from \$10,000 to \$7,500 ($\$10,000 - (\$10,000 \times 25\%)$), plus applicable fees and interest. Please note, Jane should not bid more than she can afford. If she cannot afford to pay \$10,000 in case she is not awarded the Veterans' Land Discount, she should not bid that much.

Example: John Doe is a qualifying veteran who wants to bid on fictitious Parcel G in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel G is \$7,000. John wishes to spend only \$7,500 for fictitious Parcel G, which would be acceptable because it is more than the minimum bid price for the parcel. John bids \$7,500, forgetting that he could have added 25% to his bid to account for the Veterans' Land Discount. Jim Doe bids \$8,000 for the same parcel and is named the apparent high bidder. John could have increased his bid to \$10,000 ($\$7,500 / (1 - 25\%)$) to win the parcel and still only paid \$7,500 after discount. If he had been the apparent high bidder at \$10,000, and if he had qualified for the Veterans' Land Discount, he would have received a 25% discount after the offering to reduce his purchase price from \$10,000 to \$7,500 ($\$10,000 - (\$10,000 \times 25\%)$), plus applicable fees and interest. Please note, John should not bid more than he can afford in case he is not awarded the Veterans' Land Discount. If he cannot afford to pay \$10,000 in case he is not awarded the Veterans' Land Discount, he should not bid that much.

Example: Jenny Doe is a qualifying veteran who wants to bid on fictitious Parcel H in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel H is \$10,000. Jenny wishes to spend only \$7,500 for fictitious Parcel H, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. Jenny bids \$10,000 hoping she will receive the 25% discount, but includes a bid deposit of only \$375 ($\$7,500 \times 5\%$), forgetting that she should NOT have discounted her 5% down payment. Jenny's bid is rejected for failure to include the required down payment of 5% of her bid price ($\$10,000 \times 5\% = \500).

If you are a successful bidder/applicant, 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 offering.

VETERANS' LAND DISCOUNT ONCE-IN-A-LIFETIME BENEFIT

The Veterans' Land Discount is a once-in-a-lifetime benefit and a purchaser that received this benefit on a past land purchase from the State of Alaska is not eligible to receive the discount a second time, regardless of final conveyance of the original parcel. Similarly, a person that purchased a property jointly with another person that exercised their Veterans' Land Discount is not eligible to receive the discount a second time on another parcel, regardless of whether or not the other party is involved in the second purchase.



QUALIFICATIONS FOR VETERANS' LAND DISCOUNT

A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction, but may be used to purchase a parcel in the General Sealed-Bid Auction, IOTC, or in the OTC offerings.

In addition to the Sealed-Bid Auction Bidder and IOTC and OTC Applicant Qualifications stated in this brochure, if you are applying for the Veterans' Land Discount, you must submit a completed Veteran Eligibility Application/Affidavit form and proof acceptable to DNR that you meet all of the following requirements:

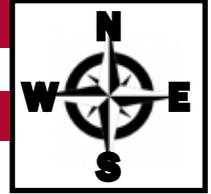
- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid or application (11 AAC 67.005 General Qualifications).
- You are a veteran who has:
 - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
 - received an honorable discharge or general discharge under honorable conditions.
- You ARE NOT applying for the discount on a parcel won in a Veteran's Preference Auction.
- You have not applied the Veterans' Land Discount to any other parcel.

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veterans' Land Discount, both must be eligible bidders/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 bidders/applicants will have exhausted their "once in a lifetime" Veterans' Land Discount.** The bidder/applicant who is a veteran must complete and return a Veteran Eligibility Application/Affidavit form. If there is more than one bidder/applicant on a joint submission, the non-veteran bidder/applicant must fill out the Waiver of Veterans' Land 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 Public Information Center, as well as under "Land Forms" online at: <http://dnr.alaska.gov/mlw/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 OTC offerings, include the completed forms and required proof with your application materials.





VETERANS' LAND DISCOUNT

PROOF OF ELIGIBILITY REQUIRED FOR VETERANS' LAND DISCOUNT

To qualify for the Veterans' Land Discount, you must submit proof of eligibility with your application. DNR must receive the following items with your IOTC Application or within 30 days after the Sealed-Bid Award Notification Letter is received:

- **proof of qualifying Alaska residency** as detailed in the "Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran's Preference Auction Bidders, and Veterans' Land Discount Applicants" section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent**, showing the qualifying length of active duty and character of the discharge.

If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their application will be considered forfeited (see the "No Withdrawal of Applications from the General Over-the-Counter Offering" section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel.

Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.

REIMBURSABLE COSTS FOR DETERMINING VETERANS' LAND DISCOUNT FOR PARCELS

NORTHERN REGION

Subdivision Name	Survey	Reimbursable Cost / Acre
Cascaden	ASLS 86-98	\$367
Dune Lake	ASLS 81-56	\$292
Geskakmina Lake	ASLS 81-55	\$277
Glenn	ASLS 81-205	\$410
Haystack	ASLS 80-117	\$274
June Creek	ASLS 79-166	\$88
McCloud	ASLS 82-157	\$609
Nenana Ridge West	ASLS 2006-31	\$263
Riverview	ASLS 83-128	\$262
Skyridge Drive	ASLS 2007-13	\$12,007
Tatalina	ASLS 2003-14	\$198
Tenderfoot	ASLS 81-213	\$400
Tofty	ASLS 2011-38	\$340
Tok Triangle Phase II	ASLS 2007-14	\$55
White Mountain	ASLS 85-184	\$0

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Clear Sky	2006-19	1378	\$3,424
		1379	\$3,566
Teklanika	2002-12	1460	\$2,711
		1461	\$2,711
		1462	\$2,711
White Mountain	2002-11	1463	\$2,711
		1472	\$3,500

Southcentral and Southeast Parcels continued on following page.



VETERANS' LAND DISCOUNT

REIMBURSABLE COSTS FOR DETERMINING VETERANS' LAND DISCOUNT FOR PARCELS

SOUTHCENTRAL REGION

Subdivision Name	Survey	Reimbursable Costs / Acre
Alexander Creek West	ASLS 79-209	\$225
Bald Mountain	ASLS 80-176	\$238
Canyon Lake	ASLS 80-139	\$274
Birklund	ASLS 2009-17	\$6,069
Chignaki Pond Ph. II	ASLS 2006-12	\$6,422
Copper Bluff	ASLS 2006-61	\$2,478
Copper Center OTE	ASLS 79-42	\$140
Crown Point House	USS 2520	\$93,000
Fireweed Mountain	ASLS 81-29	\$240
Glennallen I	ASLS 79-144	\$122
Glennallen II	ASLS 79-251	\$122
Glennallen OTE	ASLS 79-36	\$122
Happy Creek	ASLS 2009-11	\$896
High Mountain Lakes	ASLS 80-154	\$273
Hewitt-Whiskey Lakes	ASLS 79-148	\$235
Kahiltna Flats	ASLS 80-175	\$204
Kenney Creek	ASLS 80-143	\$273
Kenney Lake	ASLS 81-193	\$740
Kutna Creek	ASLS 80-157	\$264
Lake Creek Non-Ag Homestead	ASLS 87-56	\$0
Mat Su Odd Lots	SEE PAGE 97	\$63
Onestone Lake	ASLS 81-110	\$430
Parker Lake	ASLS 82-126	\$488
Peter's Creek	ASLS 80-144	\$302
Ridgeview	ASLS 2009-46	\$312
Ridgeview Addition I	ASLS 2005-16	\$137
Shell Lake North	ASLS 80-174	\$437
Skwentna Flats	ASLS 80-126	\$250
Small Lakes	SEE PAGE 94	\$85
South Bald Mountain	ASLS 82-1	\$336
Sven	ASLS 2004-43	\$736
Talkeetna Bluffs	ASLS 80-94	\$231
Vita	ASLS 2008-23	\$7904
Yenlo Hills	ASLS 89-192	\$0

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Chleca Lakes	2009-3	1044	\$3,318
		1045	\$3,691
		1046	\$3,483
		1047	\$4,083
		1048	\$3,288
Lake Louise East	2007-23	1273	\$3,001
		1274	\$3,031
		1275	\$2,978
		1276	\$2,959
Lockwood Lake	2003-46	1277	\$3,639
Talachulitna West	2006-24	1364	\$4,545
		1365	\$4,263



SOUTHEAST REGION

Subdivision Name	Survey	Reimbursable Costs / Acre
Clark Bay North	ASLS 2006-73	\$678
Freshwater Bay	ASLS 2010-44	\$565
Frederick Point North	ASLS 83-31	\$698
Whale Passage Add. 1	ASLS 2002-22	\$636



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.

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. It is your responsibility to maintain a current mailing address and contact information with DNR DMLW, Land Sales and Contract Administration Section (**LSCAS**) during the life of the sale contract. **Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.** See the "Bidder/Applicant Responsibility to Keep Address Current with LSCAS" section of this brochure for more information.

LAND SALE CONTRACTS

If you are the successful bidder or applicant for a parcel with a qualifying balance due, qualifying bidders may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska. A land sale contract differs from a mortgage. See the important note about early entry on the next page.

LAND SALE CONTRACT APPLICANT QUALIFICATIONS

If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, 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 3 years (contact the Land Sales and Contract Administration Section at (907) 269-8594 if you have 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 3 qualifications listed above are met. **If you are the successful bidder for a parcel and do not meet these requirements to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.**



LUMP SUM PAYMENT

If the purchase price minus the minimum 5% down payment, per parcel, is \$2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 Installment Payments). The balance after down payment plus a nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees) will be due **upon application for an IOTC parcel** or within **30 days** after the Award Notification Letter is received by an apparent high bidder in the Sealed-Bid Auction. **If an apparent winner fails to comply with these requirements, it is the applicant's decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.**



2013 Alaska State Land Offering

PURCHASE INFORMATION

LAND SALE CONTRACT TERMS

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees); and
- 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 DNR 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 Installment Payments):

- \$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; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus 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; not to exceed 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 online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Contracts are issued as soon as possible, however, delays may occur.

IMPORTANT: The State of Alaska does not allow early entry for development activity until the issuance of a sale contract or patent after pay off. Please contact the Land Sales and Contract Administration Section 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 or returned payment 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 38.05.065 (d) Terms of Contract of Sale) 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 Payment Penalty: A returned payment fee of \$25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment that the bank refuses. 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, as previously described in this section, shall continue to accumulate.

LAND SALE CONTRACT AS A LEGAL, BINDING CONTRACT

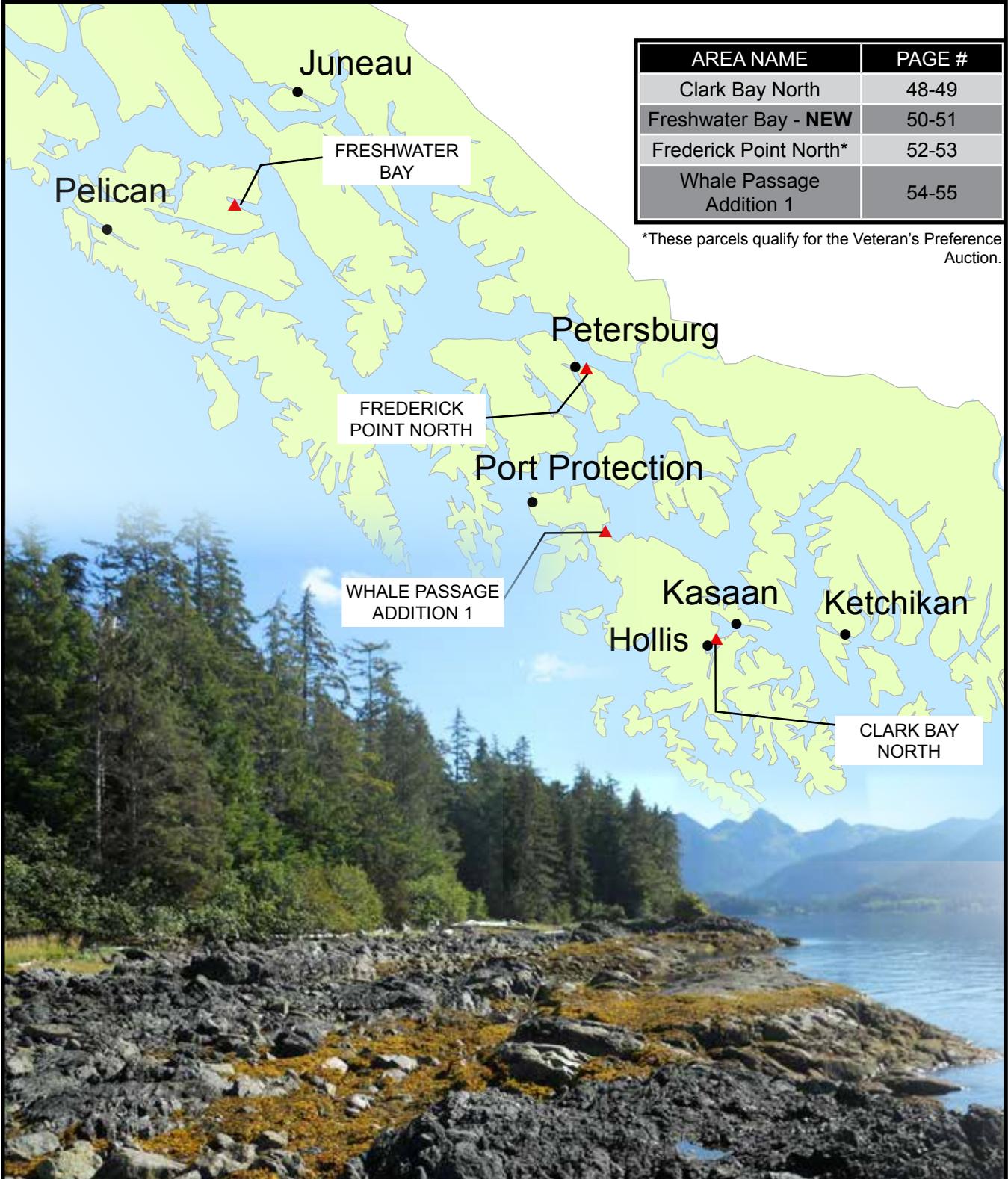
Once you have signed a State of Alaska land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.



SOUTHEAST REGION MAP

AREA NAME	PAGE #
Clark Bay North	48-49
Freshwater Bay - NEW	50-51
Frederick Point North*	52-53
Whale Passage Addition 1	54-55

*These parcels qualify for the Veteran's Preference Auction.





**SE
REGION**

2013 Alaska State Land Offering

Clark Bay North ASLS 2006-73



View from shore near Parcel 1002

LOCATION

Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock by road and about 35 miles west of Ketchikan by water. The Clark Bay North Subdivision is approximately 1 mile northeast of the Hollis ferry terminal adjacent to the older Clark Bay Terminal Subdivision (ASLS 79-181) and extends approximately 1.5 miles along the coast and 500 feet inland.

ACCESS

Both Hollis and the Hollis ferry terminal are accessible from the paved Craig / Klawock / Hollis Highway. 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.

Direct access to the subdivision would be by boat, floatplane, or overland on foot along the beach and from the brushed, but undrivable, right-of-way behind the parcels (Nanny Bay Road).

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips, and launch ramp in Hollis.

UTILITIES

Electricity and telephone service are not available.

There is no municipal water supply. 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.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcels 1001, 1002, 1004, and 1005 are subject to 15-foot Public Utility Easements. Subject to all platted easements and reservations of record. See ASLS 2006-73. 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.

Lots within this subdivision may not be subdivided further without approval from appropriate platting authority.

Contact the Hollis Community Council by mail at PO Box 706, Craig, AK 99921 or by phone at (907) 530-7033 for more information.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

Hollis's K-12 school, with about 10 students and one teacher, is part of the Southeast Island School District.

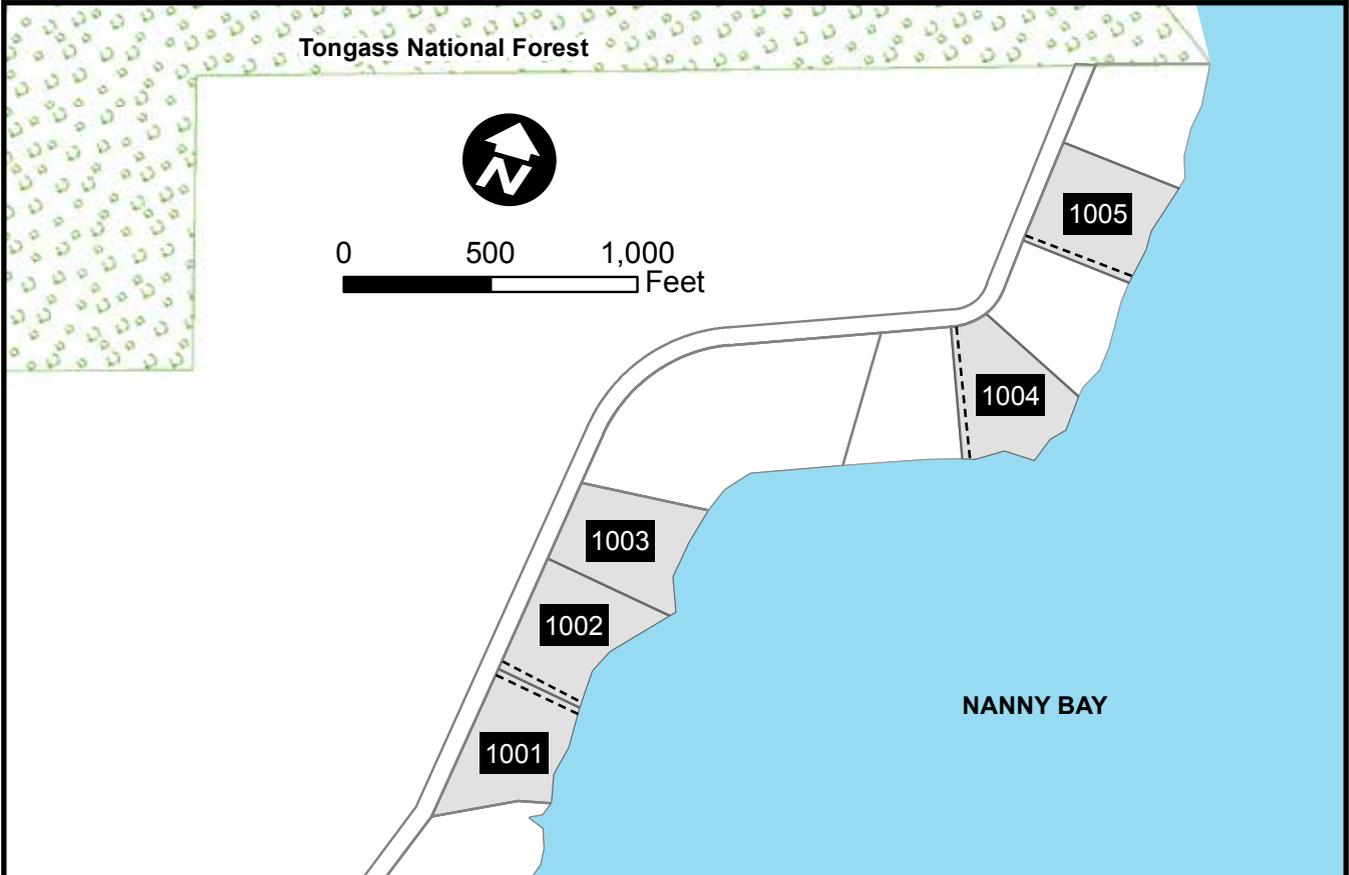


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



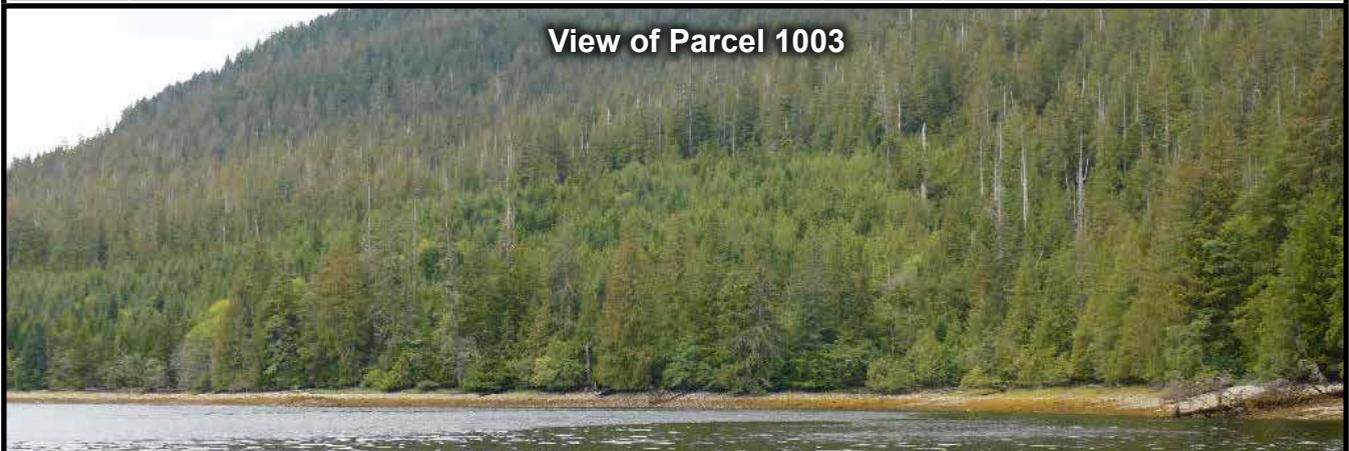
SE
REGION

Clark Bay North ASLS 2006-73



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1001	107777	C073S084E35	2006-73	3.3	17	1	\$66,000
1002	107778	C073S084E35	2006-73	3.3	18	1	\$66,000
1003	107779	C073S084E35	2006-73	3.3	19	1	\$66,000
1004	107781	C073S084E35	2006-73	3.32	21	1	\$67,500
1005	107783	C073S084E35	2006-73	3.3	23	1	\$52,000

View of Parcel 1003





SE
REGION

2013 Alaska State Land Offering

Freshwater Bay ASLS 2010-44

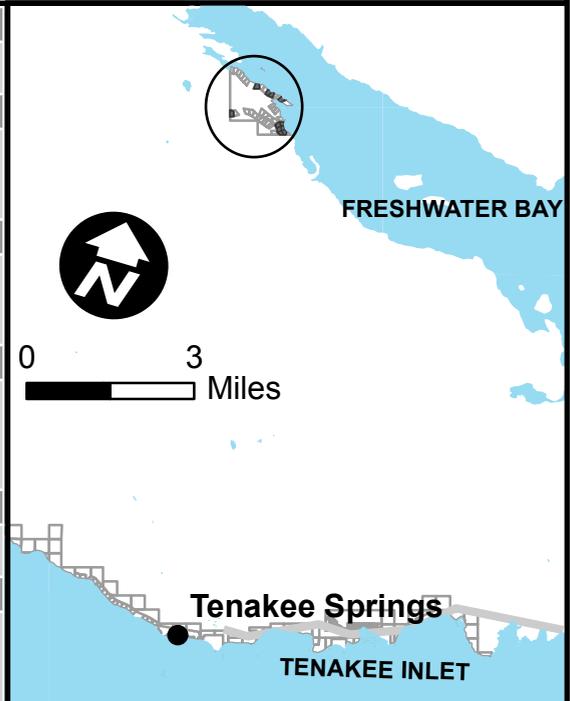
NEW FOR 2013



Aerial view of the SE portion of Freshwater Bay

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

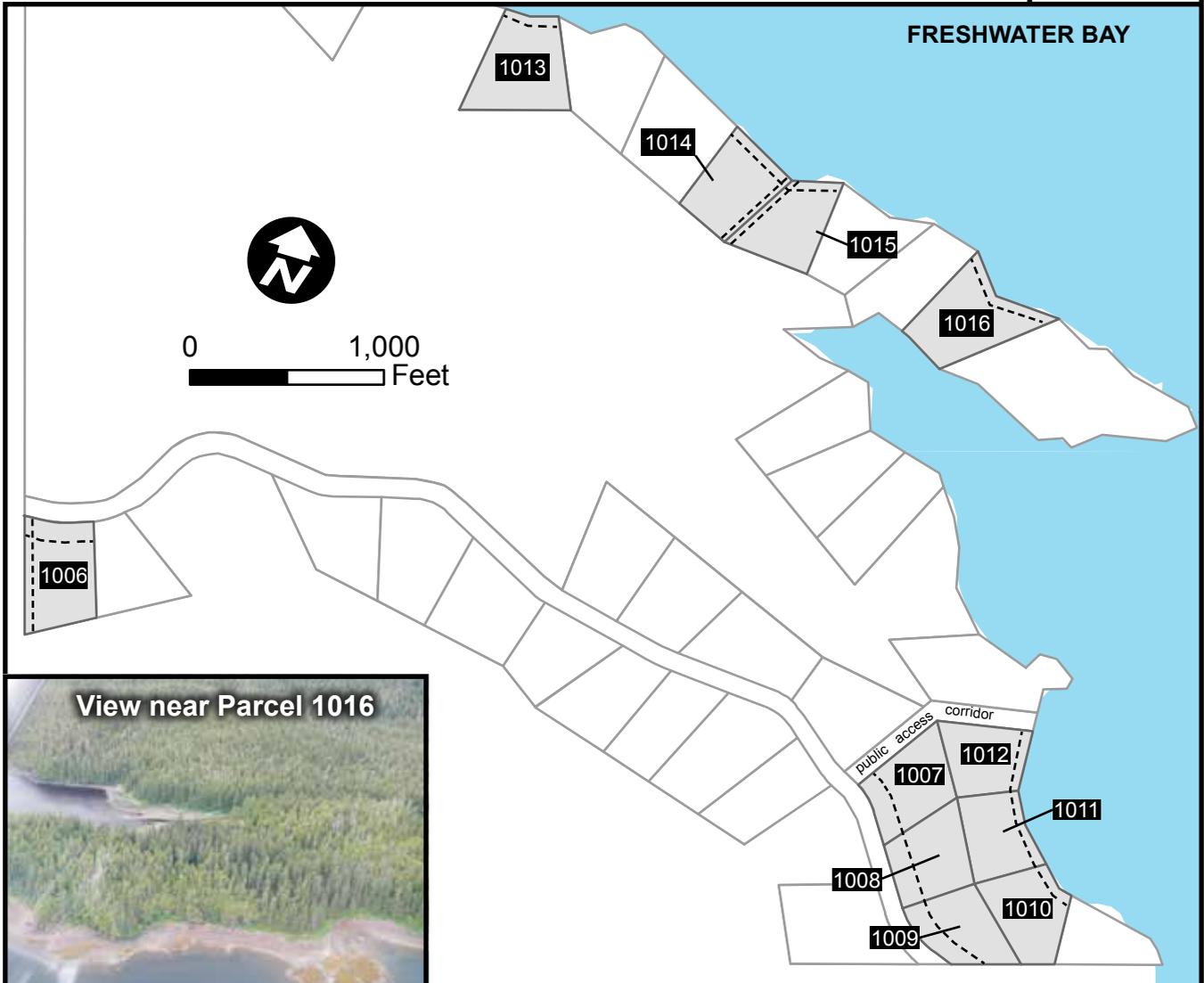
LOCATION
Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
ACCESS
The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road was in good condition at the time of inspection. The road allows seasonal access from Hoonah. In the winter snowmachine access is possible.
UTILITIES
There is no municipal water supply. 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. See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcels 1006, 1007, 1008, and 1009 are subject to a 100-foot building setback from the Forest Service Road. Parcel 1006 is also subject to a 50-foot Public Access and Utility Easement. Parcels 1014 and 1015 are each subject to a 25-foot Public Access and Use Easement. All oceanfront lots are subject to a 50-foot Public Access Easement per AS 38.05.127. Parcels are subject to all platted easements and reservations of record, see ASLS 2010-44.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
A reserved tract within the subdivision, Tract F, provides a public access corridor to Freshwater Bay. The access is unimproved and covered with natural vegetation. Eagle nests have been reported in this area. See page 17 of this brochure for more information.





SE
REGION

Freshwater Bay ASLS 2010-44



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1006	108171	C046S063E3	2010-44	4.55	1	1	\$48,800
1007	108173	C046S063E2	2010-44	3.5	1	4	\$43,300
1008	108174	C046S063E2	2010-44	3.5	2	4	\$43,300
1009	108175	C046S063E2	2010-44	3.5	3	4	\$43,300
1010	108176	C046S063E2	2010-44	3.7	4	4	\$50,800
1011	108177	C046S063E2	2010-44	3.54	5	4	\$49,600
1012	108178	C046S063E2	2010-44	3.48	6	4	\$51,200
1013	108179	C045S063E34	2010-44	4.84	1	8	\$57,300
1014	108180	C045S063E34	2010-44	3.9	4	8	\$52,400
1015	108181	C045S063E34, 35	2010-44	3.49	5	8	\$48,900
1016	108182	C045S063E35	2010-44	4.73	8	8	\$59,600



2013 Alaska State Land Offering

Frederick Point North ASLS 83-31



Eligible
for Veteran's
Preference
Auction

Typical lot within
Frederick Point North

LOCATION
This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.

ACCESS
Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway (ferry) System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are located along an unconstructed portion of the platted road right-of-way, Frederick Drive. Other portions of Frederick Drive have been constructed as a one-lane, gravel road 30 feet wide.

UTILITIES
Electricity and water are available along the developed section of Frederick Drive. Landowners will be responsible for extending existing lines to their property.

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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

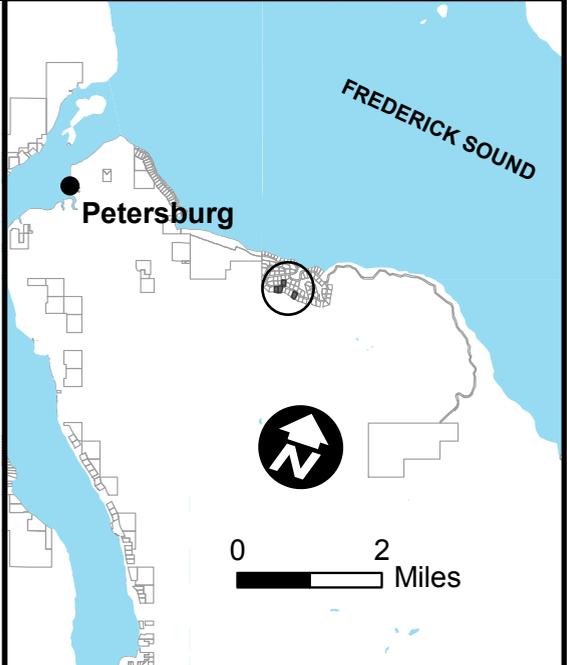
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS
Parcels 1018, 1019, and 1020 are subject to a 20-foot pedestrian easement. Parcels subject to all platted easements and reservations of record, see ASLS 83-31.

This subdivision is zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. 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.

MUNICIPAL AUTHORITY
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.

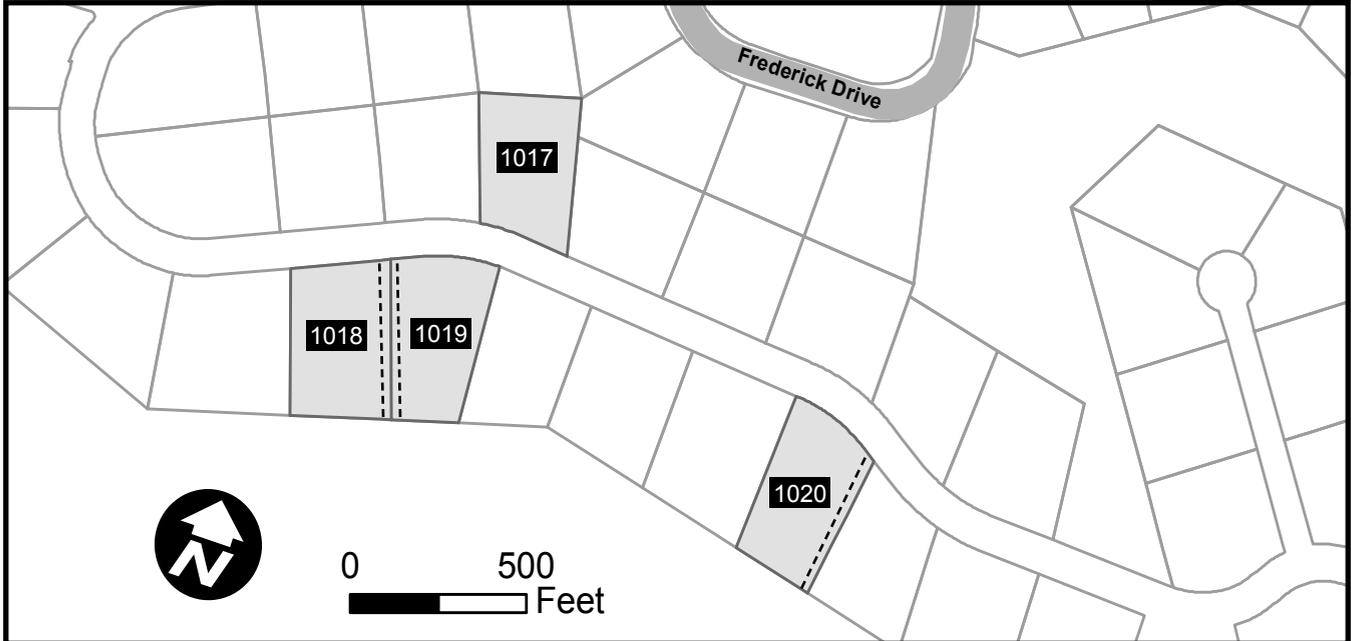
NOTES
These parcels are eligible for the Veteran's Preference Auction. Please see "Participating in the Veteran's Auction" section of this brochure. These parcels are located within the boundary of the City of Petersburg. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.



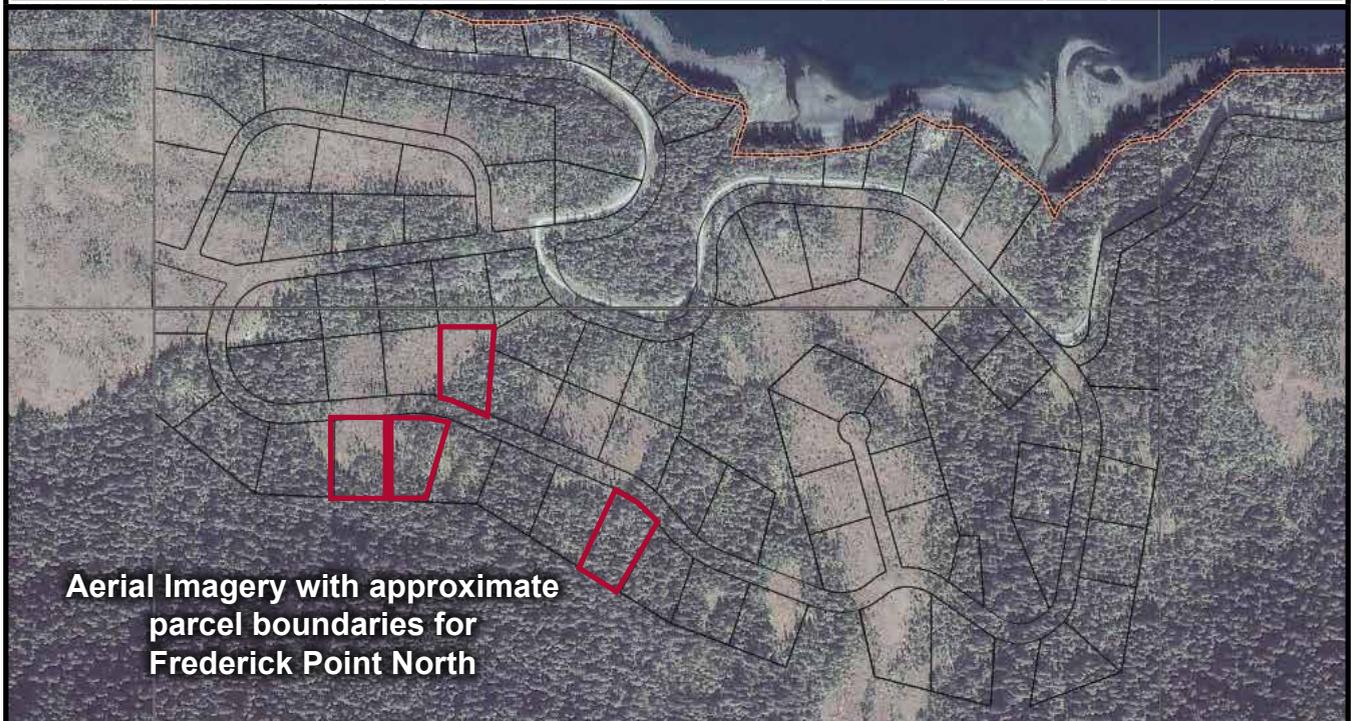
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Frederick Point North ASLS 83-31



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1017	104233	C059S080E6	83-31	2.292	14	5	\$8,900
1018	104241	C059S080E6	83-31	2.638	5	6	\$10,300
1019	104242	C059S080E6	83-31	2.529	6	6	\$9,900
1020	104246	C059S080E6	83-31	2.54	10	6	\$9,900





**SE
REGION**

2013 Alaska State Land Offering

Whale Passage Addition 1 ASLS 2000-22



View of Parcel 1025

LOCATION

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

ACCESS

This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a State-owned float plane float, dock, mooring slips, and boat launch ramp in the community.

UTILITIES

Electricity and telephone service are available to the area, but may need to be extended to these particular parcels at landowner's expense.

There is no municipal water supply. 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.

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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2000-22.

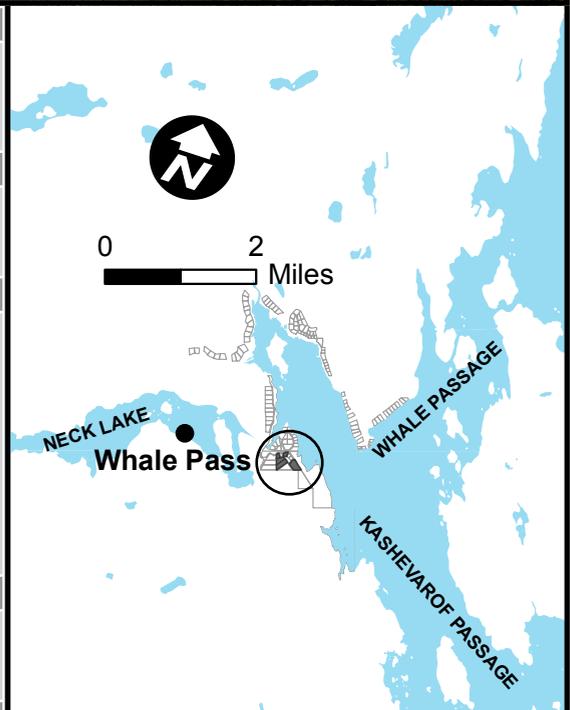
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

The Whale Pass Community Association can be contacted by mail at PO Box WWP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Whale Passage Addition 1 ASLS 2000-22



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1021	106764	C067S079E1, 2	2000-22	1.5	3	11	\$30,000
1022	106766	C067S079E1, 2	2000-22	3.91	5	11	\$23,500
1023	106767	C067S079E1, 2	2000-22	5.15	6	11	\$30,900
1024	106769	C067S079E1	2000-22	1.5	1	12	\$33,000
1025	106772	C067S079E1	2000-22	7.28	4	12	\$72,800



View of Parcel 1023



**SC
REGION**

2013 Alaska State Land Offering

SOUTHCENTRAL REGION MAP





SOUTHCENTRAL REGION PARCEL INDEX

AREA NAME	PAGE #
Alexander Creek West	120
Bald Mountain	58
Birklund - NEW!	60-61
Canyon Lake	59
Chignaki Pond Phase II	62-63
Chleca Lakes	64-65
Copper Bluff	66-67
Copper Center OTE	68
Crown Point House*	161-164
Fireweed Mountain	69
Glennallen Area I	70
Glennallen II	72
Glennallen OTE	73
Happy Creek	74-75
Hewitt-Whiskey Lakes	71
High Mountain Lakes	76-77
Kahiltna Flats	78-83
Kenney Lake	84-85
Kenny Creek	92

AREA NAME	PAGE #
Kutna Creek	86-91
Lake Creek Non-Ag	93
Lake Louise East	94-95
Lockwood Lake	96
Mat Su Odd Lots	97
Onestone	112
Parker Lake	98-99
Peter's Creek	100-101
Ridgeview Addition I	102-103
Ridgeview - NEW!	104-105
Shell Lake North	106-107
Skwentna Flats	113
Small Lakes	108-109
South Bald Mountain	110-111
Sven	114
Talachulitna West	116
Talkeetna Bluffs	115
Vita - NEW!	118-119
Yenlo Hills	117

***SPECIAL OFFERING FOR 2013!**





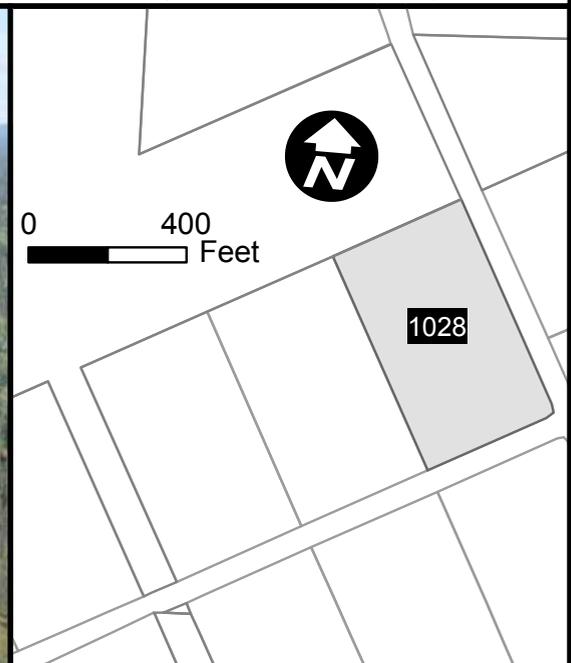
**SC
REGION**

2013 Alaska State Land Offering

Bald Mountain ASLS 80-176

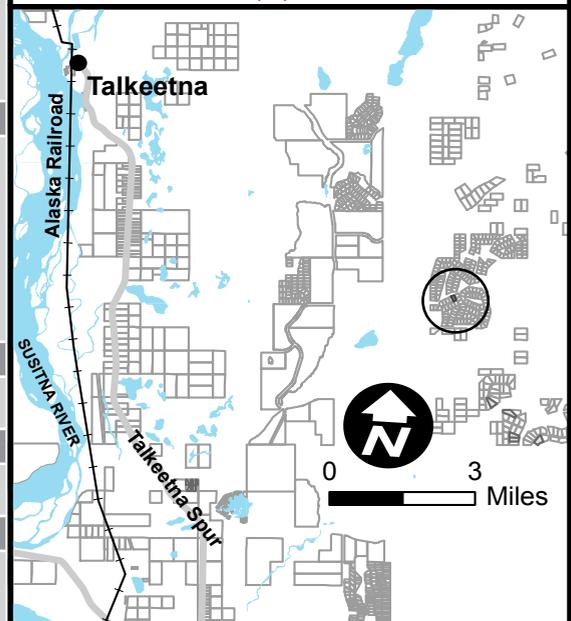
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1028	216025	S025N003W17	80-176	4.82	5	21	\$8,000

Aerial view of Bald Mountain Subdivision



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>

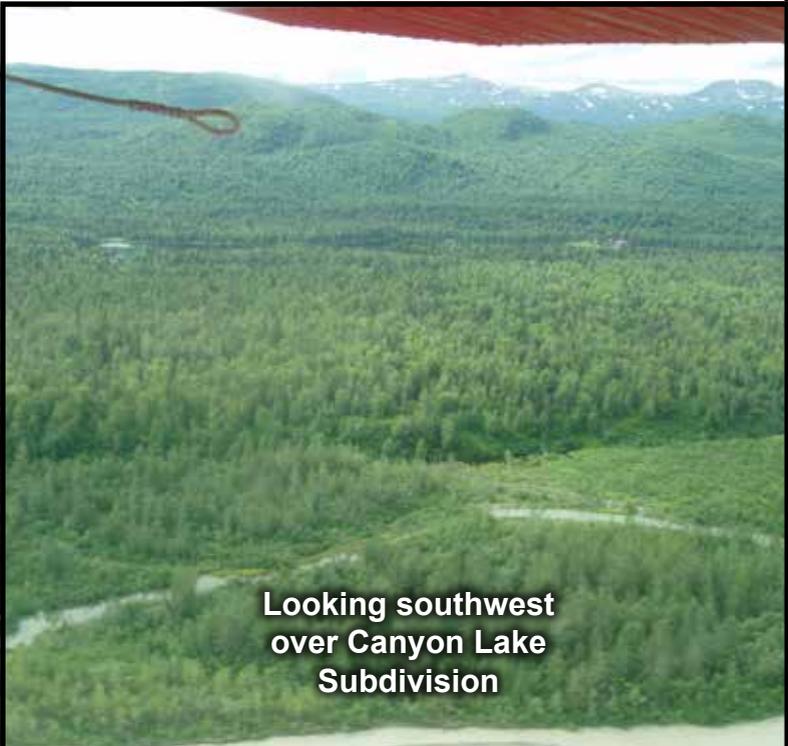
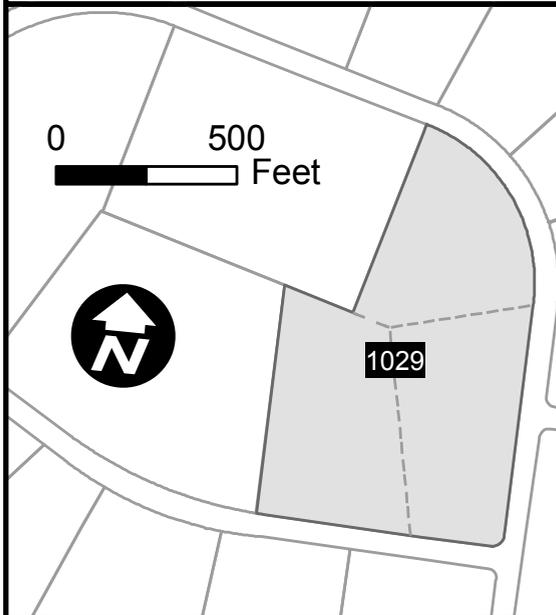
LOCATION
Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
ACCESS
From Mastodon Road parking area, 4x4 access is possible along a section-line easement (a.k.a. Lorien's Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100-foot, section-line easement from Mastodon Road between Sections 13 and 14, which leads to the platted right-of-way (Chillanko Drive).
UTILITIES
None.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water in the area or by rainwater roof catchment systems.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-176. Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough and are subject to applicable local ordinances and property assessments.
NOTES
Purchasers automatically become members of the Bald Mountain Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 82, Page 510, Talkeetna Recording district records.



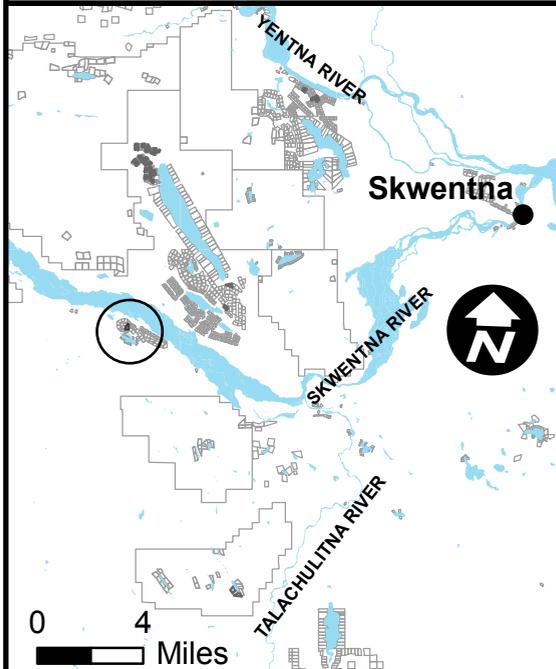


Canyon Lake ASLS 80-139

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1029	213706	S021N013W14,15	80-139	13.603	1,2,9	1	\$8,900



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>



LOCATION
Located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna on the south bank of the Skwentna River.
ACCESS
Fly-in (Canyon Lake) or boat-in (Skwentna River) access only. Also, Tract I has an un-maintained airstrip, condition of which is unknown. Those portions of Tracts B, C, I, and J and Lot 3, Block 6 in the vicinity of the airstrip may be used for aircraft tiedown.
UTILITIES
None. There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water in the area or by rainwater roof catchment systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-139. Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough and are subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel automatically becomes a member of the Canyon Lake Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 674, Page 927 in the Anchorage Recording office records.



**SC
REGION**

2013 Alaska State Land Offering

Birklund ASLS 2009-17

NEW FOR 2013



Looking southeast down Fian Drive

LOCATION

The Birklund Subdivision is located approximately 5 miles west of Wasilla.

ACCESS

From the Parks highway, turn south onto South Vine Road. Continue for about one and a half miles to the juncture with West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All right-of-ways within the subdivision have been constructed.

UTILITIES

Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines at their own expense.

There is no municipal water supply. 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

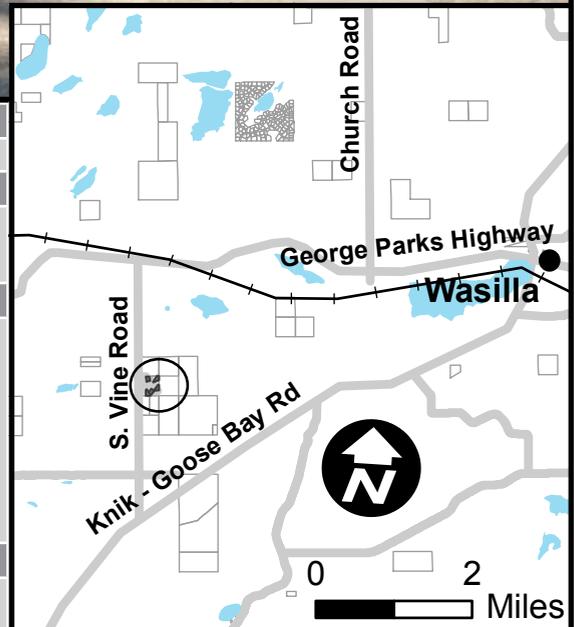
Subject to all platted easements and reservations of record, see ASLS 2009-17. Parcel 1033 is subject to a 50-foot section-line easement.

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.

NOTES

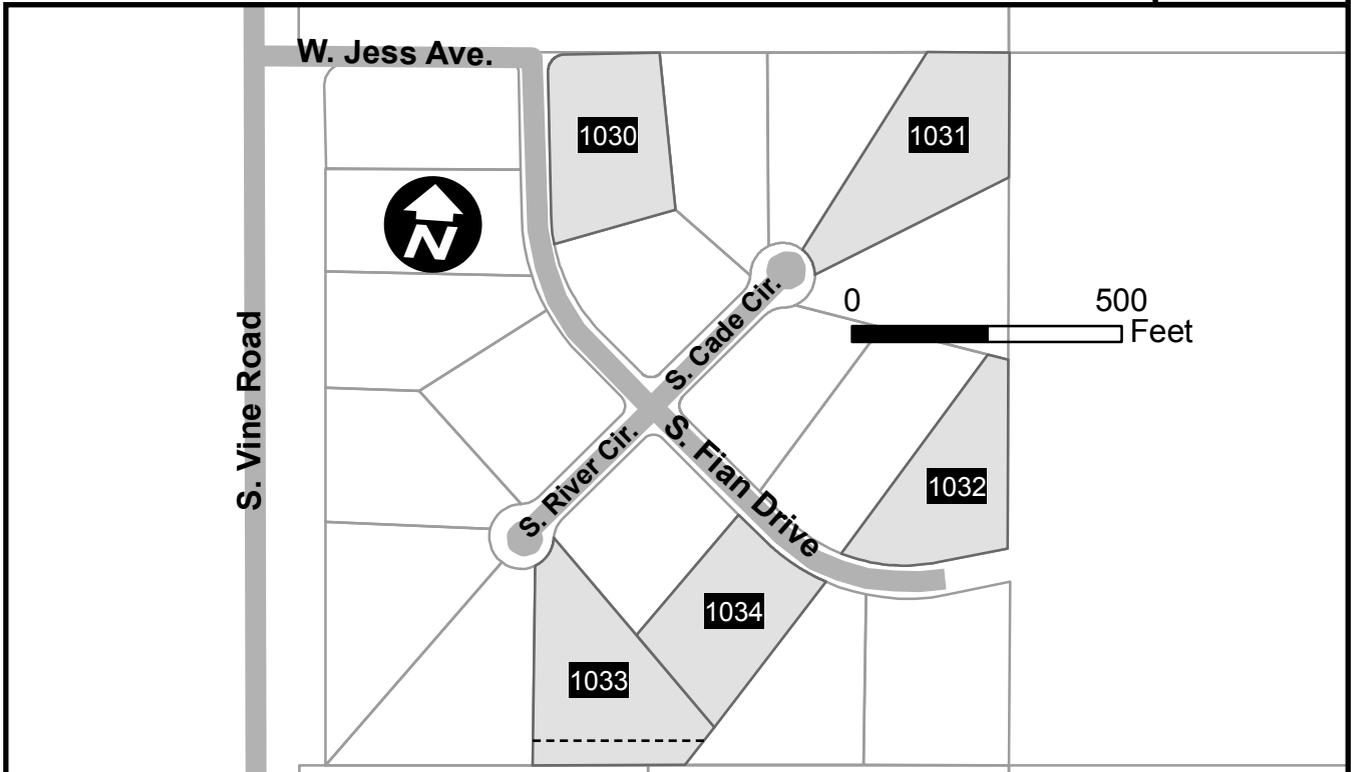
USACE Wetlands Jurisdictional Determination POA-2011-64.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>



Birklund ASLS 2009-17



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1030	231327	S017N002W14	2009-17	1.58	2	1	\$22,700
1031	231330	S017N002W14	2009-17	1.91	5	1	\$23,700
1032	231334	S017N002W14	2009-17	1.53	9	1	\$22,700
1033	231342	S017N002W14	2009-17	1.94	8	2	\$25,200
1034	231344	S017N002W14	2009-17	1.53	10	2	\$23,400

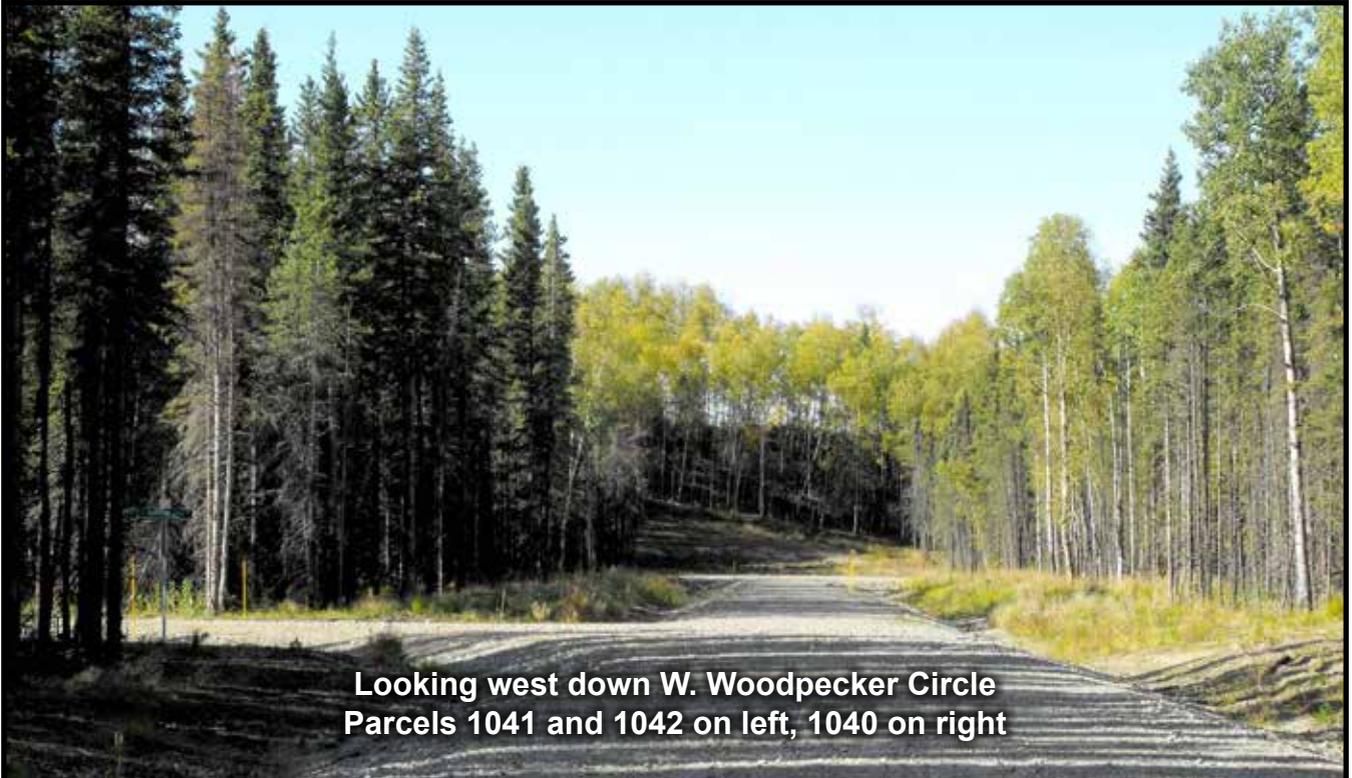




**SC
REGION**

2013 Alaska State Land Offering

Chignaki Pond Phase II ASLS 2006-12



**Looking west down W. Woodpecker Circle
Parcels 1041 and 1042 on left, 1040 on right**

LOCATION

The Chignaki Pond Phase II subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

ACCESS

Access is from the Parks Highway on Borough roads:

- North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
- North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

UTILITIES

Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2006-12.

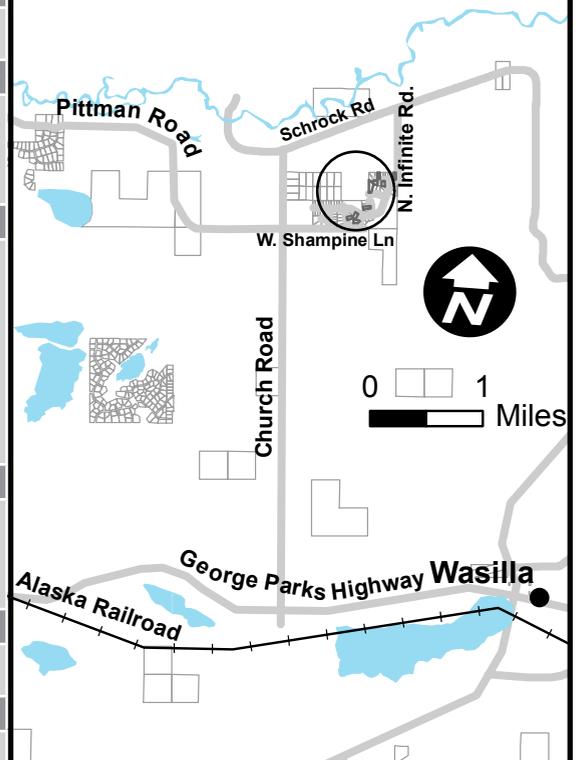
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

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.

NOTES

All roads within subdivision have been constructed.





SC
REGION

Chignaki Pond Phase II ASLS 2006-12



Typical vegetation near Parcel 1037



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1035	230325	S018N001W20	2006-12	0.95	6	4	\$22,300
1036	230327	S018N001W20	2006-12	1.09	8	4	\$21,000
1037	230331	S018N001W20	2006-12	0.96	12	4	\$21,600
1038	230336	S018N001W20	2006-12	1.06	3	5	\$21,000
1039	230343	S018N001W20	2006-12	0.92	1	7	\$21,600
1040	230349	S018N001W20	2006-12	0.92	7	7	\$18,900
1041	230353	S018N001W20	2006-12	0.97	11	7	\$17,000
1042	230355	S018N001W20	2006-12	0.98	13	7	\$19,700
1043	230361	S018N001W20	2006-12	2.06	19	7	\$29,400



**SC
REGION**

2013 Alaska State Land Offering

Chleca Lakes ASLS 2009-3



Chleca Lake

LOCATION

Located along the North Fork Kuskokwim River, approximately 20 miles north of Telida, 90 miles northeast of McGrath, and 30 miles southwest of Lake Minchumina.

ACCESS

Primary access is by float plane during the summer or by ski plane during the winter. Also by boat on the North Fork of the Kuskokwim, then overland approximately 1 mile.

UTILITIES

None.

There is no municipal water supply. 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2009-3.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Parcels are subject to a 50-foot Public Access Easement per AS 38.05.127 and a 100-foot building setback from Chleca Lake. Parcel 1045 is subject to a 50-foot section-line easement.

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.

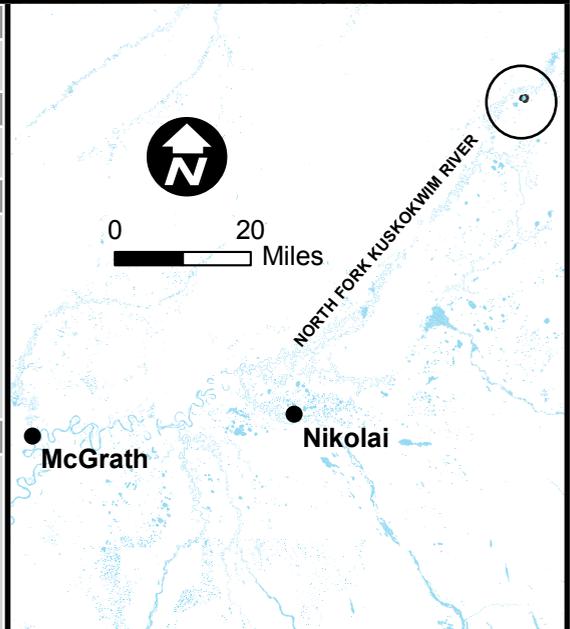
MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

Waterfront parcels.

Tentatively Approved Land. See page 6 of this brochure for more information.

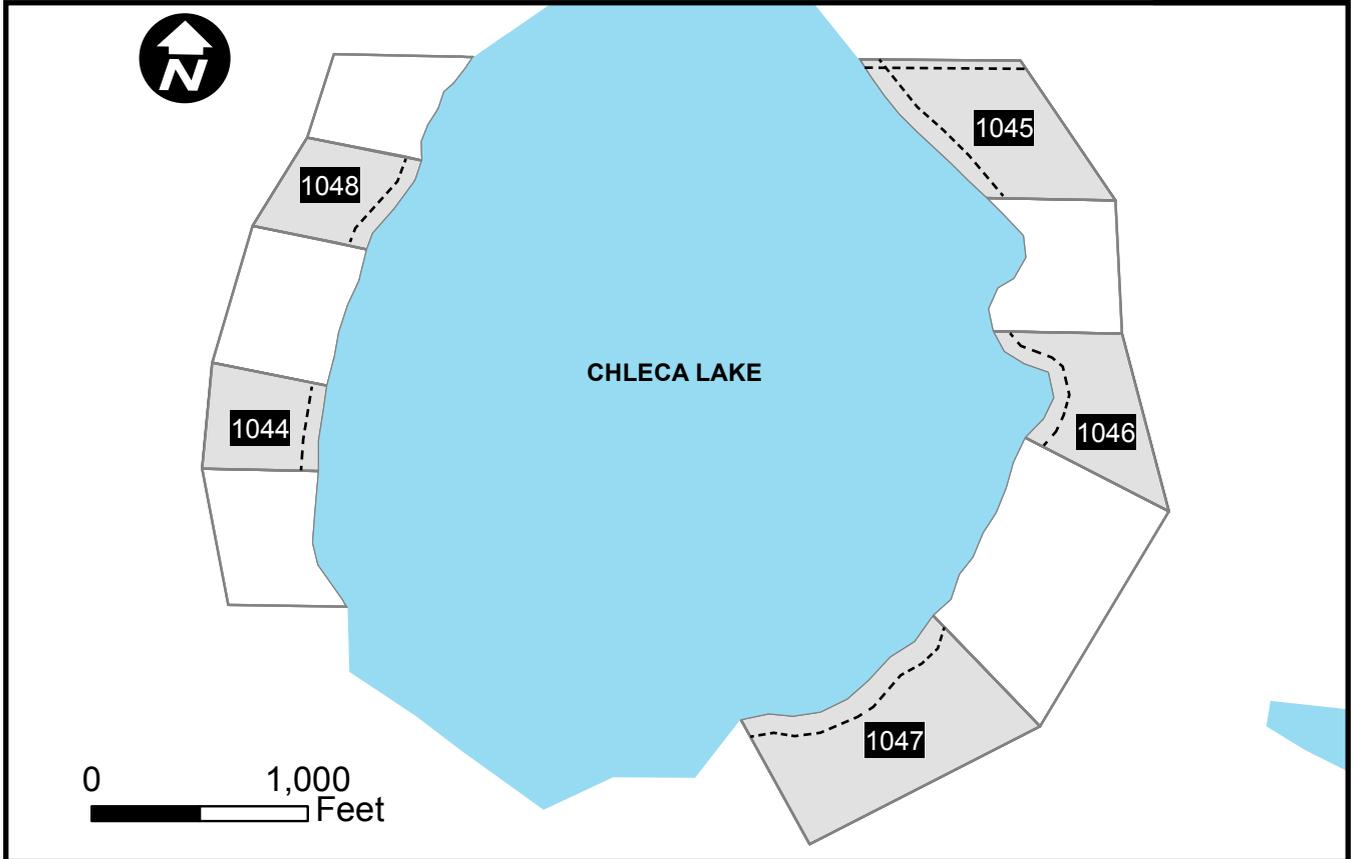


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>



SC
REGION

Chleca Lakes ASLS 2009-3



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1044	230651	K021S029E8	2009-3	5.55	G	\$9,400
1045	230652	K021S029E8	2009-3	10.16	I	\$13,000
1046	230653	K021S029E8	2009-3	7.59	K	\$11,100
1047	230656	K021S029E8	2009-3	15.01	M	\$16,600
1048	230658	K021S029E8	2009-3	5.17	E	\$8,800



Northeastern portion of Chleca Lake



**SC
REGION**

2013 Alaska State Land Offering

Copper Bluff ASLS 2006-61



**View from
Copper Bluff Subdivision**

LOCATION

The Copper Bluff Subdivision is located between Glennallen and Copper Center, on the east side of the Richardson Highway, 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

ACCESS

Access into the subdivision is from the Richardson Highway onto a brushed/partially developed platted right-of-way called Ravine Road.

UTILITIES

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

There is a 50-foot building setback off the bluff for any lots along the bluff and 20-foot utility easements for parcels 1051, 1052, and 1053. Subject to all platted easements and reservations of record. Please see ASLS 2006-61 and current status plat for up to date restrictions.

MUNICIPAL AUTHORITY

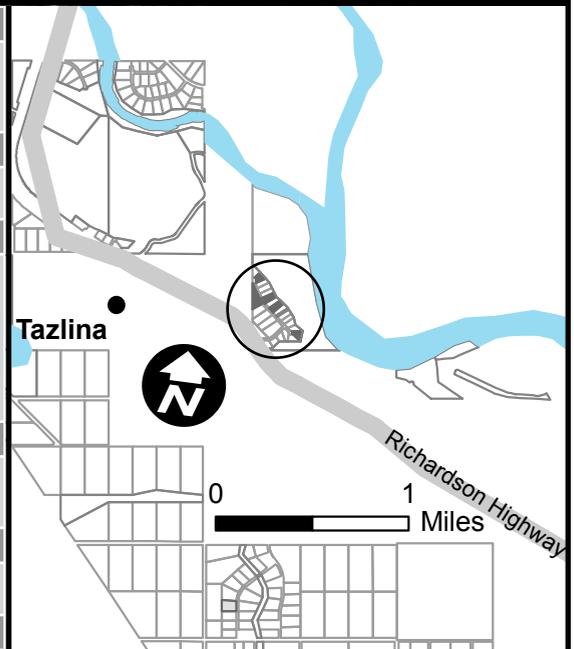
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of that portion of Ravine Road falling within the Richardson Highway right-of-way requires a permit from DOT. Additionally, a second culvert will be required within the highway right-of-way. Call (907) 822-3222 for more information.

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.

Clearing trees on State-owned land is not permitted. See page 10 of this brochure for more information.

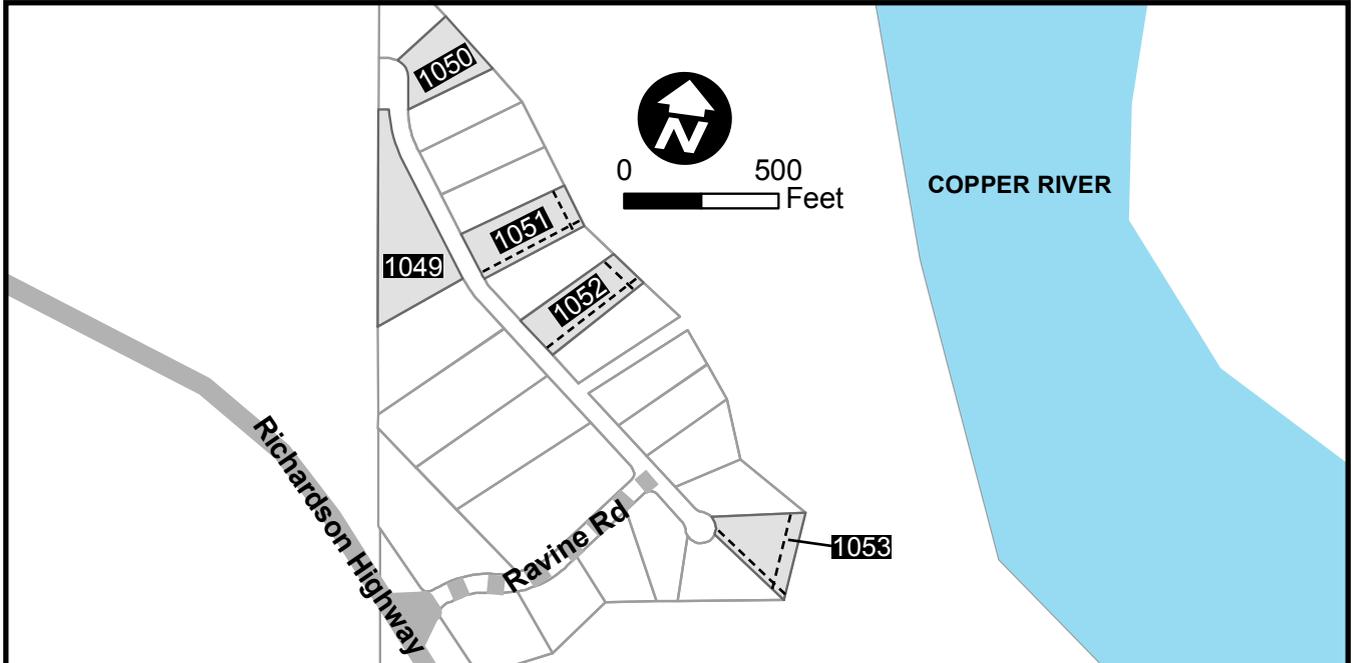


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>



SC
REGION

Copper Bluff ASLS 2006-61



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1049	230576	C003N001W16	2006-61	2.25	1	1	\$13,100
1050	230583	C003N001W16	2006-61	1.04	2	2	\$22,500
1051	230587	C003N001W16	2006-61	1.3	6	2	\$26,000
1052	230589	C003N001W16	2006-61	1.21	8	2	\$25,700
1053	230595	C003N001W16	2006-61	1.07	14	2	\$22,900



Vegetation near Parcel 1050

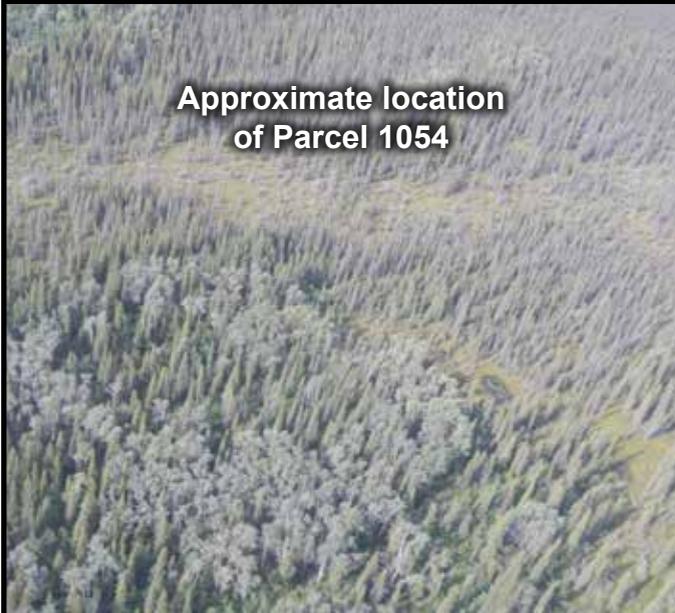


**SC
REGION**

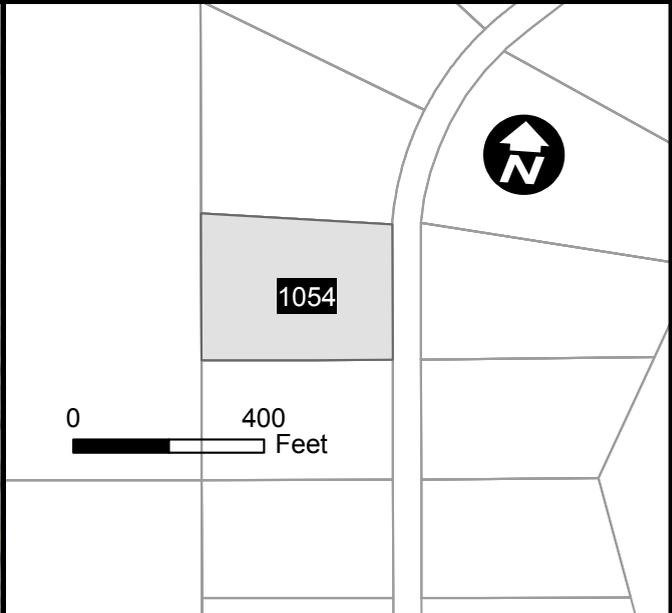
2013 Alaska State Land Offering

Copper Center OTE ASLS 79-42

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1054	204608	C003N001W27	79-42	2.67	8	8	\$5,100



**Approximate location
of Parcel 1054**



LOCATION

Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.

ACCESS

Access is along platted easements or rights-of-way from the Richardson Highway, some of which may not be developed.

UTILITIES

None.
There is no municipal water supply. 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 79-42.

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

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

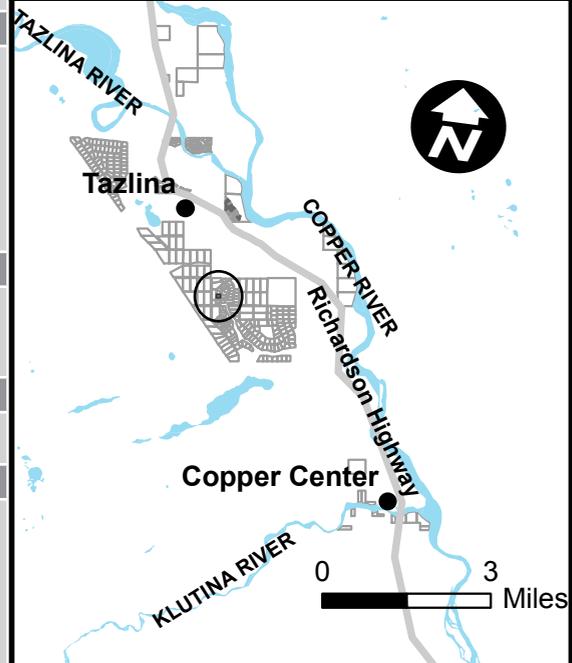
NOTES

Topography consists of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.

Soils are alluvial in nature (sandy or gravelly silt material) and include extensive formations of permafrost.

Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.

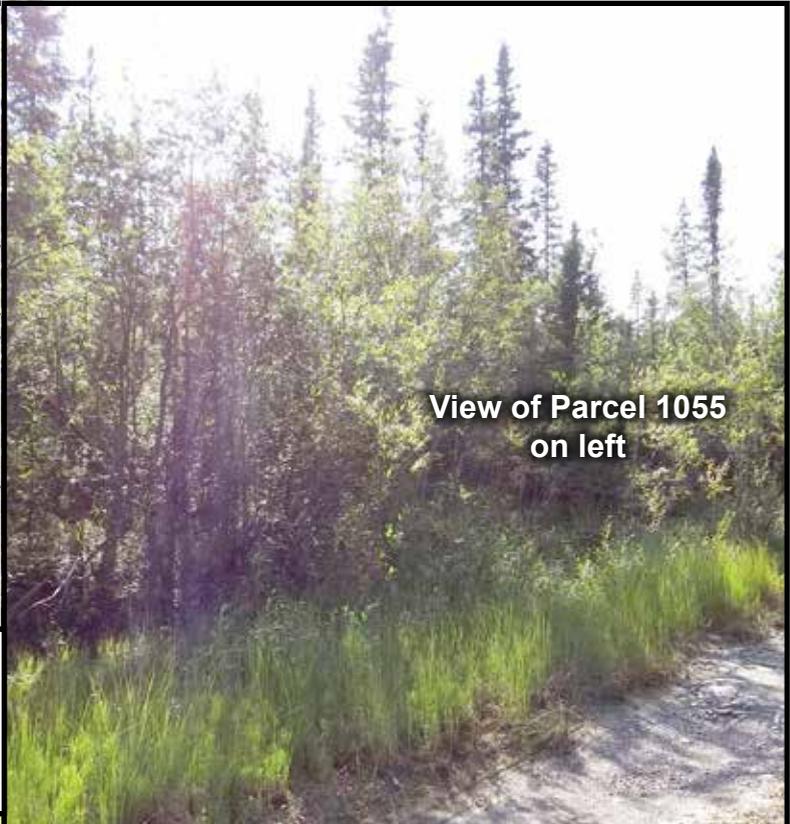
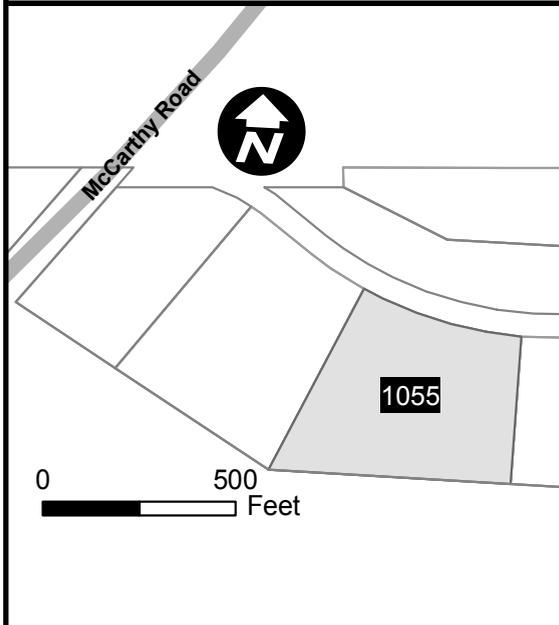
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



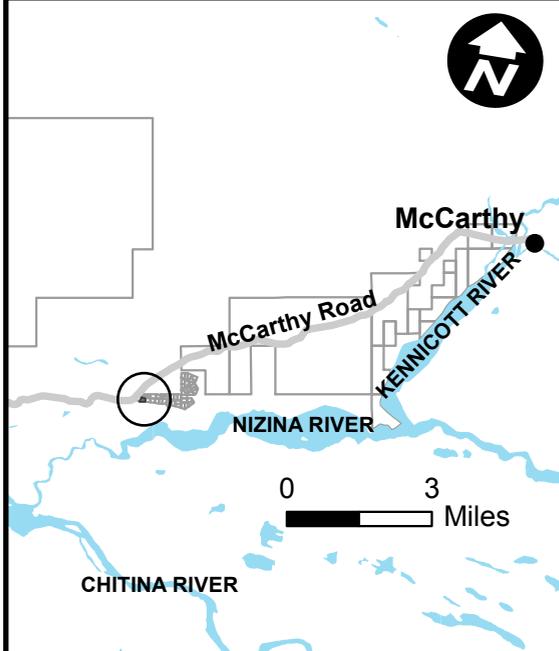


Fireweed Mountain ASLS 81-29

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1055	216536	C006S012E2	81-29	5.00	2	2	\$30,000



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
The parcel is located on the south side of McCarthy Road, approximately 9 miles from McCarthy.
ACCESS
Access to the subdivision is along McCarthy Road. This is a gravel road that is maintained, but conditions vary season to season. Access into the subdivision is by Columbine Avenue. Winter access is possible by snowmachine from Chitina.
UTILITIES
None.
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 81-29.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
None.

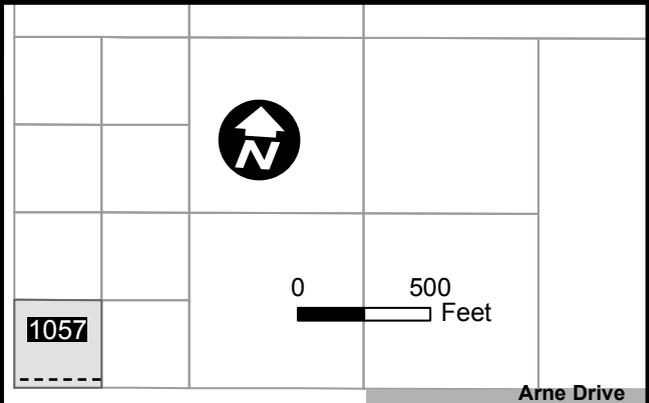
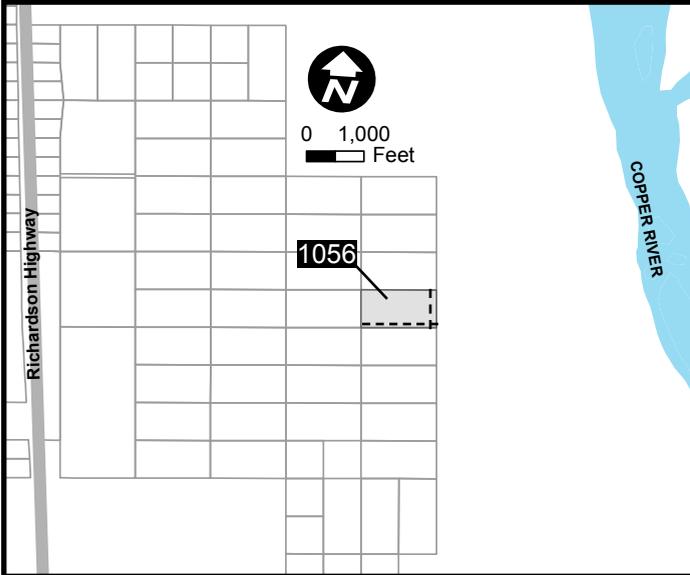


**SC
REGION**

2013 Alaska State Land Offering

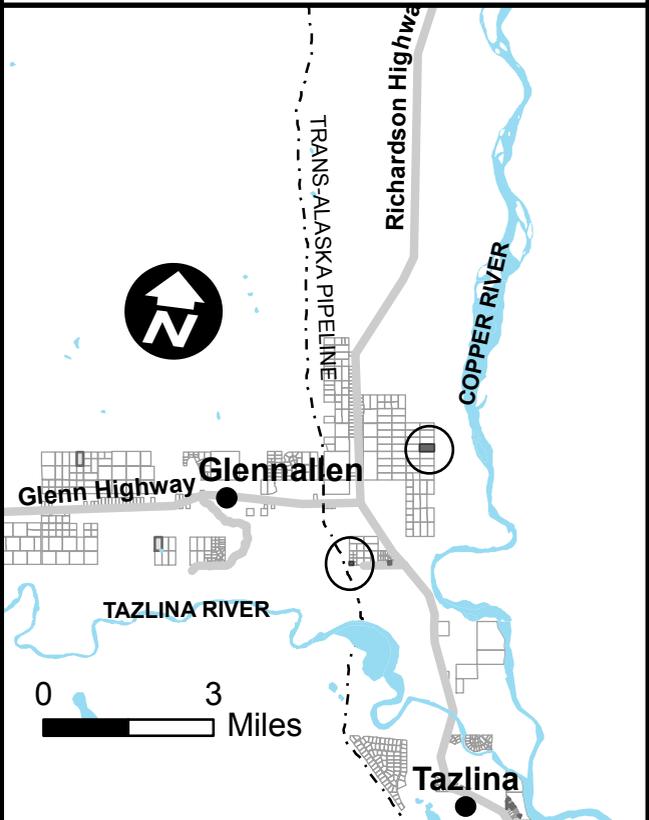
Glennallen Area I ASLS 79-144

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1056	203200	C004N001W17	79-144	20.0	45	\$16,700
1057	203336	C004N001W30	79-144	2.5	94	\$5,000



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcels are situated about three miles east of Glennallen, one parcel is located one mile south of the intersection of the Glenn and Richardson Highways. The other parcel is located northeast of the intersection.
ACCESS
Access for Parcel 1057 is from the Richardson Highway and on to Arne Drive, which is a platted, improved right-of-way, then by undeveloped section-line easements. Access to Parcel 1056 is by undeveloped section-line easements.
UTILITIES
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.
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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active and incorporated.
Both parcels are subject to 50-foot section-line easements. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 79-144.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
None.

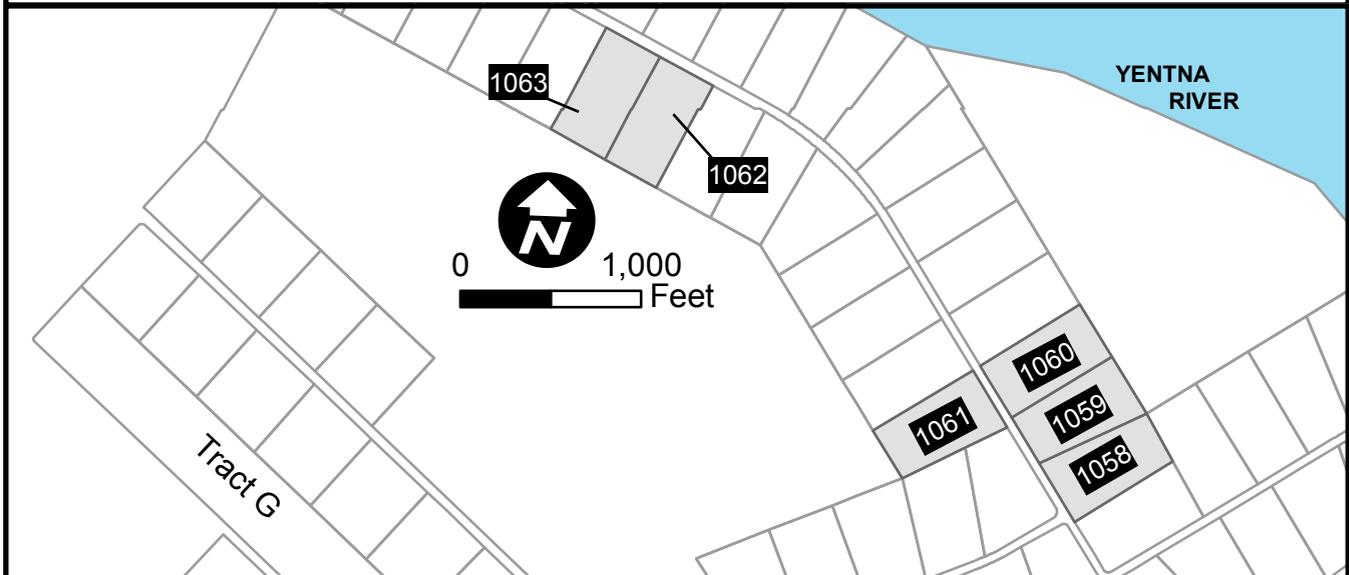




SC
REGION

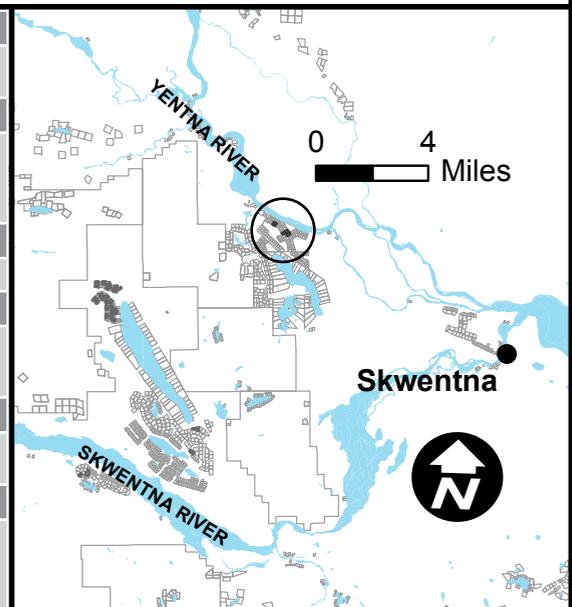
Hewitt-Whiskey Lakes I ASLS 79-148

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1058	205188	S022N012W1	79-148	5	29	3	\$4,800
1059	205189	S022N012W1	79-148	5	30	3	\$4,800
1060	205190	S022N012W1	79-148	4.999	31	3	\$4,800
1061	205256	S022N012W1	79-148	4.98	6	8	\$4,800
1062	205263	S022N,023N012W2,35	79-148	4.999	13	8	\$4,800
1063	205264	S022N,023N012W2,35	79-148	4.999	14	8	\$4,800



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
The subdivision is located between the Yentna River and Hewitt Lake, approximately 60 miles northwest of Anchorage and 8 miles northwest of Skwentna.
ACCESS
The Yentna River provides boat access during the summer or snow machine access during the winter. Aircraft access to the area is possible with floatplanes on the rivers and lakes or wheel aircraft on gravel bars or public airstrips. Conditions of landing areas are unknown. Access to individual lots is by platted rights-of-way or across unreserved State land.
UTILITIES
None.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 79-148. Parcels within this subdivision may contain wetlands and may require a permit from the U.S. Army Corps of Engineers prior to the placement of fill material.
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.
NOTES
Tract G within the subdivision has been designated for future use as a public landing strip, conditions of which are unknown.



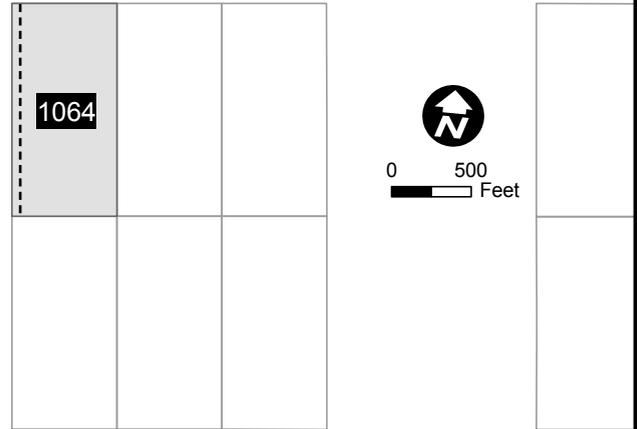


**SC
REGION**

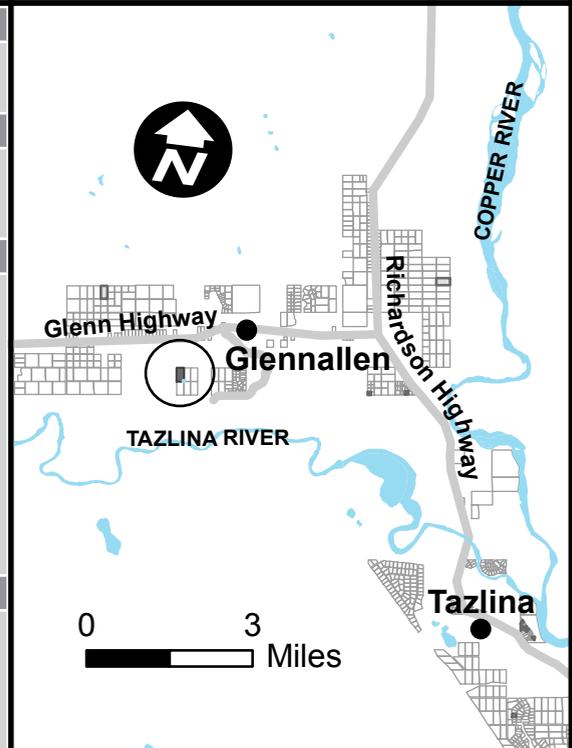
2013 Alaska State Land Offering

Glennallen II ASLS 79-251

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1064	204797	C004N002W27	79-251	19.98	1	\$17,600



LOCATION
Glennallen II is located about 180 road miles from Anchorage in the Copper River Valley. This parcel is located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn and the Richardson Highways.
ACCESS
This parcel may be accessed across unreserved State land and section-line easements from the Glenn Highway.
UTILITIES
Electricity and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines at their own expense.
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.
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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcel 1064 is subject to a 50-foot section-line easement. Subject to all platted easements and reservations of record, see ASLS 79-251.
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.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active and incorporated.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
None.



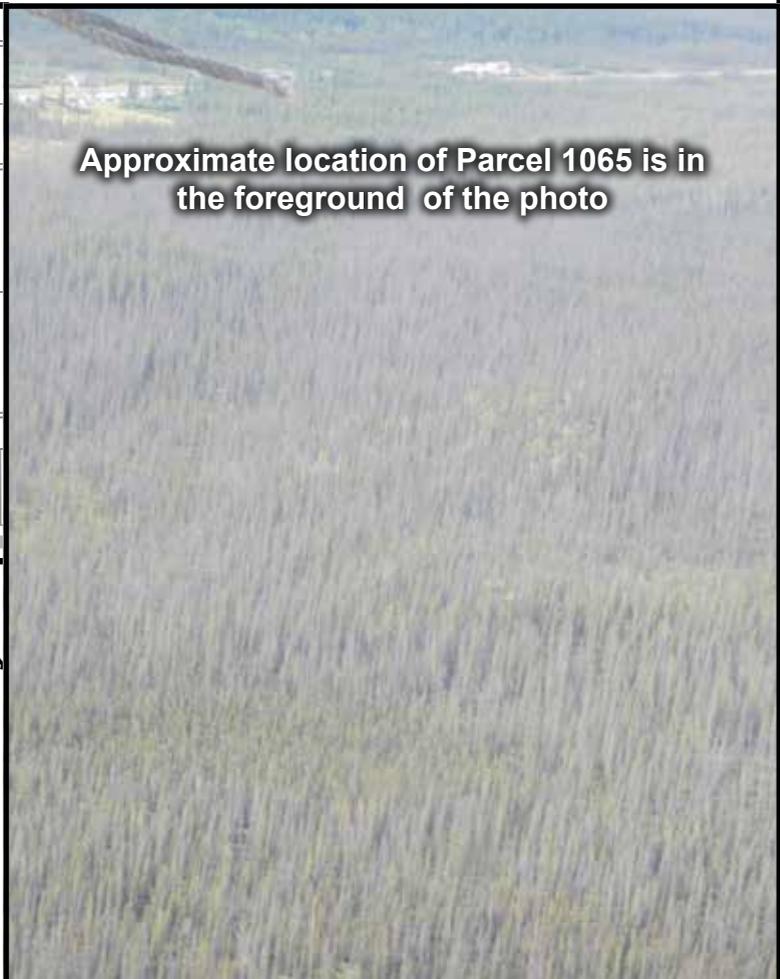
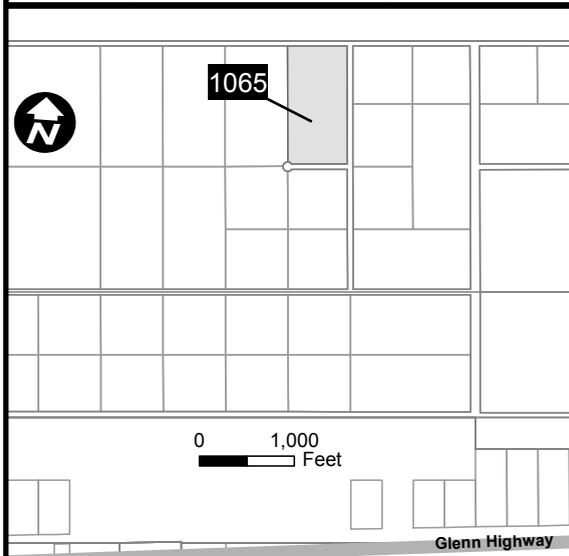
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



SC
REGION

Glennallen OTE ASLS 79-36

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1065	204741	C004N002W20	79-36	17.9	5	\$16,100



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
Located near Glennallen at about mile 183 on the Glenn Highway, east of Anchorage and approximately 5.5 miles west of the intersection with the Richardson Highway.
ACCESS
Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
UTILITIES
None.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 79-36.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
NO LOT CORNERS WERE SET DURING THE SURVEY.



**SC
REGION**

2013 Alaska State Land Offering

Happy Creek ASLS 2009-11



Corner of Parcel 1066

LOCATION

The Happy Creek subdivision is located near the community of Happy Valley, about 12 miles northeast of Anchor Point and approximately 8 miles southwest of Ninilchik.

ACCESS

Access to the subdivision is from the Sterling Highway via Tim Avenue, a gravel road. Tim Avenue joins the Sterling Highway at approximately mile 142.5. Access into the parcels is walk-in along the platted road, Jacob Samuel Street, which runs south from Tim Avenue.

UTILITIES

Electricity and telephone service are available along the Sterling Highway and part way down Tim Avenue. Purchasers will be responsible for extending the existing power lines at their own expense.

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.

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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried sewage only (outhouses and privies). Soil conditions, water table, levels, and soil slopes have been found suitable for onsite wastewater treatment and disposal systems for single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcels are subject to a 20-foot building setback along all rights-of-way, a 25-foot building setback from the eastern boundary of all lots, and a 10-foot building setback from all side lot lines.

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.

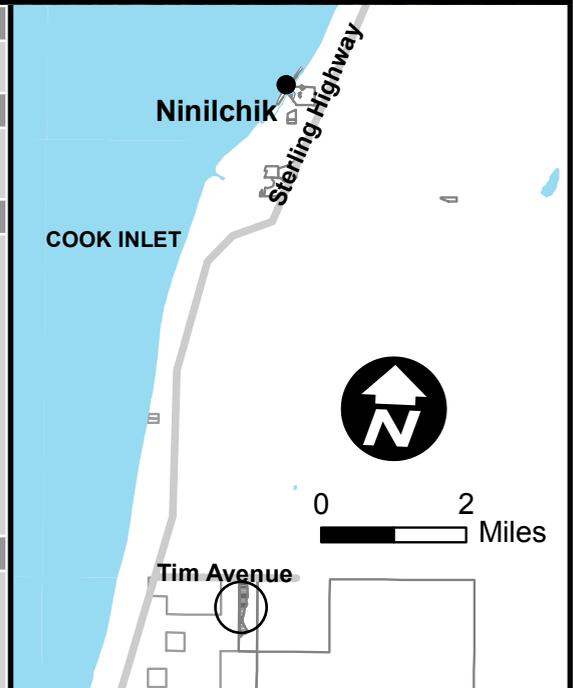
Subject to all platted easements and reservations of record, see ASLS 2009-11.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Kenai Peninsula Borough, and are subject to applicable local ordinances and property assessments.

NOTES

Close to Cook Inlet and the community of Homer.

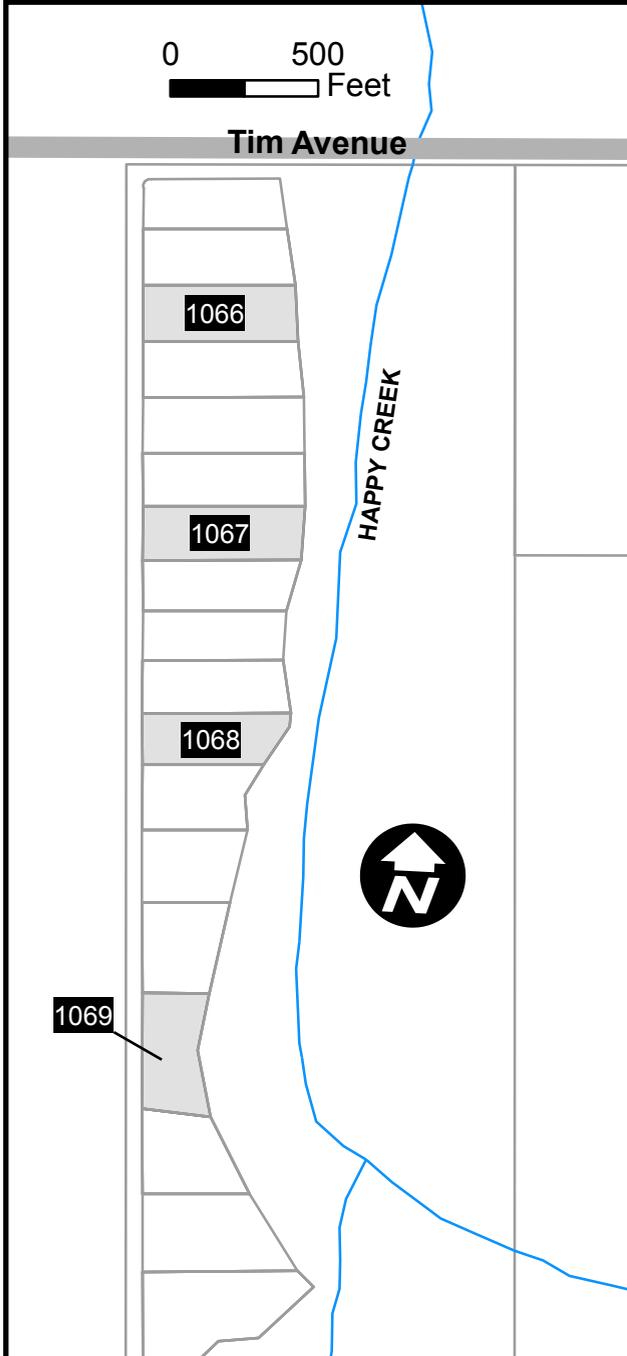


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Happy Creek ASLS 2009-11

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1066	231136	S003S014W4	2009-11	2.268	3	\$13,400
1067	231140	S003S014W4	2009-11	2.255	7	\$13,300
1068	231144	S003S014W4	2009-11	1.839	11	\$10,900
1069	231148	S003S014W4	2009-11	1.912	15	\$11,300





SC REGION

2013 Alaska State Land Offering

High Mountain Lakes ASLS 80-154

LOCATION

This subdivision is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

ACCESS

Primary access to this subdivision is by float plane.

Additional access routes may be across unreserved State-owned 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.

UTILITIES

Water for domestic use may be obtained by well or from the collection of surface water from small streams or lakes in the area or by rainwater roof catchment systems. The quality of the water in the area lakes is unknown.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried type sewage disposal systems.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-154.

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 588 on Page 954.

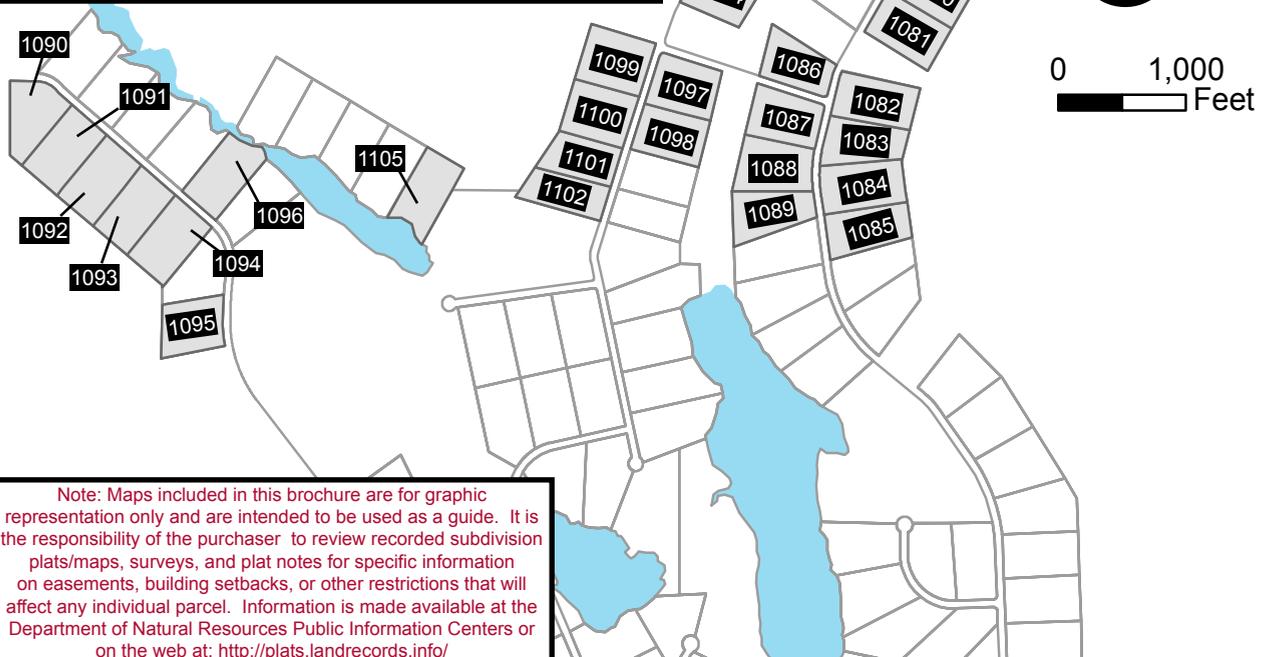
The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

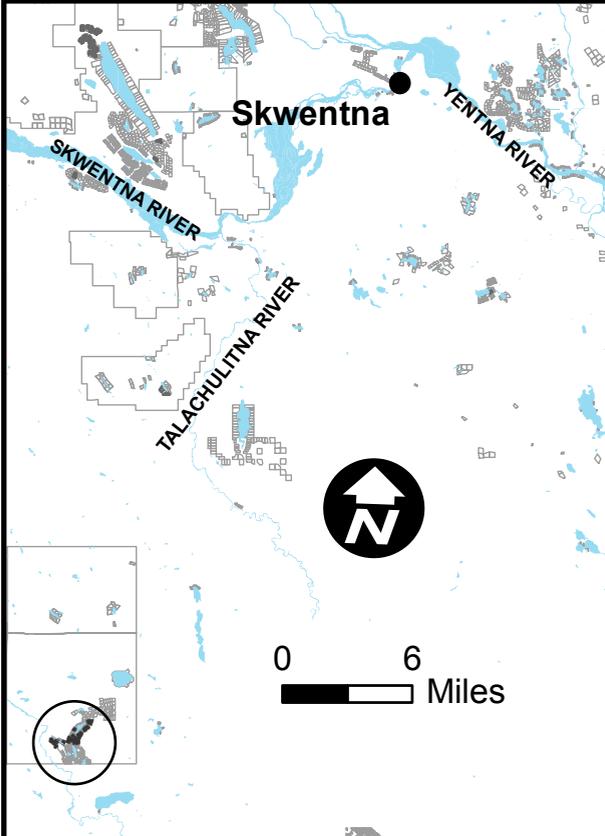
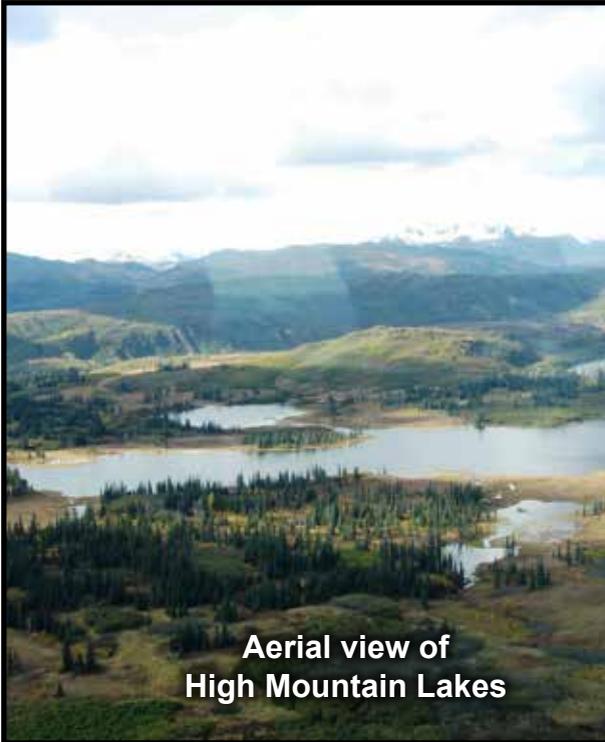
None.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



High Mountain Lakes ASLS 80-154



PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1070	210379	S017N013W27	4.17	1	2	\$3,400
1071	210574	S017N013W27	4.98	1	1	\$3,700
1072	210575	S017N013W27	4.98	2	1	\$3,700
1073	210576	S017N013W27	4.95	3	1	\$3,700
1074	210578	S017N013W27	5.00	2	4	\$3,800
1075	210579	S017N013W27	4.99	3	4	\$3,700
1076	210580	S017N013W27	4.99	4	4	\$3,700
1077	210581	S017N013W27	4.98	5	4	\$3,700
1078	210583	S017N013W27	4.79	1	5	\$3,600
1079	210584	S017N013W27	4.53	2	5	\$3,400
1080	210585	S017N013W27	4.93	3	5	\$3,700
1081	210586	S017N013W27	4.99	4	5	\$3,700
1082	210587	S017N013W27	4.94	1	7	\$3,700
1083	210588	S017N013W27	4.31	2	7	\$3,200
1084	210589	S017N013W27	5.00	3	7	\$3,800
1085	210590	S017N013W27	5.00	4	7	\$3,800
1086	210593	S017N013W27	4.04	1	8	\$3,000
1087	210594	S017N013W27	4.92	1	9	\$3,700
1088	210595	S017N013W27	4.93	2	9	\$3,700
1089	210596	S017N013W27	4.76	3	9	\$3,600
1090	210639	S017N013W27	4.52	1	26	\$3,400
1091	210640	S017N013W27	4.89	2	26	\$3,700
1092	210641	S017N013W27	4.89	3	26	\$3,700
1093	210642	S017N013W27	4.89	4	26	\$3,700
1094	210643	S017N013W27	4.89	5	26	\$3,700
1095	210645	S017N013W33	4.85	7	26	\$3,600
1096	210650	S017N013W27	5.00	5	27	\$4,100
1097	210664	S017N013W27	4.70	1	32	\$3,500
1098	210665	S017N013W27	4.76	2	32	\$3,600
1099	210668	S017N013W27	4.99	1	33	\$3,700
1100	210669	S017N013W27	4.99	2	33	\$3,700
1101	210670	S017N013W27	4.16	3	33	\$3,100
1102	210671	S017N013W27	4.08	4	33	\$3,100
1103	210673	S017N013W27	4.75	2	34	\$3,200
1104	210679	S017N013W27	4.97	2	35	\$3,700
1105	210685	S017N013W27	4.57	5	28	\$3,400

HIGH MOUNTAIN LAKES
ALASKA STATE LAND SURVEY 80-154



**SC
REGION**

2013 Alaska State Land Offering

Kahiltna Flats ASLS 80-175



**Aerial view of
Kahiltna Flats Subdivision**

LOCATION

Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

ACCESS

Access is limited to small float planes, although there are only a few lakes in the area large enough to serve as float plane access. Potential access by riverboat up the Yentna and then hike or ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.

UTILITIES

None.

There is no municipal water supply. 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.

This subdivision has been approved by DEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, no individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of DEC.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-175 and EV 2-183.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners' Association, if active.

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.

MUNICIPAL AUTHORITY

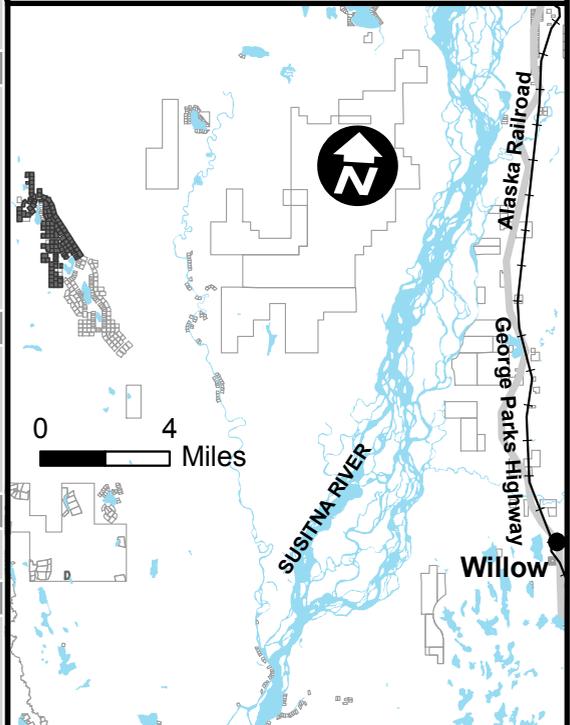
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

Area is nearly level, supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

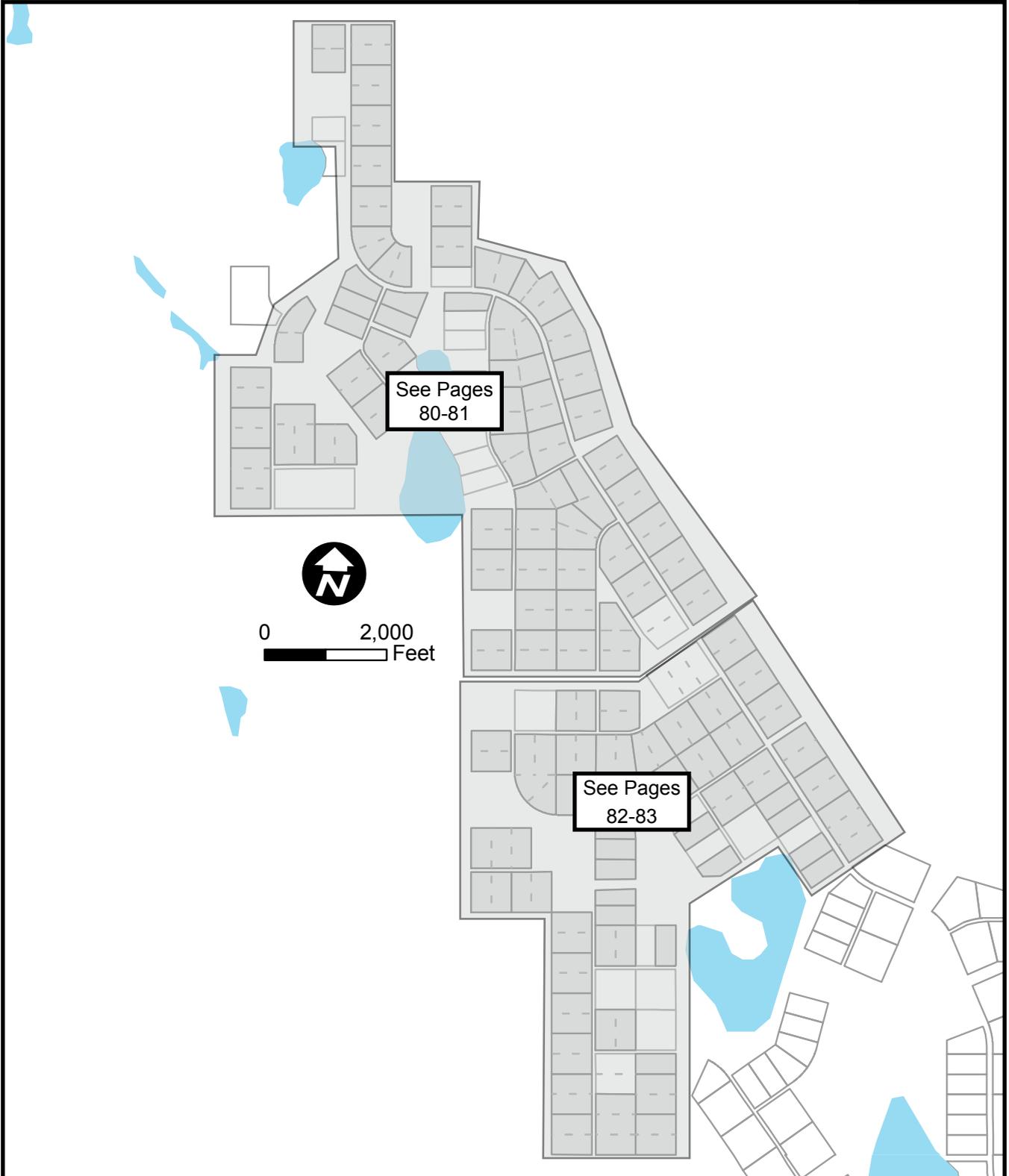
Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





Kahiltna Flats ASLS 80-175



0 2,000
Feet



Kahiltna Flats ASLS 80-175



Lake in northern portion of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1106	213430	15	10	1,2	1	\$6,800
1107	213434	22	10	9,10	1	\$7,200
1108	213435	22	10	11,12	1	\$7,900
1109	213436	15	10	1,2	2	\$7,900
1110	213437	15	10	3,4	2	\$7,200
1111	213438	15	10	5,6	2	\$7,200
1112	213439	15	10	7,8	2	\$7,200
1113	213440	22	10	9,10	2	\$7,200
1114	213441	22	7.99	11,12	2	\$6,500
1115	213442	22	7.99	13,14	2	\$6,500
1116	213444	22	10	16,17	2	\$6,800
1117	213445	22	10	18,19	2	\$6,800
1118	213446	22	10	10,11	3	\$7,200
1119	213447	22	4.82	12	3	\$4,800
1120	213448	22	5	13	3	\$4,800
1121	213449	22	5	14	3	\$4,800
1122	213450	22	5	23	3	\$4,800
1123	213451	22	5	24	3	\$4,800
1124	213452	22	4.99	25	3	\$4,800
1125	213459	27	10	42,43	3	\$6,800
1128	213462	26	10	6,7	5	\$7,200
1129	213463	26	10	8,9	5	\$7,200
1131	213466	26, 27	10	14,15	5	\$7,200
1132	213467	26, 27	10	16,17	5	\$7,200
1133	213468	26	9.96	1,2	6	\$7,200
1134	213469	26	10	3,4	6	\$7,200
1136	213473	26	14.17	12,13,14	6	\$9,100
1148	213485	22	9.98	1,2	8	\$7,200
1149	213486	22, 23	13.5	3,4,5	8	\$8,900

Kahiltna Flats
 Alaska State Land Survey 80-175
 Parcels are located in
 Seward Meridian, Township 21 North, Range 7 West

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1150	213487	22, 23	9.98	6,7	8	\$7,200
1151	213488	23	10	8,9	8	\$7,200
1152	213489	23	10	10,11	8	\$7,200
1153	213490	23	9.84	12,13	8	\$7,100
1154	213491	23, 26	10	14,15	8	\$7,200
1155	213492	23, 26	10	16,17	8	\$7,200
1156	213493	26	10	18,19	8	\$7,200
1157	213494	26	10	20,21	8	\$7,200
1192	213652	22	15	13, 14,15	1	\$9,400
1193	213654	22	10	5,6	3	\$7,200
1194	213655	22	15	7,8,9	3	\$9,400
1195	213656	22	9.96	15,16	3	\$7,200
1196	213657	22	10	17,18	3	\$15,000
1197	213659	22	9.66	21,22	3	\$14,500
1198	213665	27	10	36,37	3	\$15,000
1199	213666	27	10	38,39	3	\$15,000
1200	213667	22	14.99	1,2,13	4	\$9,400
1201	213668	22	9.81	3,12	4	\$7,100
1202	213669	22, 23	9.54	4,5	4	\$6,900
1203	213670	22, 23	9.83	6,7	4	\$7,100
1204	213671	22	10	8,9	4	\$7,200
1205	213672	22	9.99	10,11	4	\$7,200
1206	213673	23, 26	9.79	1,24	5	\$7,200
1207	213674	23, 26	9.93	2,3	5	\$7,100
1208	213675	26	10	4,5	5	\$7,200
1209	213676	26, 27	10	18,19	5	\$7,200
1210	213677	26, 27	9.99	20,21	5	\$7,200
1211	213678	22, 23	10	22,23	5	\$7,200

Kahiltna Flats
 Alaska State Land Survey 80-175
 Parcels are located in
 Seward Meridian, Township 21 North, Range 7 West



SC
REGION

2013 Alaska State Land Offering

Kahiltna Flats ASLS 80-175





Kahiltna Flats ASLS 80-175



Mona Lake in
Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1126	213460	27	10	44,45	3	\$6,800
1127	213461	27, 34	15	46,47, 48	3	\$9,400
1130	213464	26	10	10,11	5	\$7,200
1135	213472	26	9.91	10,11	6	\$7,100
1137	213474	26, 27	17.44	1,2, 24,25	7	\$10,400
1138	213475	26	10	3,4	7	\$7,200
1139	213476	26	9.48	5,6	7	\$6,800
1140	213477	26	9	7,8	7	\$6,500
1141	213478	26	10	9,10	7	\$7,200
1142	213479	26	10	11,12	7	\$7,200
1143	213480	26	10	13,14	7	\$7,200
1144	213481	26	10	15,16	7	\$7,200
1145	213482	26	9.76	17,18	7	\$7,000
1146	213483	26	14.5	19,20, 21	7	\$9,300
1147	213484	26	10	22,23	7	\$7,200
1158	213495	26	10	22,23	8	\$7,200
1159	213496	26	10	24,25	8	\$7,200
1160	213497	26	10	26,27	8	\$7,200
1161	213498	26	10	28,29	8	\$7,200
1162	213499	26	10	30,31	8	\$7,200
1163	213500	25, 26, 35, 36	15	32,33, 34	8	\$9,400
1164	213504	26, 35	5	1	9	\$4,800
1165	213505	35	5	2	9	\$4,800
1166	213506	35	5	3	9	\$4,800

Kahiltna Flats
Alaska State Land Survey 80-175
Parcels are located in
Seward Meridian, Township 21 North, Range 7 West

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1167	213507	35	3.86	4	9	\$4,800
1168	213508	35	5	5	9	\$4,800
1169	213509	35	10	6,7	9	\$7,200
1170	213511	35	5	9	9	\$8,000
1171	213514	35	10	14,15	9	\$7,200
1172	213526	35	5	28	9	\$9,000
1173	213527	35	5	29	9	\$9,000
1174	213529	26, 35	5	31	9	\$4,800
1175	213530	26	5	32	9	\$4,800
1176	213531	26	10	33,34	9	\$7,200
1177	213532	26	10	35,36	9	\$7,200
1178	213534	35	4.56	39	9	\$8,000
1179	213536	26, 35	5	41	9	\$4,800
1180	213538	34	10	1,2	10	\$7,200
1181	213539	34	10	3,4	10	\$7,200
1182	213540	35	10	7,8	10	\$6,800
1183	213541	35	10	9,10	10	\$6,800
1184	213542	35	10	11,12	10	\$7,200
1185	213543	35	10	13,14	10	\$7,200
1186	213544	35	10	15,16	10	\$7,200
1187	213545	35	10	17,18	10	\$7,200
1188	213547	35	15	3,4, 5	11	\$9,400
1189	213548	35	10	6,7	11	\$7,200
1190	213549	35	10	8,9	11	\$7,200
1191	213550	35	5	10	11	\$4,800

Kahiltna Flats
Alaska State Land Survey 80-175
Parcels are located in
Seward Meridian, Township 21 North, Range 7 West



**SC
REGION**

2013 Alaska State Land Offering

Kenney Lake ASLS 81-193



**Kenney Lake Loop
Road**

LOCATION

Situated on the north and south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.

ACCESS

Parcels 1216 and 1217 are accessible utilizing the platted right-of-way, Kenney Lake Loop Road, a dirt/gravel road. Access to Parcels 1212-1215 is via 30-foot common access easements along property lines extended through State Tract G.

UTILITIES

Electricity and telephone hookups are available to the subdivision south of the highway.

There may be Public Water Systems (PWS) within a nearby Drinking Water Protection Area (DWPA). Such PWS are monitored by DEC Drinking Water Program. Activities that occur within a DWPA may lead to increased monitoring for potential contaminants. DEC recommends that the affected PWS owner/operator be notified of planned activities within the area. See pages 12-13 of this brochure for more information.

RESTRICTIONS

Subject to platted easements and reservations of record, see ASLS 81-193. 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.

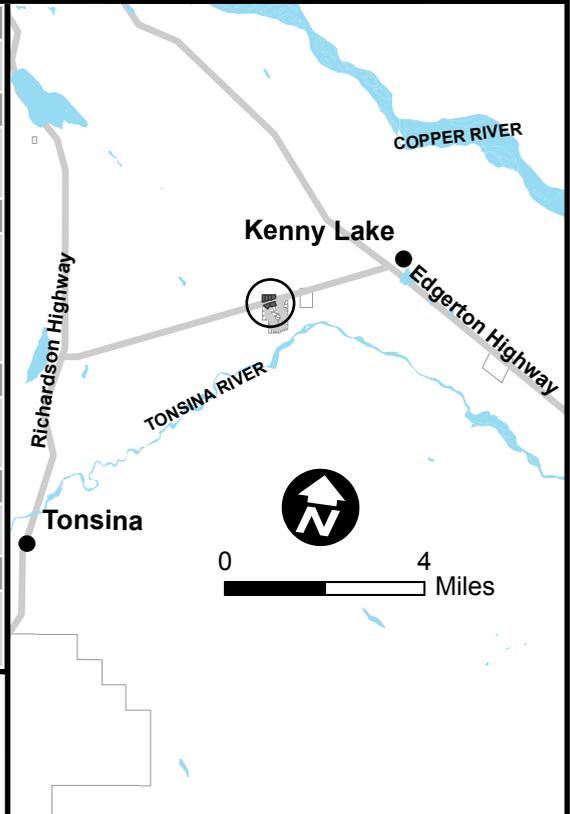
MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

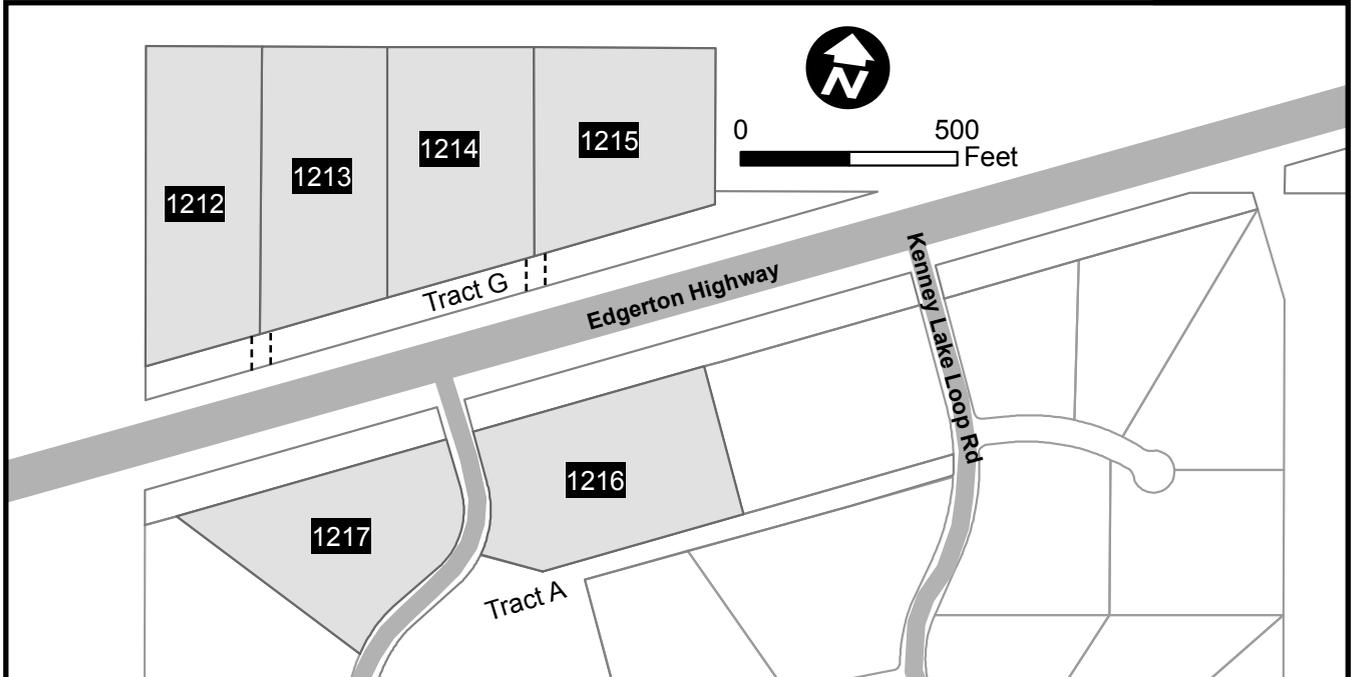
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Kenney Lake Subdivision Homeowners' Association, created to govern said subdivision, if active. Covenants are recorded in the Chitna Recording District in Book 13, Page 463.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>





Kenney Lake ASLS 81-193



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1212	228464	C002S002E3	ASLS 81-193	4.281	1	1	\$15,000
1213	228465	C002S002E3	ASLS 81-193	4.165	2	1	\$14,700
1214	228466	C002S002E3	ASLS 81-193	4.181	3	1	\$14,000
1215	228467	C002S002E3	ASLS 81-193	4.066	4	1	\$14,400
1216	228469	C002S002E3	ASLS 81-193	4.56	21	2	\$17,400
1217	228481	C002S002E3	ASLS 81-193	3.867	31	3	\$15,500



View of Parcel 1216



View of Parcel 1217



**SC
REGION**

2013 Alaska State Land Offering

Kutna Creek ASLS 80-157



**North end of lake within
Kutna Creek Subdivision**

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float-plane to an unnamed lake located in the center of the subdivision and then to individual parcels along platted rights-of-way. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section-line easements to the eastern side of the subdivision.

UTILITIES

None.

There is no municipal water supply. 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.

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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

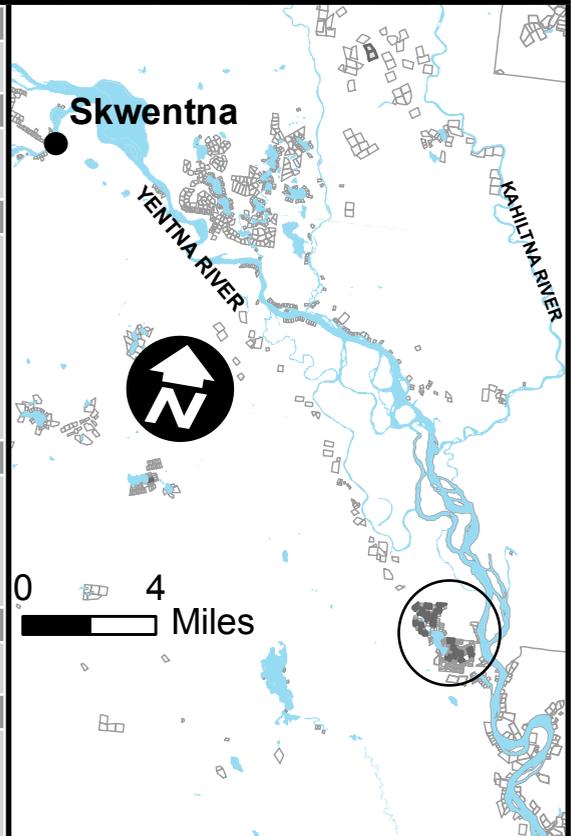
MUNICIPAL AUTHORITY

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.

NOTES

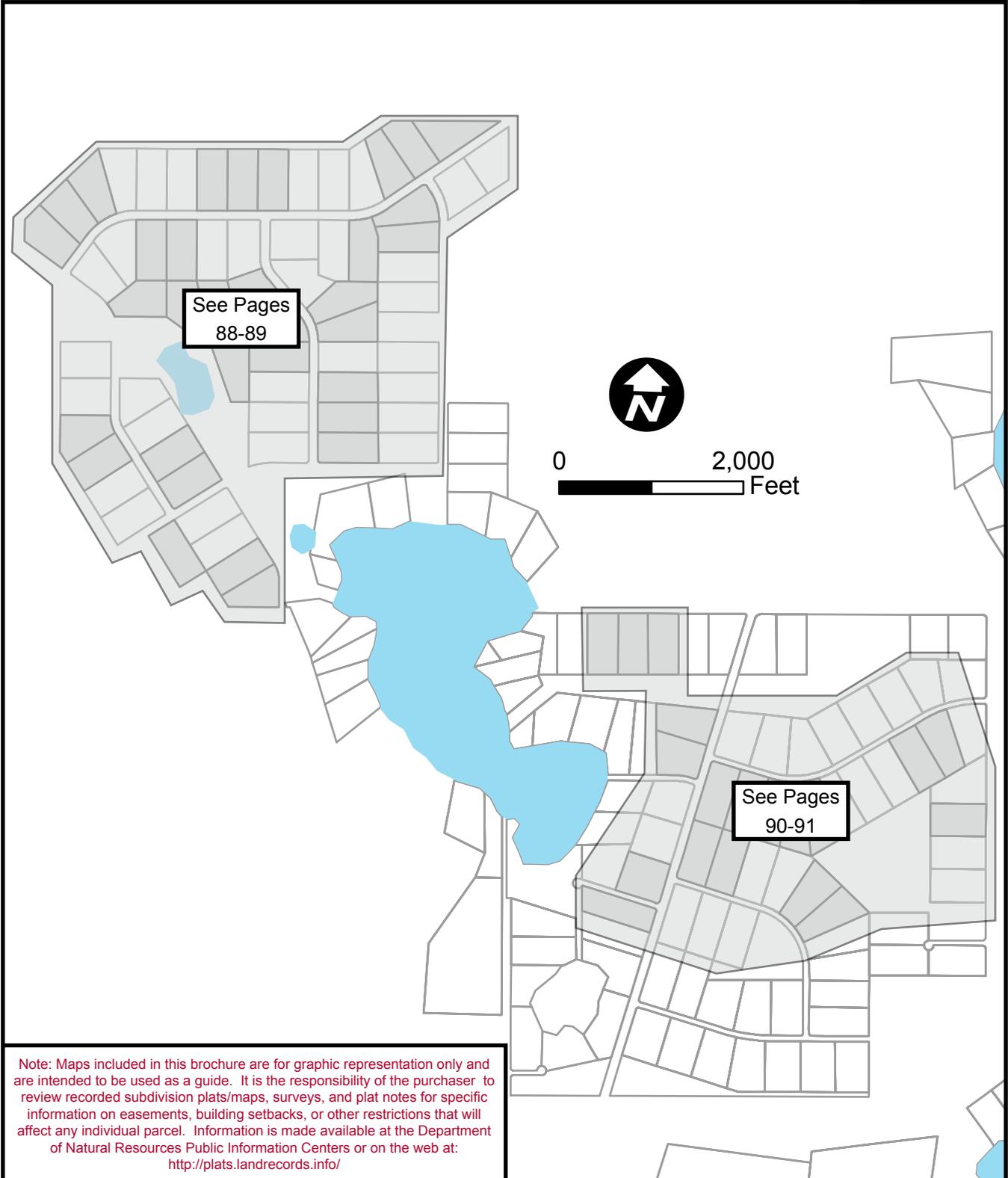
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.





Kutna Creek ASLS 80-157



See Pages
88-89

See Pages
90-91

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



SC
REGION

2013 Alaska State Land Offering

Kutna Creek ASLS 80-157



2013 Alaska State Land Offering



**SC
REGION**

Kutna Creek ASLS 80-157



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1218	211365	S020N008W32	80-157	4.994	1	1	\$4,800
1219	211366	S020N008W32	80-157	4.939	2	1	\$4,800
1220	211367	S020N008W32	80-157	4.999	3	1	\$4,800
1221	211371	S020N008W32	80-157	5	7	1	\$4,100
1222	211372	S020N008W32	80-157	5	8	1	\$3,800
1223	211373	S020N008W32	80-157	5	9	1	\$3,800
1224	211377	S020N008W32	80-157	4.599	13	1	\$4,100
1225	211378	S020N008W32	80-157	4.758	14	1	\$3,800
1226	211379	S020N008W32	80-157	4.964	15	1	\$3,800
1227	211386	S020N008W32	80-157	4.14	1	4	\$4,800
1228	211387	S020N008W32	80-157	4.958	2	4	\$4,800
1229	211394	S020N008W32	80-157	4.996	10	4	\$4,800
1230	211395	S020N008W32	80-157	5	11	4	\$4,600
1231	211396	S020N008W32	80-157	5	12	4	\$4,800
1232	211398	S020N008W32	80-157	4.938	14	4	\$4,800
1233	211399	S020N008W32	80-157	4.905	15	4	\$4,800
1234	211403	S020N008W32	80-157	4.896	19	4	\$4,800
1235	211406	S020N008W32	80-157	5	3	5	\$4,800
1236	211407	S020N008W32	80-157	5	4	5	\$4,800
1237	211410	S020N008W32	80-157	4.87	7	5	\$4,800
1238	211411	S020N008W32	80-157	4.852	8	5	\$4,800
1239	211412	S020N008W32	80-157	4.984	9	5	\$5,300
1240	211413	S020N008W32	80-157	4.792	10	5	\$5,300
1241	211416	S020N008W32	80-157	4.982	13	5	\$4,800
1242	211417	S020N008W32	80-157	4.977	14	5	\$4,800
1243	211421	S020N008W32	80-157	4.924	18	5	\$4,800
1244	211422	S020N008W32	80-157	4.759	19	5	\$4,800
1245	211423	S020N008W32	80-157	4.891	20	5	\$5,300
1246	211426	S020N008W32	80-157	4.999	3	7	\$4,800
1247	211427	S020N008W32	80-157	4.255	4	7	\$4,800
1248	211428	S020N008W32	80-157	4.999	5	7	\$3,800
1249	213345	S020N008W32	80-157	4.977	3	6	\$4,800
1250	213346	S020N008W32	80-157	4.982	4	6	\$4,600



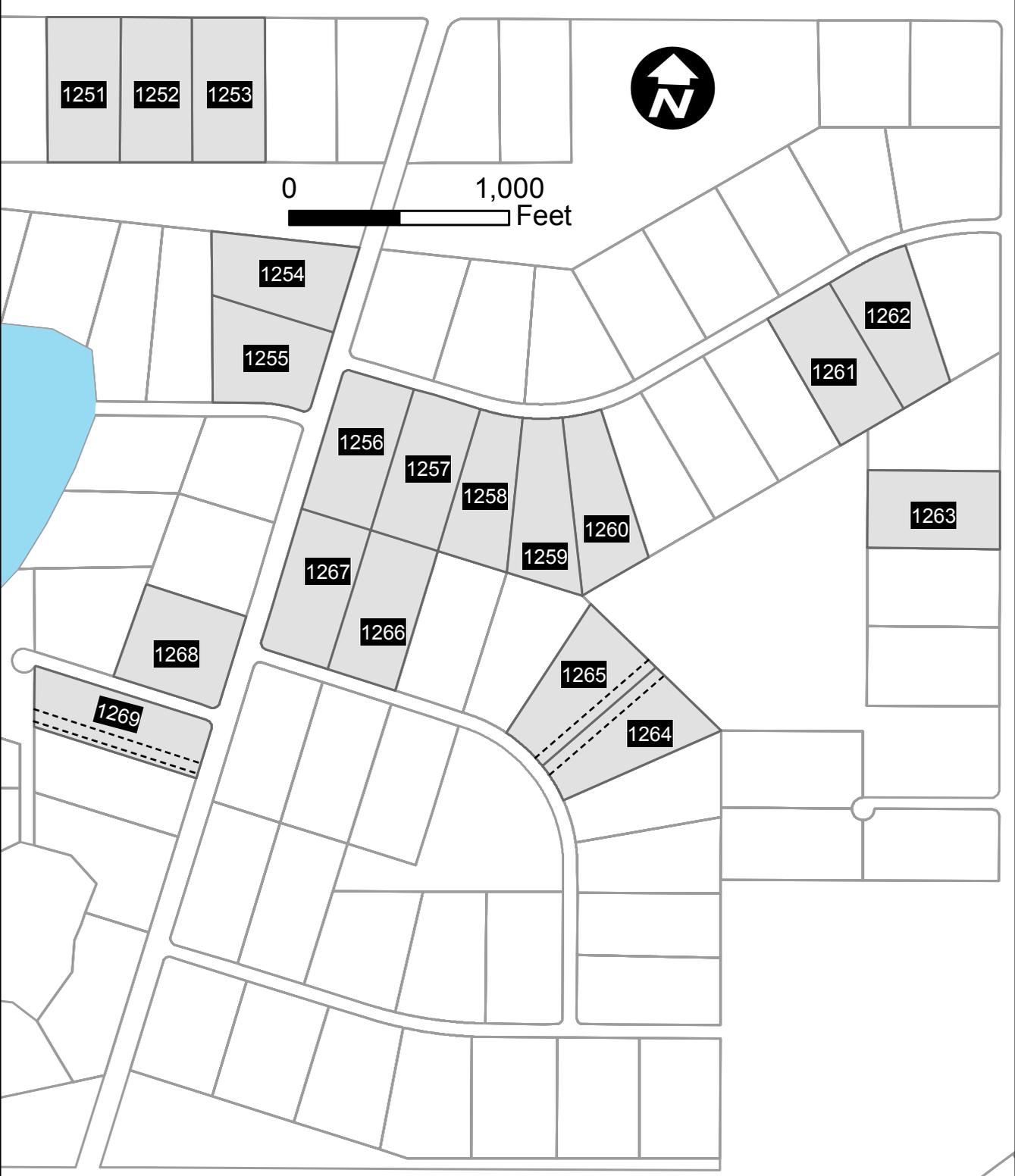
SC
REGION

2013 Alaska State Land Offering

Kutna Creek ASLS 80-157



0 1,000 Feet





Kutna Creek ASLS 80-157



South end of lake within
Kutna Creek Subdivision

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1251	211431	S019N008W4	80-157	5	3	8	\$4,800
1252	211432	S019N008W4	80-157	5	4	8	\$4,800
1253	211433	S019N008W4	80-157	5	5	8	\$4,800
1254	211436	S019N008W4	80-157	4.751	8	8	\$4,800
1255	211437	S019N008W4	80-157	4.865	9	8	\$4,800
1256	213349	S019N008W4	80-157	4.994	1	10	\$4,800
1257	213350	S019N008W4	80-157	4.999	2	10	\$4,800
1258	213351	S019N008W4	80-157	3.97	3	10	\$4,800
1259	213352	S019N008W4	80-157	4.466	4	10	\$4,800
1260	213353	S019N008W4	80-157	4.407	5	10	\$4,800
1261	213357	S019N008W4	80-157	5	9	10	\$4,800
1262	213358	S019N008W4	80-157	4.786	10	10	\$4,800
1263	213361	S019N008W4	80-157	4.999	13	10	\$4,800
1264	213371	S019N008W4	80-157	4.794	23	10	\$4,800
1265	213372	S019N008W4	80-157	4.998	24	10	\$4,800
1266	213375	S019N008W4	80-157	4.999	27	10	\$4,800
1267	213376	S019N008W4	80-157	4.994	28	10	\$4,800
1268	213394	S019N008W4	80-157	4.94	3	13	\$4,800
1269	213396	S019N008W4	80-157	4.89	5	13	\$4,300

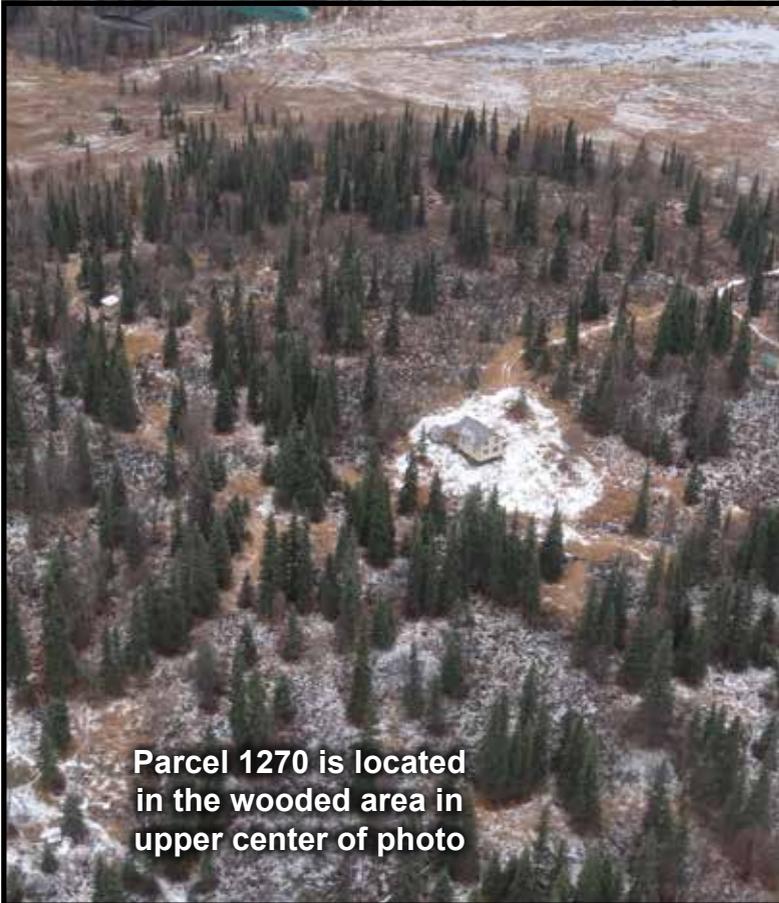


2013 Alaska State Land Offering

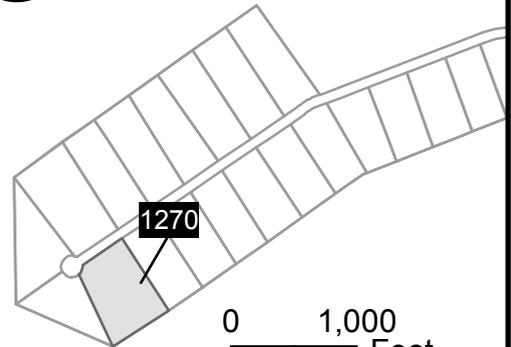
**SC
REGION**

Kenny Creek ASLS 80-143

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1270	211614	S026N008W1	80-143	5.00	16	3	\$15,500

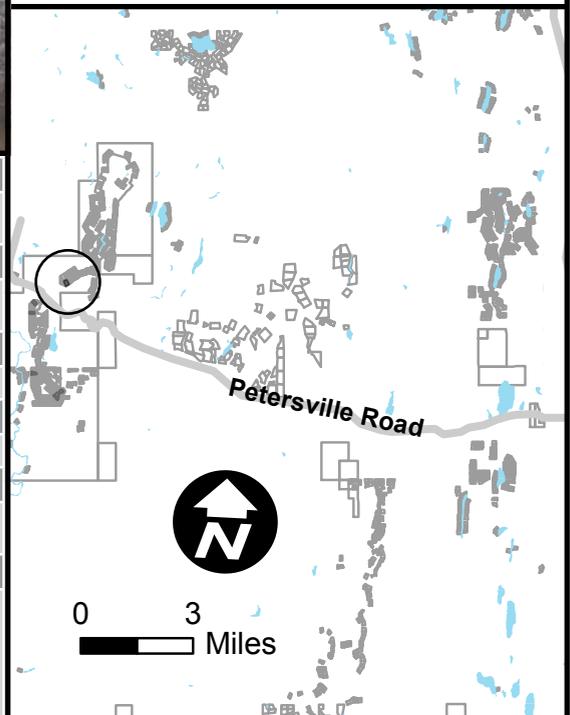


Parcel 1270 is located in the wooded area in upper center of photo



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>

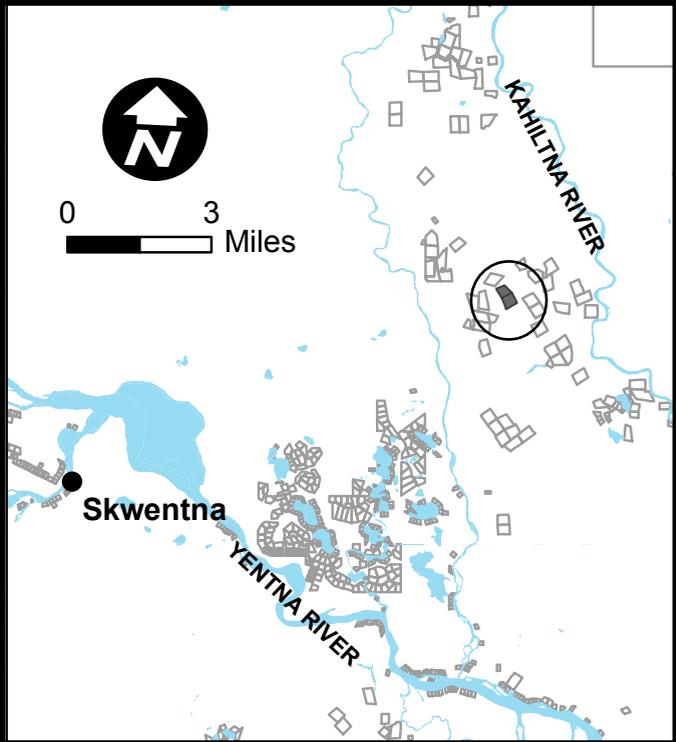
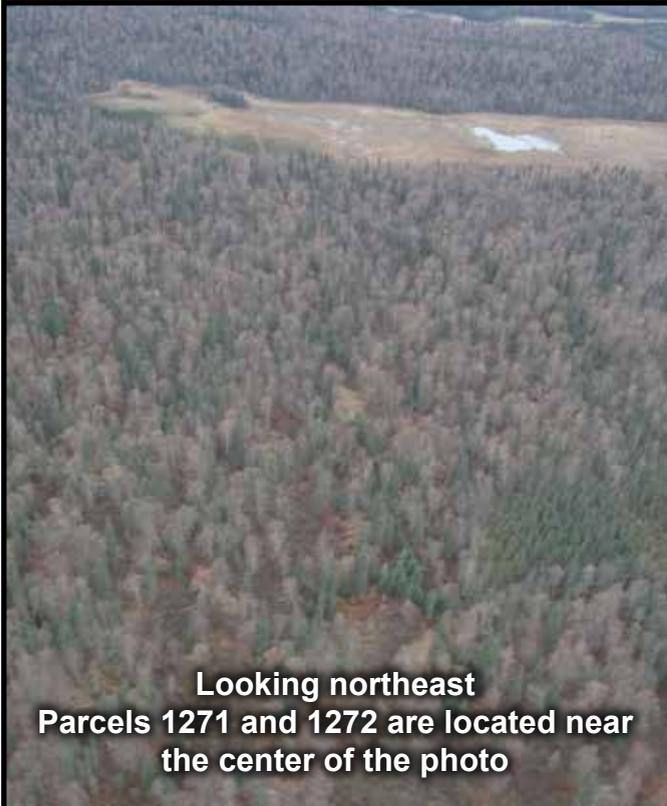
LOCATION
Approximately one mile north of mile 15 of Petersville Road, about two miles east of the former Forks Roadhouse location.
ACCESS
Access is via Petersville Road and platted rights-of-way. Due to the extensive use of snowmachine trails in the area, special care should be taken to locate oneself on platted rights-of-way to avoid trespassing.
UTILITIES
None.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-143.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Kenny Creek Homeowners' Association created to govern said subdivision. Covenants recorded in the Talkeetna Recording District, Book 79, Page 865.
Many traditional dog sled and snow machine trails exist in the area. Use existing trails and rights-of-way to reduce further damage to vegetation.



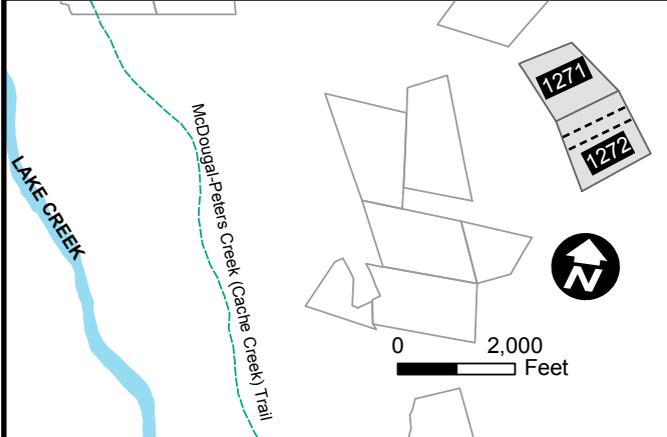


Lake Creek Non-Ag Homestead ASLS 87-56

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1271	222876	S022N009W2,3	87-56	27.84	A	\$13,400
1272	222877	S022N009W2,11	87-56	36.31	B	\$15,700



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
These parcels are located 65 miles northwest of Anchorage in the area between Lake Creek and the Kahiltna River.
ACCESS
Primary access to these parcels is along platted public access easements and section-line easements. Additional access routes may be across unreserved State-owned land. 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.
UTILITIES
Water for domestic use may be obtained by well or rainwater catchment systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 87-56. Parcel 1272 is subject to a 60-foot seismic-line/public access easement.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
These parcels are subject to an oil and gas exploration license (ADL 390078).



**SC
REGION**

2013 Alaska State Land Offering

Lake Louise East ASLS 2007-23



**Looking north across
lake at Parcel 1273**

LOCATION

Located approximately 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The area lies 30 miles northwest of the town of Glennallen.

ACCESS

Access is via snowmachine, dog sled, or cross country skis during the winter and all-terrain vehicle and foot in the summer along the numerous trails within the area. Floatplane or ski-plane access is possible to one of the many lakes within the area.

UTILITIES

None.

There is no municipal water supply. 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcel 1273 is subject to a 50-foot section-line easement. Subject to all platted easements and reservations of record, see ASLS 2007-23.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Parcels are subject to a 100-foot building setback from all streams and other public or navigable water bodies.

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

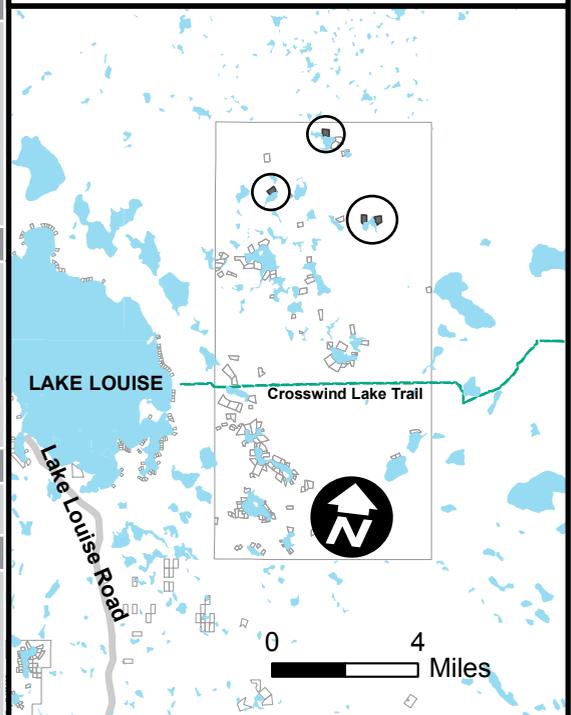
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

Rolling hills interspersed with many lakes and ponds. Elevation ranges from 2,250 to 2,800 feet above sea level. Vegetation in the better drained areas consists of white and black spruce with scattered thickets of willow and alder, grasses, and low shrubs. Marsh covers most of the remaining ground.

Modified Fire Protection - suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of full protection. see "Fire and Burning Activities" section of this brochure for more information.

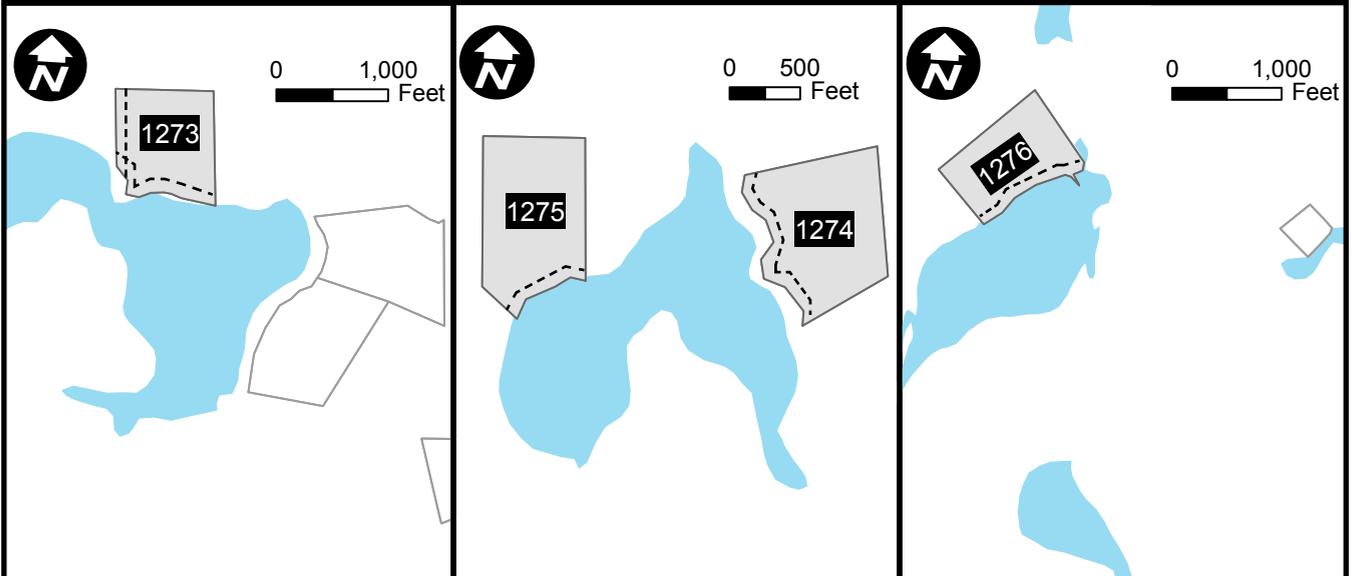
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





SC
REGION

Lake Louise East ASLS 2007-23



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1273	230243	C007N006W3	2007-23	19.25	1	\$34,700
1274	230244	C007N006W14	2007-23	20.00	7	\$33,200
1275	230245	C007N006W14	2007-23	18.70	6	\$33,700
1276	230255	C007N006W8	2007-23	18.22	4	\$32,800



Looking southeast
towards Parcel 1276



**SC
REGION**

2013 Alaska State Land Offering

Lockwood Lake ASLS 2003-46

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1277	228861	S019N007W14	2003-46	17.18	A	\$22,300



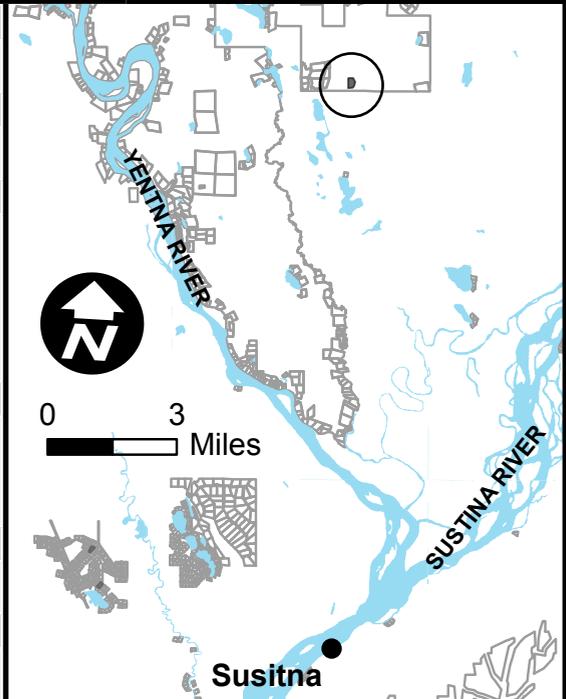
Looking east over Parcel 1277 towards lake



0 1,000
Feet

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
The Lockwood Lake Subdivision is located in the Matanuska-Susitna Borough, approximately 15 air miles west of Willow and approximately 12 air miles north of the confluence of the Yentna and Susitna Rivers.
ACCESS
Access is limited to fly-in to a small, unnamed lake within the Lockwood Lake Subdivision and to Lockwood Lake.
UTILITIES
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcel is subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Subject to all platted easements and reservations of record, see ASLS 2003-46.
Stream crossings with motorized vehicles may be prohibited by applicable State and Federal laws.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.

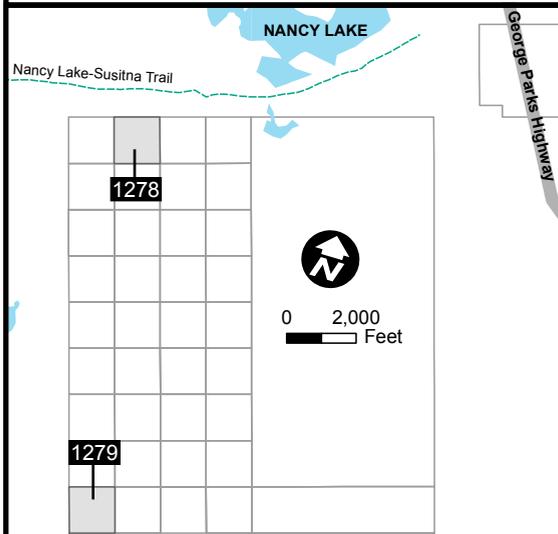




SC
REGION

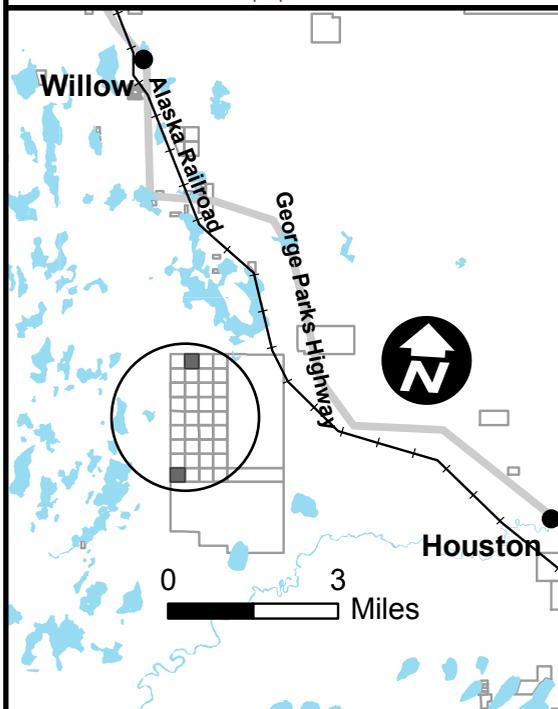
Mat Su Odd Lot ASCS SM 18N4W Sections 9, 16, and 21 Tract 'A'

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1278	219545	S018N004W9	ASCS	39.93	NE4NW4	\$30,000
1279	219562	S018N004W21	ASCS	40.01	NW4NW4	\$23,000



Overlooking Parcel 1278 on the left

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
Parcel 1278 is located approximately 1.75 miles west of the Parks Highway, approximately 0.5 miles southwest of Nancy Lake and 1 mile south of the winter trailhead on Nancy Lake Parkway.
Parcel 1279 is located approximately 2.75 miles southwest of the Parks Highway, approximately 2.5 miles southwest of Nancy Lake, 3 miles south of the winter trailhead on Nancy Lake Parkway. Approximately 0.75 miles east of Redshirt Lake.
ACCESS
Access to the parcels is primarily by snowmachine via established trails and established rights-of-way from Nancy Lake Parkway and Lynx Lake Road.
UTILITIES
Electricity is not available to any of the lots within the subdivision.
No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.
RESTRICTIONS
Subject to all platted easements and reservations of record.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
None.



**SC
REGION**

2013 Alaska State Land Offering

Parker Lake ASLS 82-126

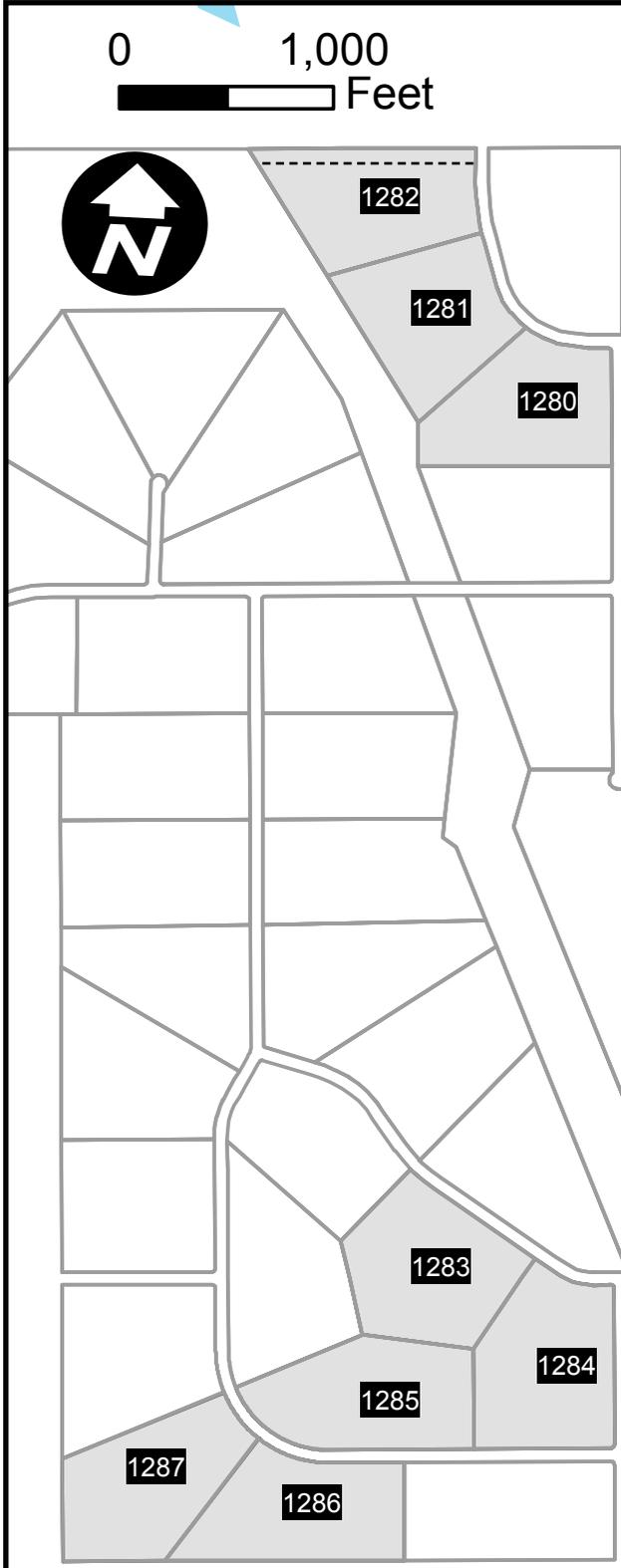
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1280	219318	S022N007W1	82-126	10.176	2	3	\$14,400
1281	219319	S022N007W1	82-126	10.188	3	3	\$14,400
1282	219320	S022N007W1	82-126	10.793	4	3	\$14,400
1283	219330	S022N007W1,12	82-126	10.938	1	7	\$12,500
1284	219331	S022N007W1,12	82-126	10.961	2	7	\$12,500
1285	219332	S022N007W12	82-126	10.958	3	7	\$12,500
1286	219335	S022N007W12	82-126	10.725	2	8	\$12,500
1287	219336	S022N007W12	82-126	10.826	3	8	\$12,500



Looking east toward
Parcels 1283 through 1287

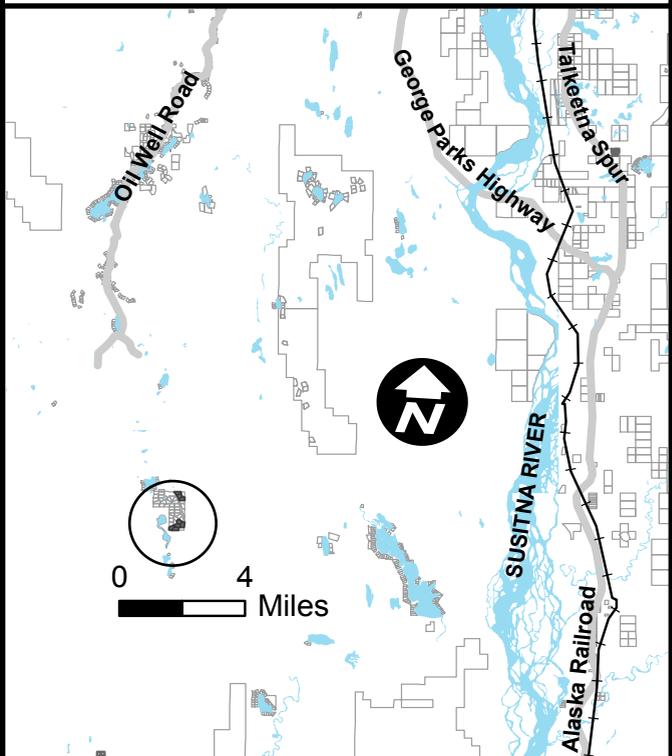


Parker Lake ASLS 82-126



LOCATION
Located south of Parker Lake, approximately 25 air miles southwest of Talkeetna and 60 air miles northwest of Anchorage.
ACCESS
Access is by floatplane in the summer and ski-equipped aircraft in the winter. Oilwell Road is a gravel road that ends at mile 16.5 and then continues on as an ATV trail. Oilwell Road lies 5 miles to the north and provides an access point for snowmachine or ATV.
UTILITIES
None
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 82-126. Parcel 1282 is subject to a 50-foot section-line easement. Any subsequent owner of any parcel automatically becomes a member of the Parker Lake Homeowners' Association. Covenants are recorded in Book 91, Pages 50-54, Date 3/25/1983.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Many parcels fall within the 100-year floodplain boundary, see plats and surveys for specifics.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





2013 Alaska State Land Offering

SC REGION

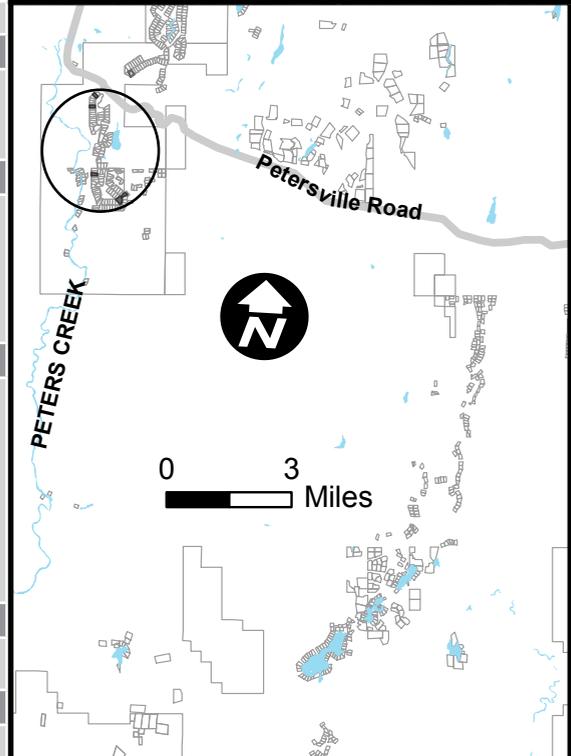
Peter's Creek ASLS 80-144

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1288	210329	S026N008W11	80-144	5	2	17	\$15,500
1289	210334	S026N008W11	80-144	4.929	7	17	\$15,500
1290	210690	S026N008W23	80-144	5	3	2	\$15,500
1291	210720	S026N008W23,24	80-144	5	6	4	\$15,500
1292	210727	S026N008W23	80-144	5	6	5	\$15,500
1293	210728	S026N008W23	80-144	5	7	5	\$15,500



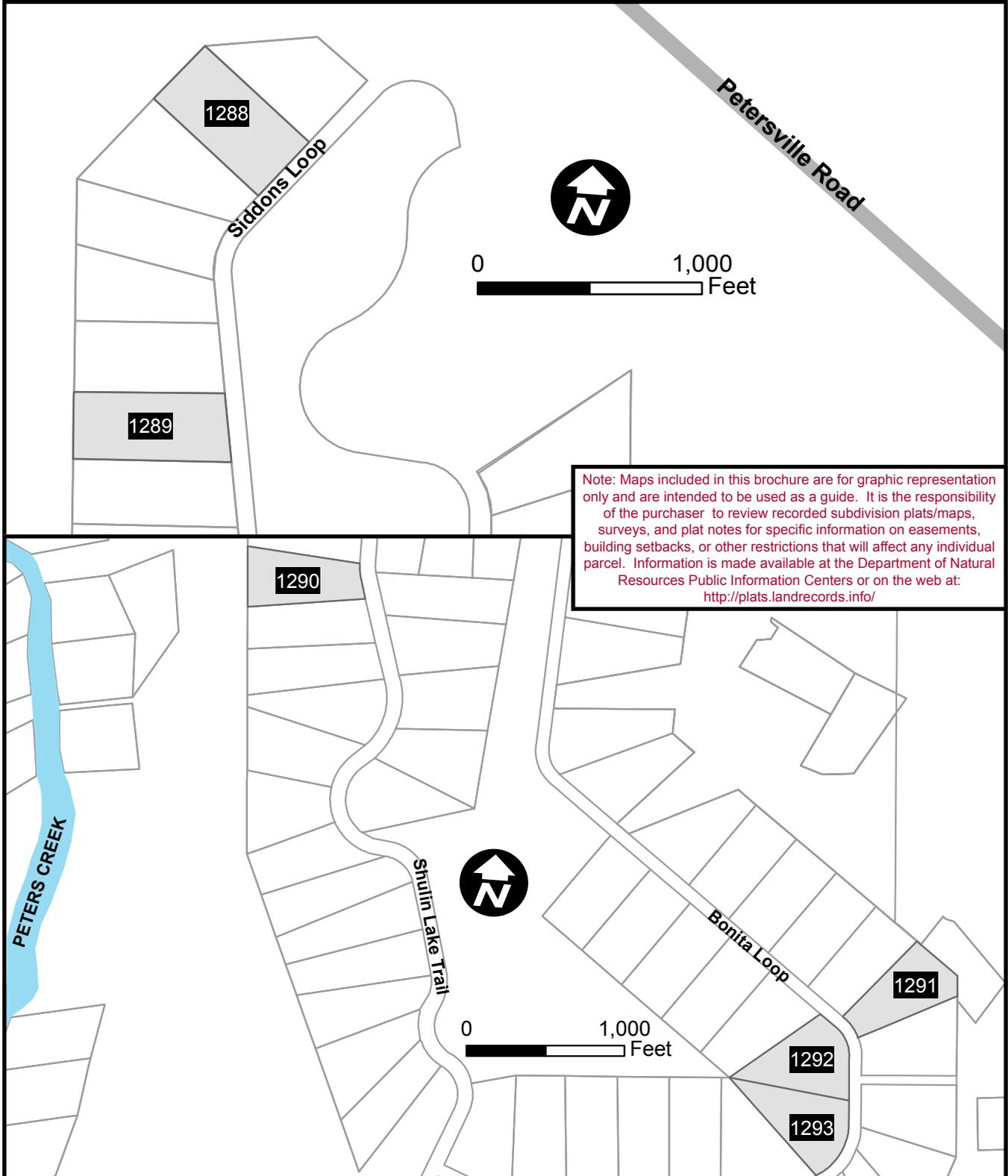
Approximate location of Parcel 1289 is on the right side of the photo

LOCATION
This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.
ACCESS
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 the parcel and avoid trespassing. The parcel is along platted road rights-of-way, which may not yet be constructed.
UTILITIES
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.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of DEC. See pages 12-13 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Subject to all platted easements and reservations of record, see ASLS 80-144.
The 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. See page 13 of this brochure for more information.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.
MUNICIPAL AUTHORITY
Parcels are located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
None.





Peter's Creek ASLS 80-144



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



**SC
REGION**

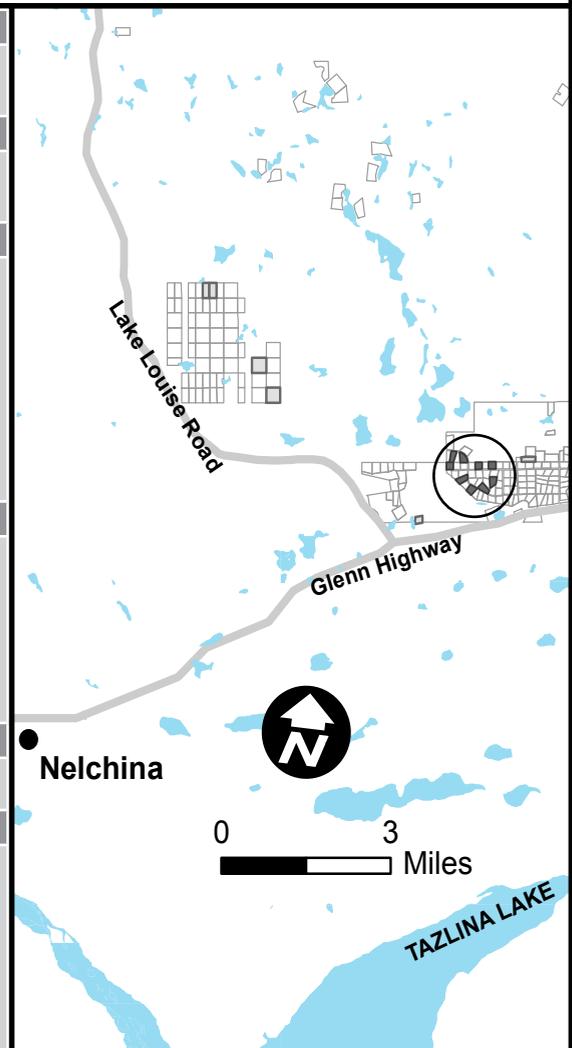
2013 Alaska State Land Offering

Ridgeview Addition I ASLS 2005-16

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1294	229946	C004N006W22	2005-16	10.11	2	1	\$10,900
1295	229948	C004N006W22	2005-16	9.05	4	1	\$10,500
1296	229950	C004N006W27	2005-16	9.34	6	1	\$11,200
1297	229952	C004N006W27	2005-16	10.87	1	2	\$13,000
1298	229962	C004N006W27	2005-16	9.04	4	3	\$8,700
1299	229964	C004N006W27	2005-16	9.13	6	3	\$9,900
1300	229970	C004N006W27	2005-16	10.16	5	4	\$10,400
1301	229997	C004N006W27	2005-16	10.38	12	7	\$10,600
1302	229999	C004N006W27	2005-16	10.64	14	7	\$10,900

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

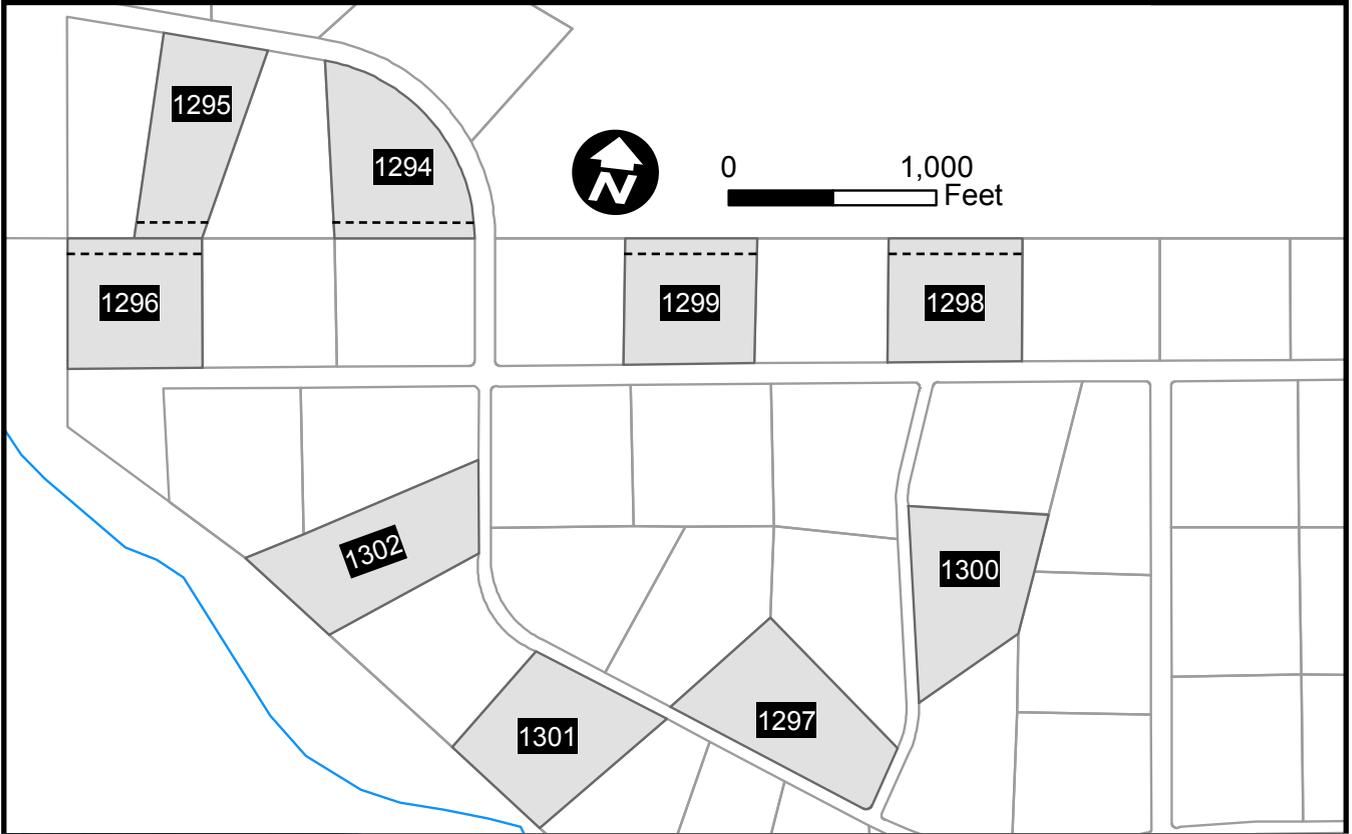
LOCATION
The Ridgeview Subdivision, Addition 1 is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.
ACCESS
From the Glenn Highway, turn north onto the platted rights-of-way Meteor Lake Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed. Rights-of-way within the subdivision are brushed.
UTILITIES
Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines at their own expense. Contact the Copper Valley Electric Association Inc. for more information.
There is no municipal water supply. 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. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of DEC. See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 2005 -16.
No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100' building setback on ASLS 2005-16. Parcels 1294, 1295, 1296, 1298, and 1299 are subject to 50-foot section-line easements.
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 as Document Number 2006-114.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.
NOTES
This parcel is subject to an oil and gas exploration license (ADL 389724). DNR has received a permit (POA-2006-923-4, Tazlina River) from the US Army Corps of Engineers (USACE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. The conditions of the permit require DNR to notify purchasers that USACE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the USCAE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.
Tentatively Approved Land. See page 6 of this brochure for more information.





SC
REGION

Ridgeview Addition I ASLS 2005-16



Looking east towards Ridgeview Addition I

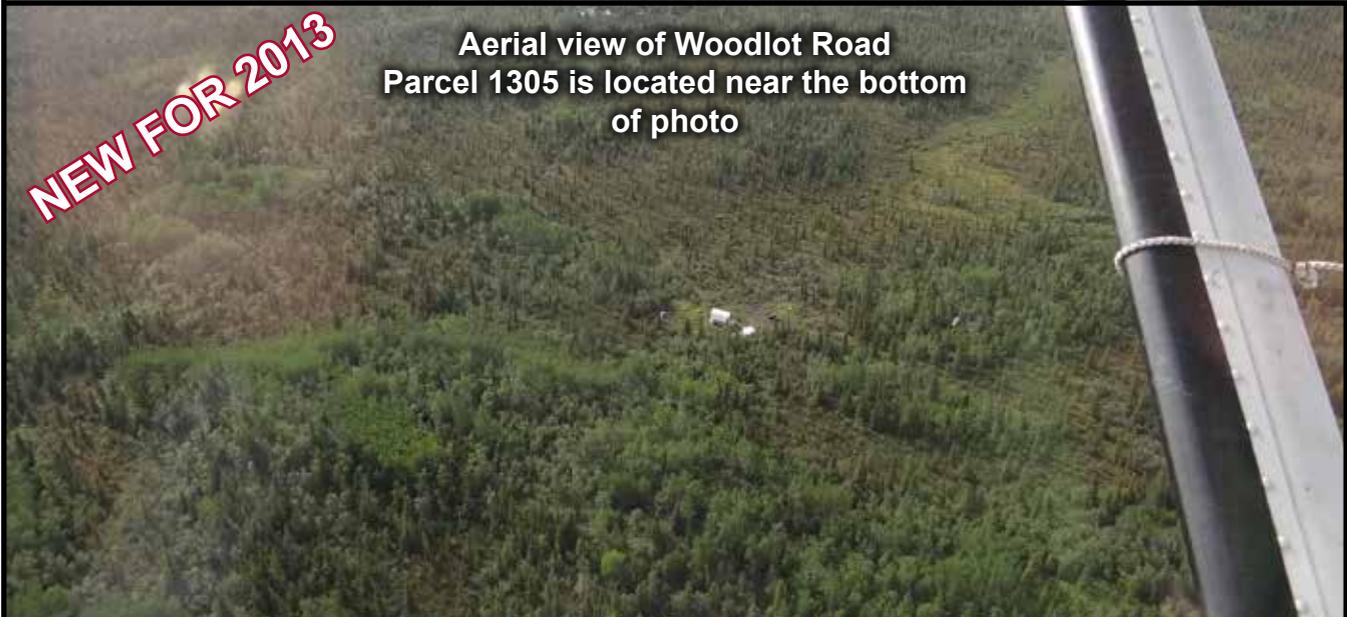


2013 Alaska State Land Offering

**SC
REGION**

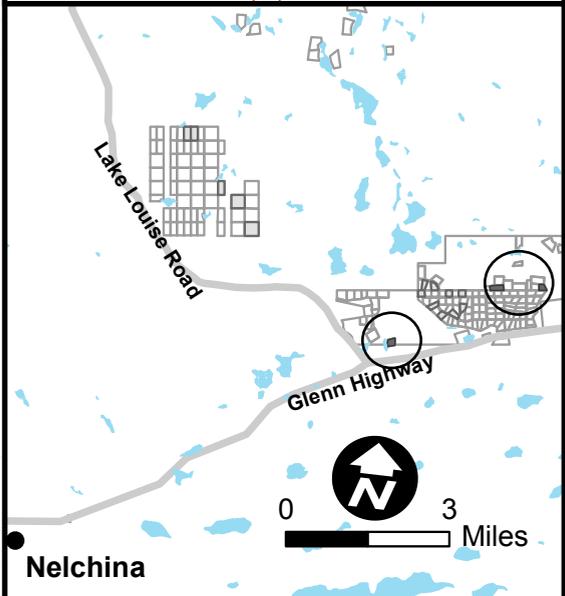
Ridgeview ASLS 2009-46

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1303	230778	C004N006W33	2009-46	9.93	32	\$8,700
1304	230918	C004N005W23	2009-46	13.58	18	\$13,600
1305	230919	C004N005W24	2009-46	7.60	14	\$9,700



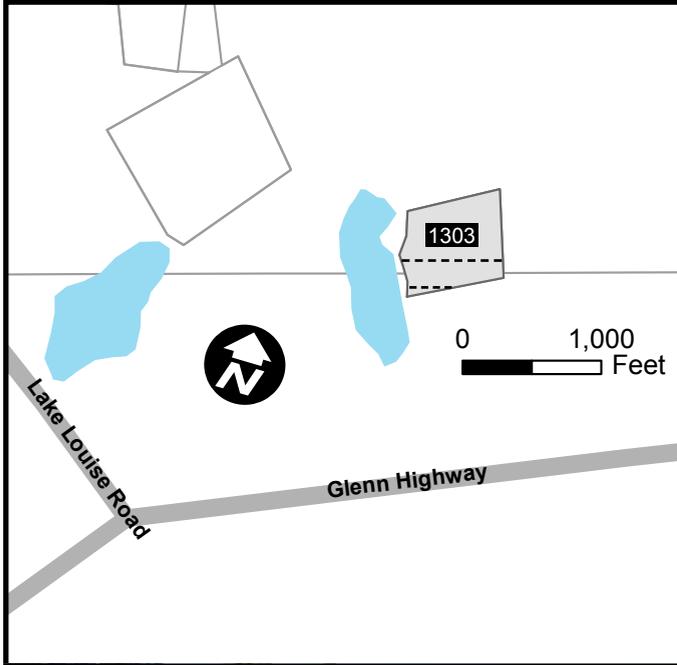
LOCATION
The Ridgeview Staking area is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.
ACCESS
From the Glenn Highway, turn north onto the platted right-of-way Woodlot Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed. Rights-of-way within the subdivision were brushed, but roads have not been constructed.
UTILITIES
Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines at their own expense. Contact the Copper Valley Electric Association Inc. for more information.
There is no municipal water supply. 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. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.
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 (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcel 1303 is subject to a 100-foot section line easement. Parcels 1304 and 1305 are subject to 50-foot section-line easements. Subject to all platted easements and reservations of record. Please see ASLS 2009-46.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.
NOTES
Tentatively Approved Land. See page 6 of this brochure for more information.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





Ridgeview ASLS 2009-46



Woodlot Road looking north

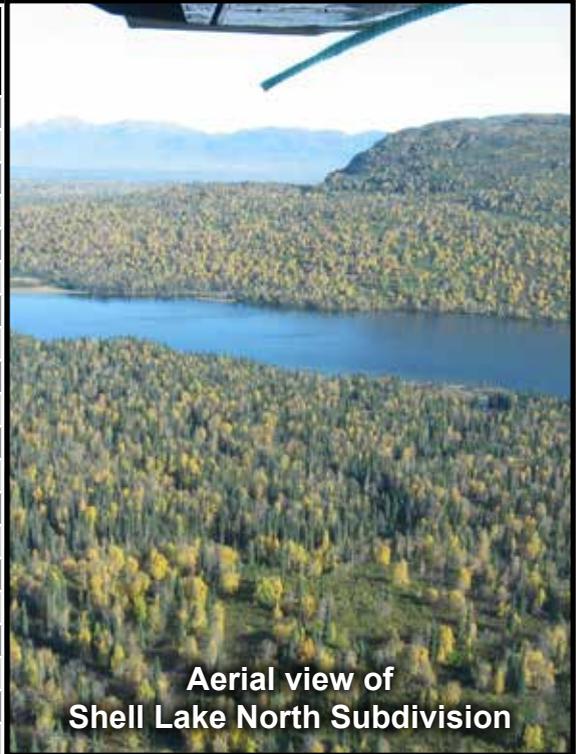


**SC
REGION**

2013 Alaska State Land Offering

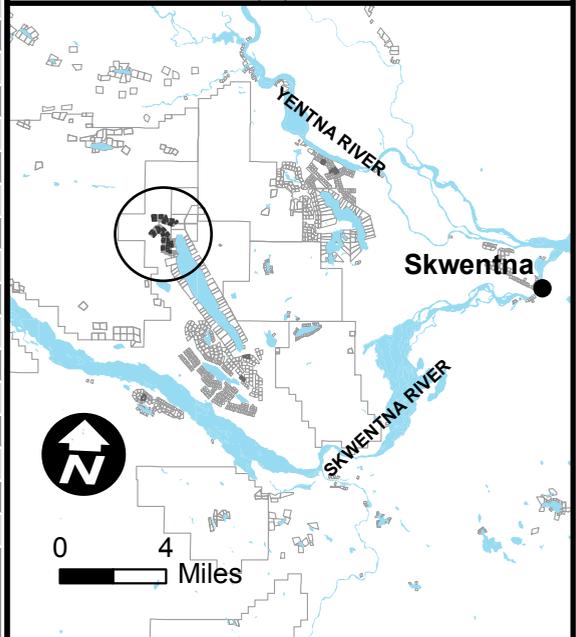
Shell Lake North ASLS 80-174

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1306	213957	S022N013W14	80-174	4.09	4	5	\$3,600
1307	213958	S022N013W23	80-174	4.13	5	5	\$3,600
1308	213961	S022N013W14,23	80-174	3.73	8	5	\$3,300
1309	213962	S022N013W14	80-174	4.27	9	5	\$3,700
1310	213965	S022N013W14	80-174	3.63	12	5	\$3,200
1311	213966	S022N013W14	80-174	4.43	13	5	\$3,900
1312	213969	S022N013W14	80-174	4.64	16	5	\$4,100
1313	213970	S022N013W14	80-174	3.94	17	5	\$3,400
1314	213973	S022N013W14	80-174	4.52	20	5	\$4,000
1315	213974	S022N013W14	80-174	3.3	21	5	\$3,300
1316	213977	S022N013W14	80-174	3.92	24	5	\$3,400
1317	213978	S022N013W14	80-174	4.51	25	5	\$3,900
1318	213981	S022N013W14	80-174	4.88	28	5	\$4,300
1319	213988	S022N013W14	80-174	4.11	1	10	\$3,600
1320	213989	S022N013W14	80-174	3.93	2	10	\$3,400
1321	213992	S022N013W14	80-174	4.47	5	10	\$3,900
1322	213993	S022N013W14	80-174	4.02	6	10	\$3,500
1323	213999	S022N013W14	80-174	3.84	3	11	\$3,400
1324	214000	S022N013W14	80-174	3.75	4	11	\$3,300
1325	214003	S022N013W14	80-174	3.3	7	11	\$3,300
1326	214004	S022N013W13,14	80-174	3.22	8	11	\$3,300
1327	214009	S022N013W14	80-174	4.85	3	12	\$4,200
1328	214010	S022N013W14	80-174	3.27	4	12	\$3,400
1329	214011	S022N013W14	80-174	4.39	5	12	\$3,800
1330	214012	S022N013W14	80-174	4.68	6	12	\$4,100
1331	214015	S022N013W14	80-174	4.6	9	12	\$4,000
1332	214016	S022N013W14	80-174	3.77	10	12	\$3,300
1333	214019	S022N013W14	80-174	4.99	13	12	\$4,400
1334	214020	S022N013W14	80-174	4.99	14	12	\$4,400
1335	214023	S022N013W13,14	80-174	4.99	17	12	\$4,400
1336	214024	S022N013W13	80-174	5	18	12	\$4,400
1337	214025	S022N013W13	80-174	4.07	1	13	\$3,600
1338	214026	S022N013W23	80-174	3.85	3	3	\$3,400
1339	214029	S022N013W23	80-174	3.67	6	3	\$3,200
1340	214030	S022N013W24	80-174	3.55	7	3	\$3,100
1341	214033	S022N013W23	80-174	4.81	1	7	\$4,200
1342	214034	S022N013W23	80-174	4.82	2	7	\$4,200
1343	214035	S022N013W23	80-174	4.82	3	7	\$4,200
1344	214036	S022N013W14,23	80-174	4.81	4	7	\$4,200
1345	214037	S022N013W14	80-174	2.96	5	7	\$3,200
1346	214040	S022N013W23,24	80-174	3.79	3	8	\$3,300
1347	214041	S022N013W23	80-174	3.78	4	8	\$3,300



Aerial view of Shell Lake North Subdivision

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

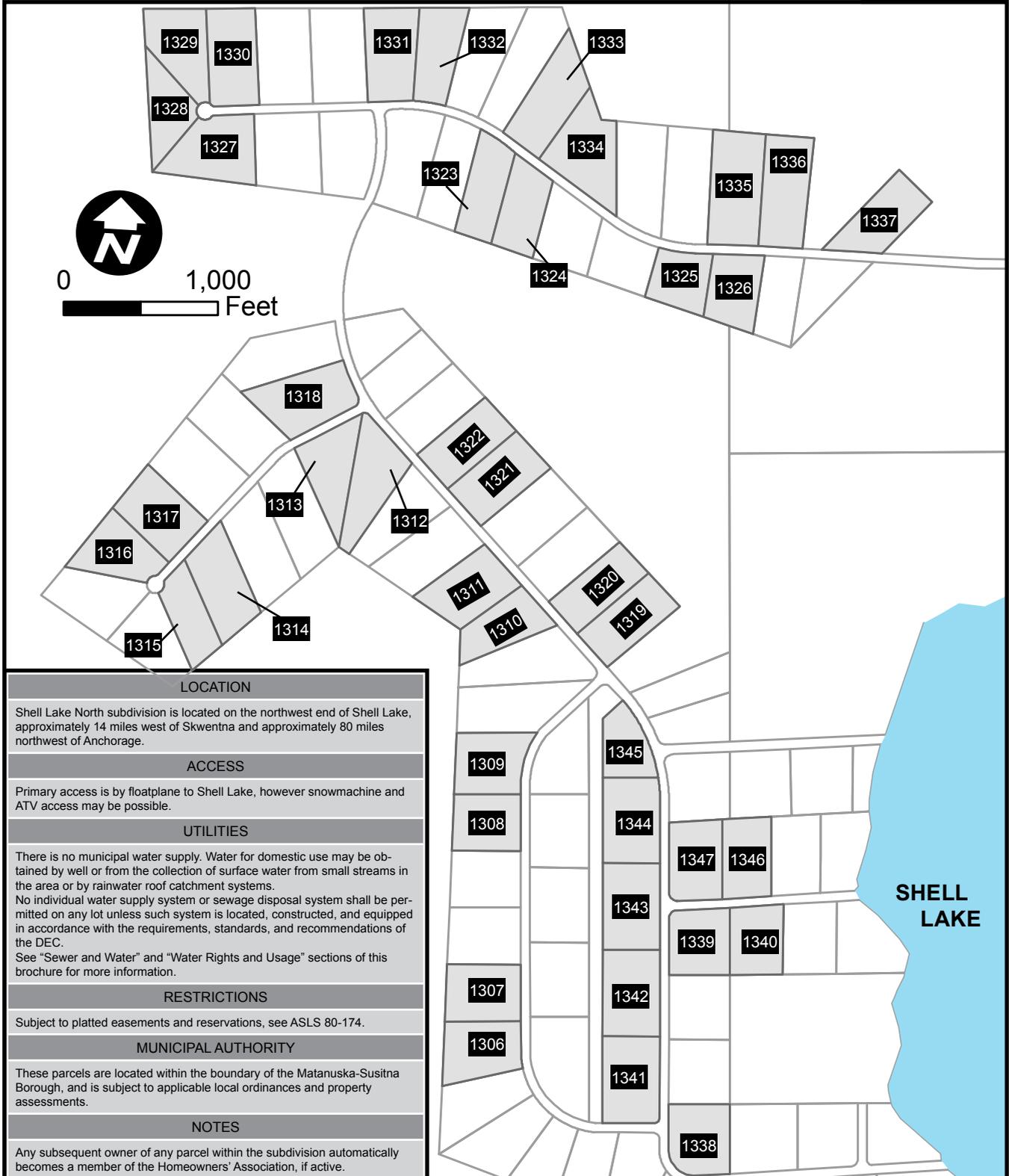


Shell Lake North
Alaska State Land Survey 80-175



SC
REGION

Shell Lake North ASLS 80-174



LOCATION
Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.
ACCESS
Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.
UTILITIES
There is no municipal water supply. 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. 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 DEC. See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-174.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.



**SC
REGION**

2013 Alaska State Land Offering

Small Lakes ASCS CRM 4N7W Sections 11, 12, 13 and 14

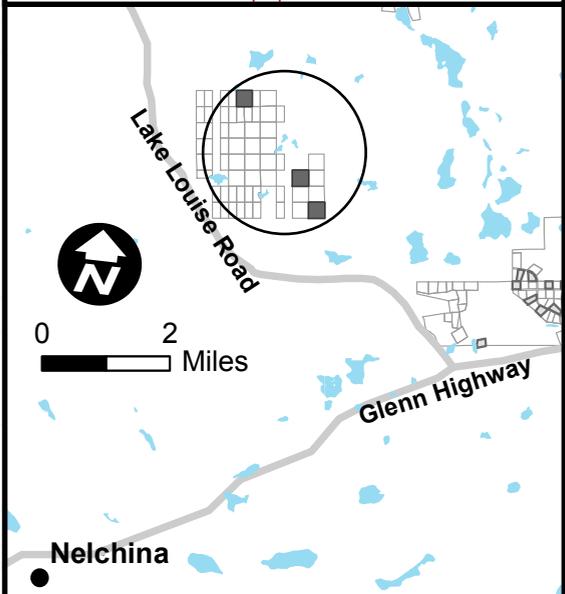
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1348	219190	C004007W11	ASCS	20.00	B	\$16,700
1349	219191	C004N007W11	ASCS	20.00	C	\$17,600
1350	219220	C004N007W13	ASCS	39.99	H	\$25,100
1351	219227	C004N007W13	ASCS	39.99	S	\$25,100



Looking northwest towards Parcel 1350

LOCATION
Located approximately 30 miles west of Glennallen, 5 miles north of the Glenn Highway east of Lake Louise Road.
ACCESS
Access to the parcels is by snowmachine and ATV trails from Lake Louise Road (milepost 154.8 from Anchorage on the Glenn Highway), and along platted easements and lot lines. A loop of the Old Lake Louise Road passes through the SW corner of the subdivision ("Old Road Lake and Round Lake").
UTILITIES
None.
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individual lots may be suitable for water-carried sewage disposal.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record.
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.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
Sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush. Firewood and house logs are scarce. Small ponds and swampy areas are scattered throughout.

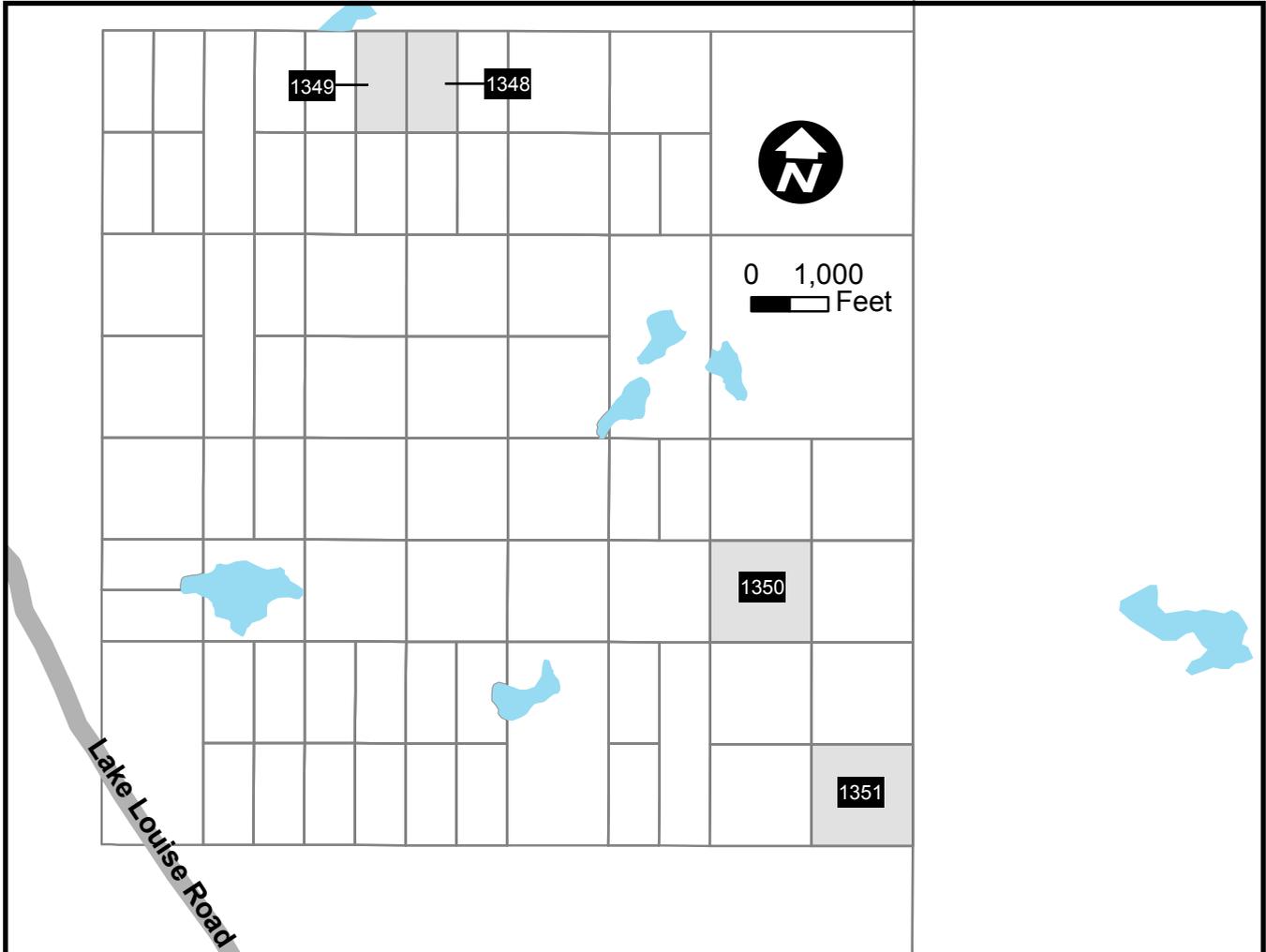
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





SC
REGION

Small Lakes ASCS CRM 4N7W Sections 11, 12, 13 and 14



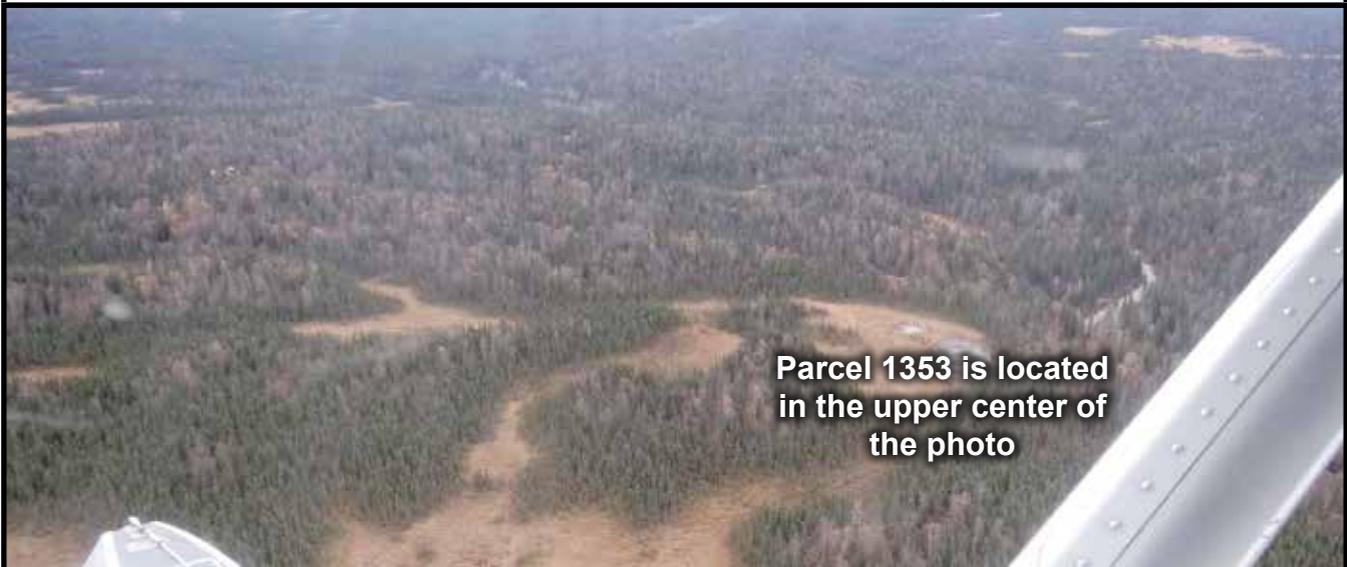


**SC
REGION**

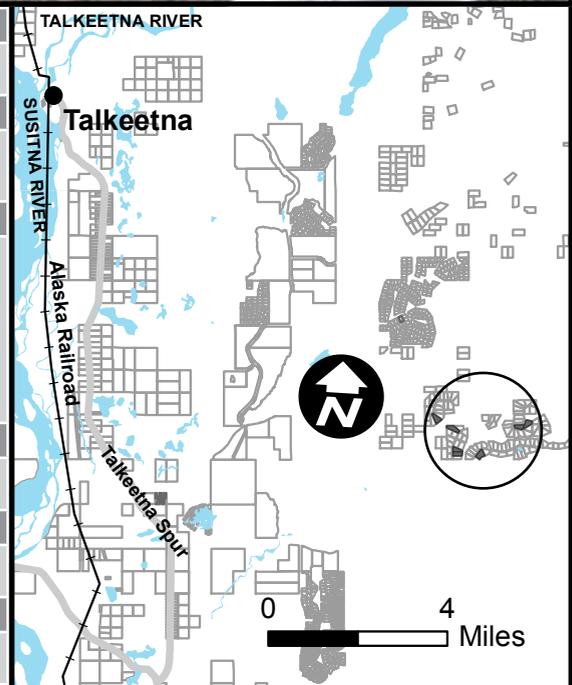
2013 Alaska State Land Offering

South Bald Mountain ASLS 82-1

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1352	216058	S025N003W33	82-1	13.729	3	3	\$11,200
1353	216068	S025N003W34	82-2	14.034	1	6	\$11,200
1354	216112	S025N003W35	82-1	12.275	8	9	\$10,500
1355	216113	S025N003W35	82-1	10.634	9	9	\$9,300
1356	216137	S025N003W28,33	82-1	13.267	4	2	\$11,000
1357	216144	S025N003W33	82-1	10.641	6	4	\$9,300
1358	216145	S025N003W33	82-1	10.215	7	4	\$9,200

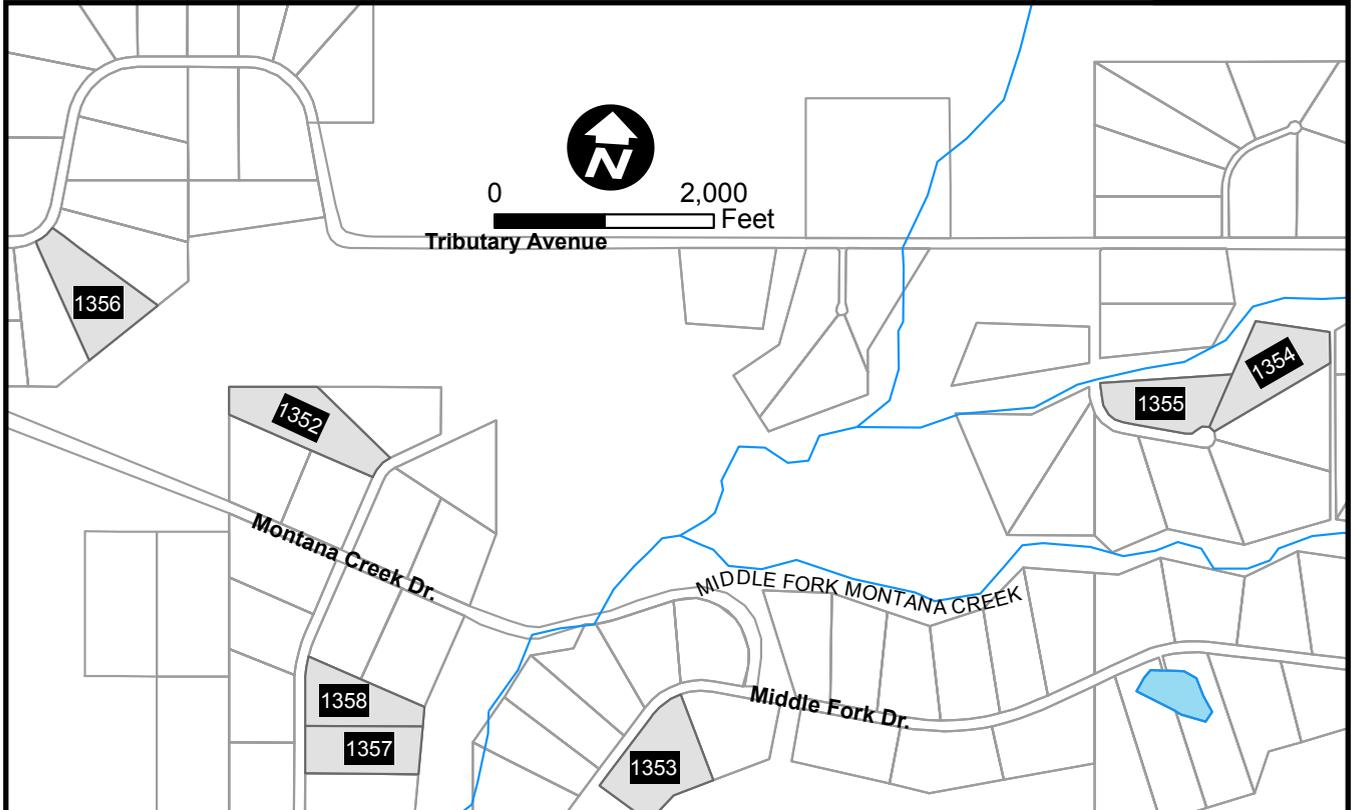


LOCATION
Subdivision is approximately 12 miles southeast of Talkeetna and 85 miles north of Anchorage on the Middle Fork of Montana Creek.
ACCESS
A cat trail from the Talkeetna Highway, through Bartlett Hills Subdivision via Mastodon Road comes within two miles of Bald Mountain Subdivision. The remaining distance to South Bald Mountain Subdivision, utilizing unconstructed rights-of-way and section-line easements, may be covered by ATV or snowmachine.
UTILITIES
There is no municipal water supply. 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.
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 DEC.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservation, see ASLS 82-1. Declaration of covenants recorded in Book 85 at Page 336, Talkeetna Recording District.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the South Bald Mountain Homeowners' Association created to govern said subdivision.





South Bald Mountain ASLS 82-1



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Looking north toward
Parcels 1354 and 1355

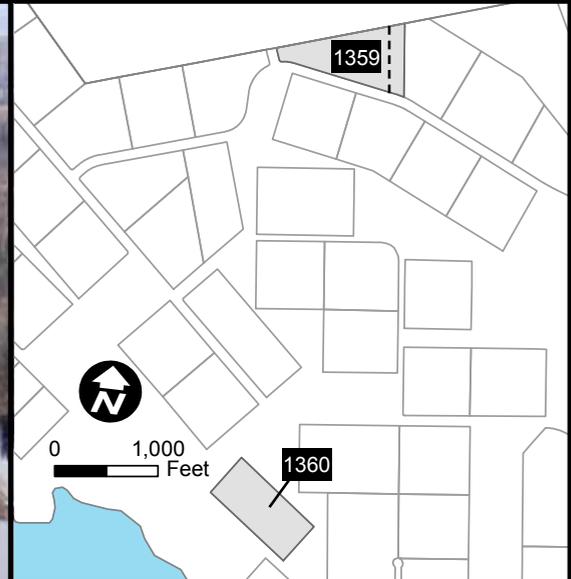
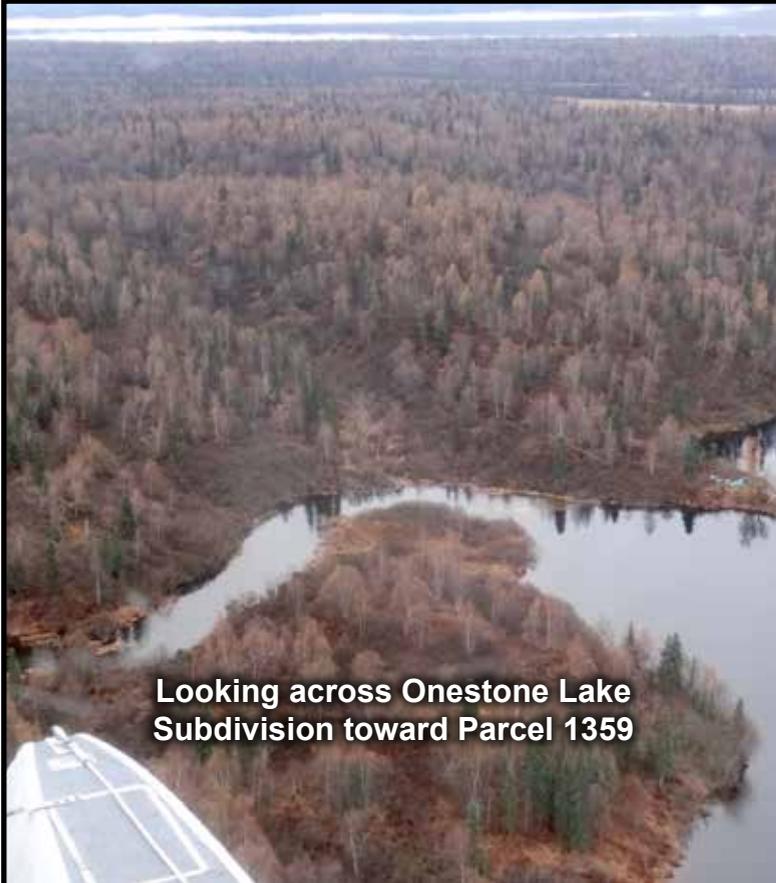


**SC
REGION**

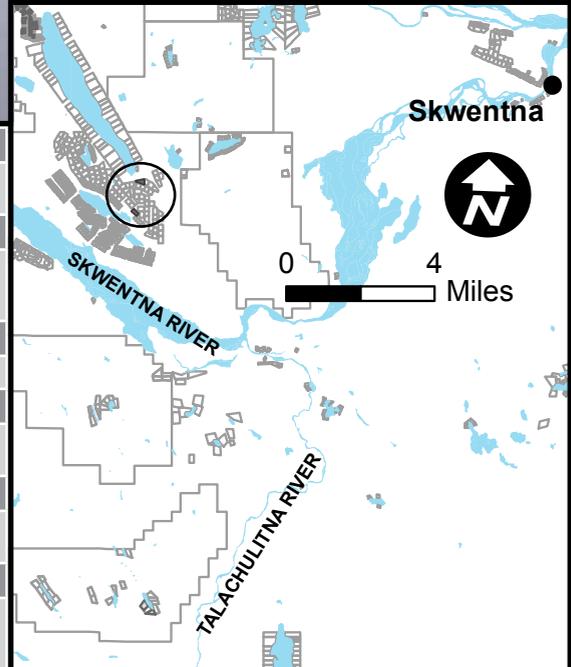
2013 Alaska State Land Offering

Onestone Lake ASLS 81-110

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1359	215749	S021N012W8	81-110	11.4	1	9	\$8,000
1360	215791	S021N012W17	81-110	10	5	16	\$7,200



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



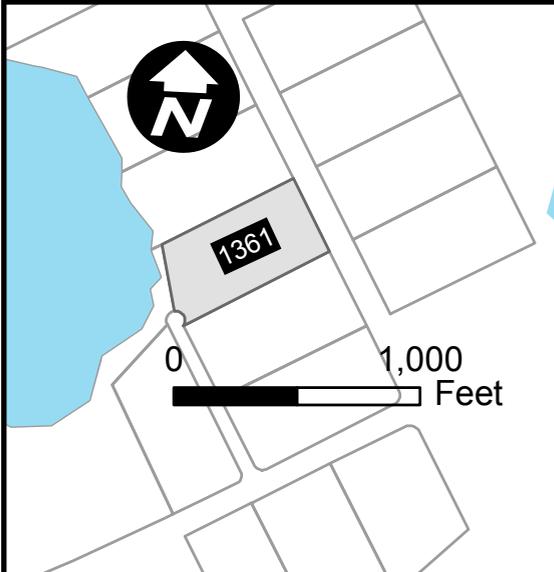
LOCATION
Approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna, between Onestone Lake and Shell Lake.
ACCESS
Year 'round access provided by aircraft using either Shell Lake or Onestone Lake as a landing area and then along platted rights-of-way or dedicated easements. The Iditarod Trail passes through the southeast corner of the subdivision and allows limited access during the winter months only.
UTILITIES
None.
RESTRICTIONS
Subject to platted easement and reservations of record, see ASLS 81-110. Parcel 1359 is subject to a 50-foot section-line easement.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.
NOTES
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 as document number 82-71.



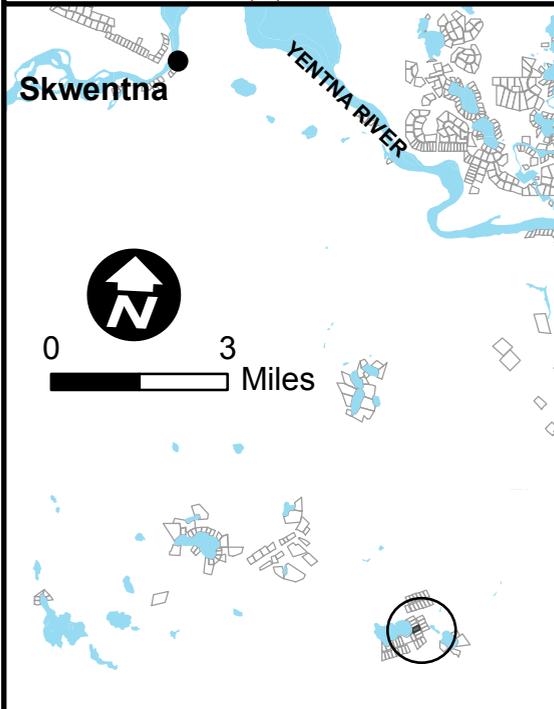
**SC
REGION**

Skwentna Flats ASLS 80-126

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1361	211672	S020N010W14	80-126	4.773	5	3	\$10,100



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
Approximately 55 air miles northwest of Anchorage in the Yentna River drainage, approximately 10 miles southeast of Skwentna.
ACCESS
Primary access is by aircraft to Tea Lake, located near the center of the subdivision. There are also numerous lakes and landing areas within the subdivision area, conditions of which are unknown. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements.
UTILITIES
There is no municipal water supply. 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.
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 DEC.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-126.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).



**SC
REGION**

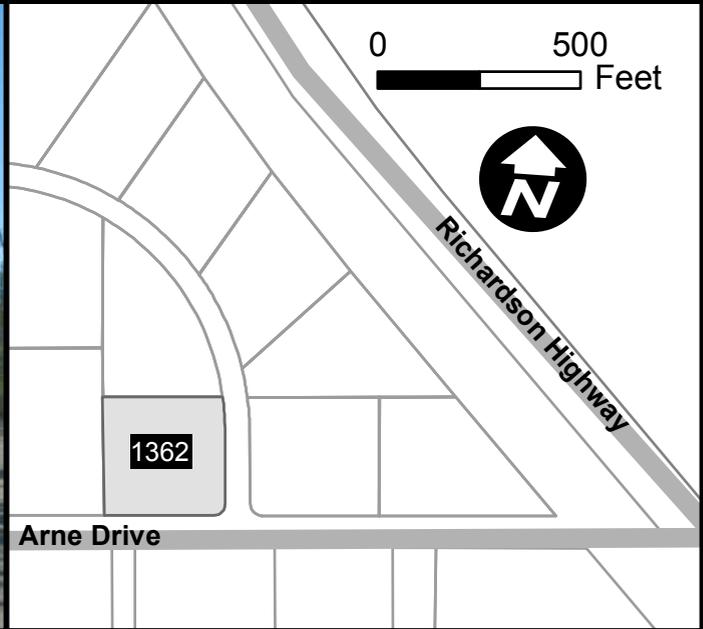
2013 Alaska State Land Offering

Sven ASLS 2004-43

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1362	230143	C004N001W29	2004-43	2	9	2	\$11,600

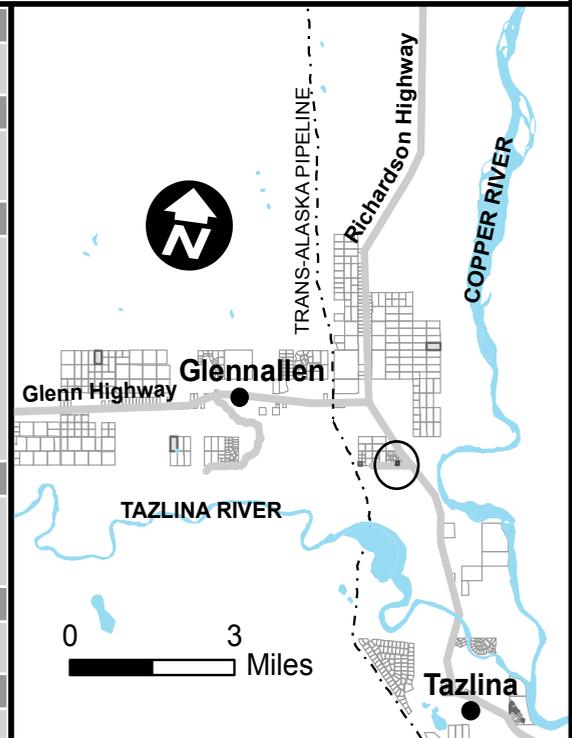


View of Parcel 1362



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
This subdivision is located in the Glennallen area approximately 1 mile south of the Glenn and Richardson Highway junction. The eastern boundary of the subdivision is abutting the Richardson Highway.
ACCESS
Access from the Richardson Highway via Arne Drive.
UTILITIES
Electricity service is available along the Richardson Highway. Purchasers will be responsible for extending the existing lines at their own expense.
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2004-43.
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
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
None.

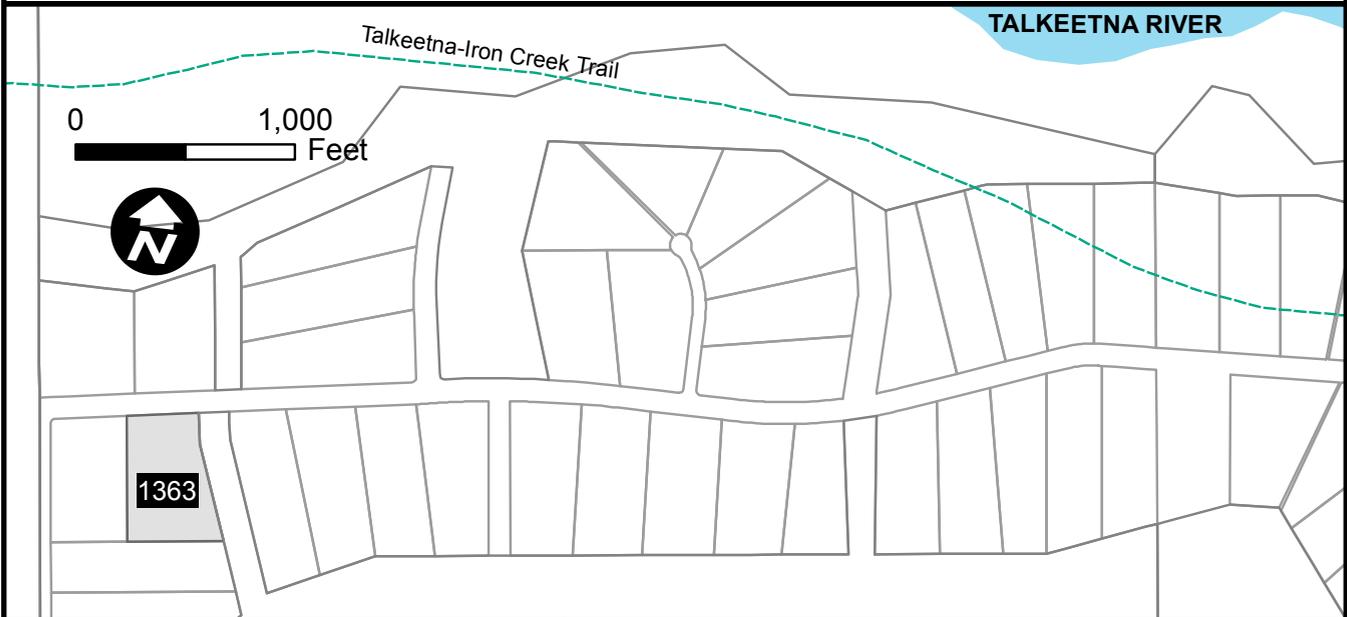




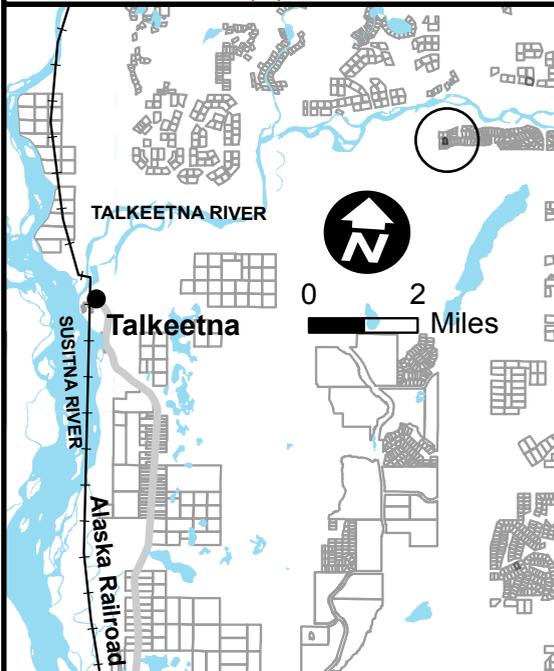
SC
REGION

Talkeetna Bluffs ASLS 80-94

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1363	210342	C026N003W6	80-94	4.992	2	2	\$8,000



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
This subdivision is located seven miles northeast of Talkeetna, on a bluff overlooking the south bank of the Talkeetna River.
ACCESS
Legal access to this subdivision is via the Talkeetna River. Additional access routes may be across unreserved State-owned land and section-line easements. There is an established trail to the parcel with a trailhead at the end of Comsat Road. 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.
UTILITIES
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. The quality of water in the Talkeetna River is unknown. 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 (DEC). DEC has approved this subdivision for non-water carried type sewage disposal systems. See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 372. Amended covenants were recorded in Book 129 on Page 769 in 1990. Homeowners' association bylaws were amended and recorded as document 2005-691 in 2005. Subject to all platted easements and reservations of record, see ASLS 80-94. The 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
The parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line is approximately 1 mile west of the parcel.

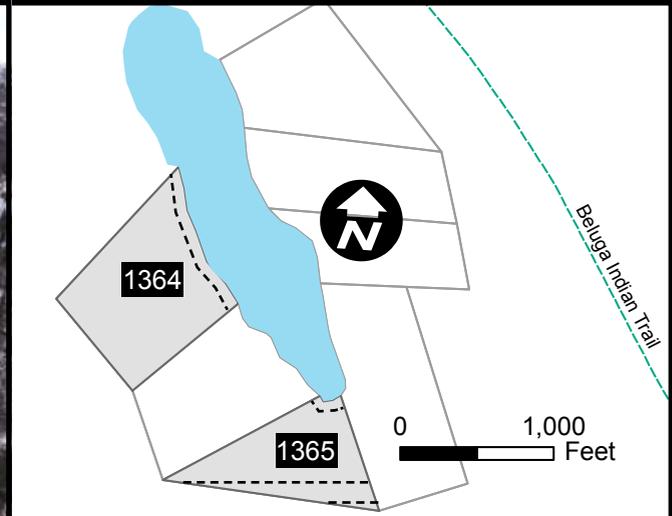


**SC
REGION**

2013 Alaska State Land Offering

Talachulitna West ASLS 2006-24

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1364	229564	S019N012W5	2006-24	19.09	P	\$23,300
1365	230385	S019N012W5	2006-24	12.19	V	\$18,200



LOCATION

The Talachulitna West Subdivision is approximately one half mile west of the Talachulitna River, 4 miles south of its confluence with the Skwentna River, and 13 miles southwest of Skwentna.

ACCESS

Access to the area is by float plane onto one of several small lakes within the area. Winter access may be by ski plane. Conditions of landing areas are unknown. Snowmachine travel may be along the river system. Overland access is by ATV or snowmachine along existing public trails and easements or across unreserved State-owned lands. Condition of existing overland access is not known. Only non-motorized access is allowed on the Talachulitna River from the confluence with Thursday Creek (River Mile 9) to Hell's Gate (River Mile 18) from June 15 through August 20.

UTILITIES

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.

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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcels are subject to a 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water mark of all water bodies. Parcel 1365 is subject to a 100' section-line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2006-24.

The 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.

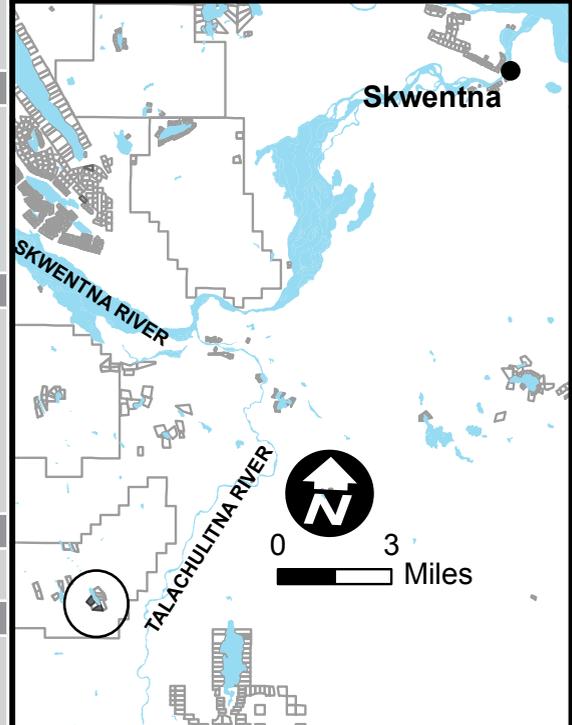
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES

Fire Management Option – Modified Protection - see "Fire and Burning Activities" section of this brochure for more information.
Flood Hazard areas are noted around several of the unnamed lakes in the staking area.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

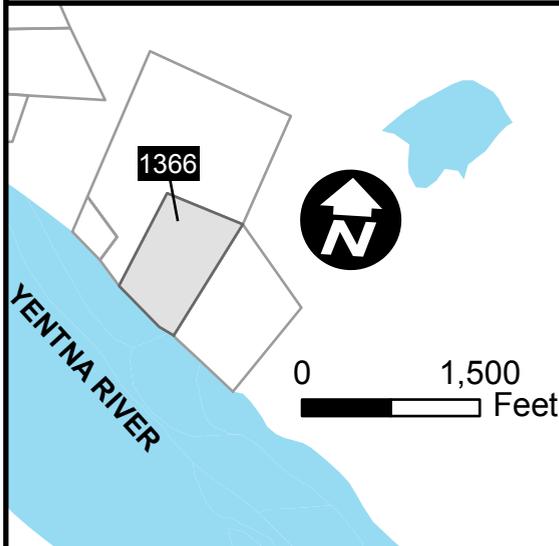




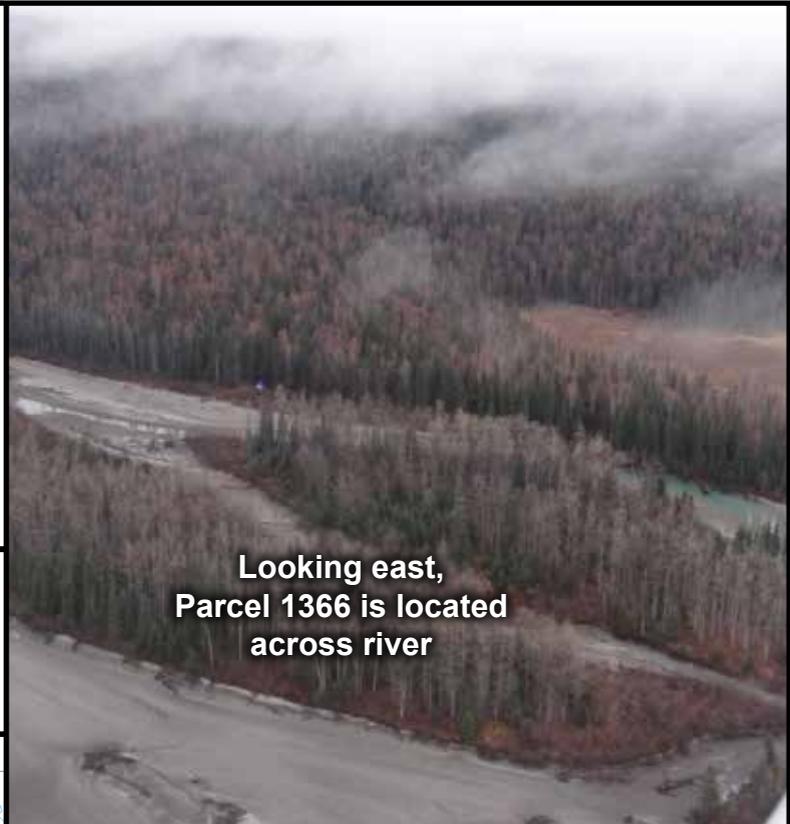
SC
REGION

Yenlo Hills Remote ASLS 89-192

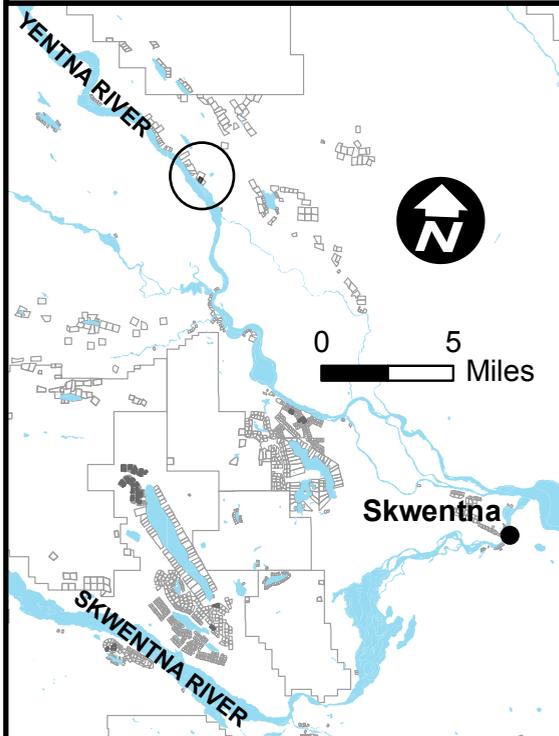
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1366	212964	S024N012W20	89-192	14.67	N/A	\$28,500



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Looking east,
Parcel 1366 is located
across river



LOCATION
Yenlo Hills Remote area is located approximately 85 air miles northwest of Anchorage between the Alaska Range and the Yenlo Hills.
ACCESS
Access is by boat via the Susitna and Yentna Rivers, or by floatplane to Donkey Creek Lake about two miles to the east.
UTILITIES
None.
There is no municipal water supply. 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.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of DEC.
See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 92 - 97.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
None.



**SC
REGION**

2013 Alaska State Land Offering

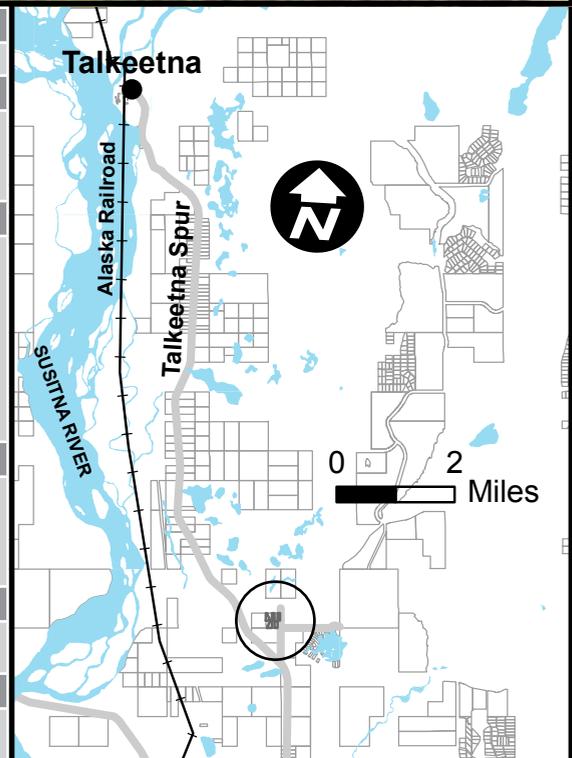
Vita Alaska ASLS 2008-23

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1367	231087	S024N004W5	2008-23	3.69	2	1	\$26,100
1368	231089	S024N004W5	2008-23	3.82	4	1	\$25,800
1369	231091	S024N004W5	2008-23	3.68	1	2	\$25,800
1370	231093	S024N004W5	2008-23	3.69	3	2	\$25,500
1371	231095	S024N004W5	2008-23	3.48	5	2	\$25,200



Looking east from cul-de-sac

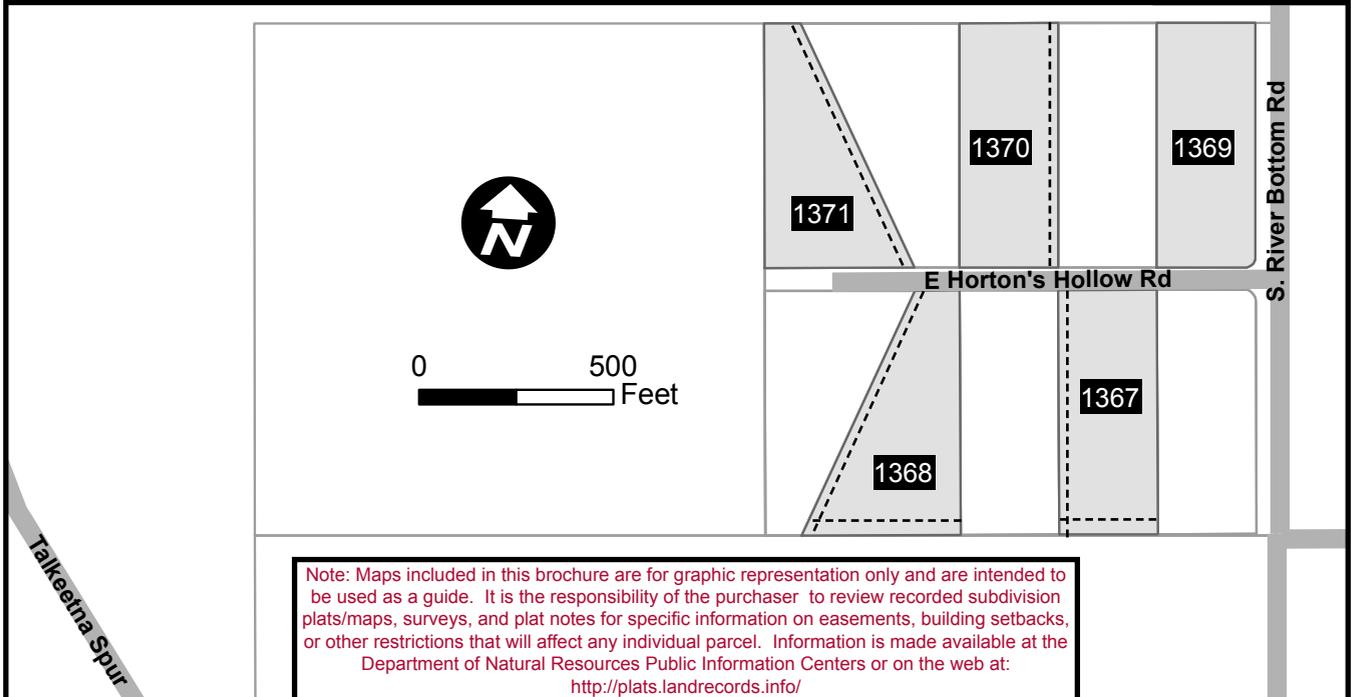
LOCATION
The Vita Alaska Subdivision is located approximately 9 miles south of Talkeetna.
ACCESS
From the Talkeetna Spur, turn north onto Noel Wien Avenue. Continue for about one half mile, to the intersection of Noel Wien Avenue and Moose Hollow Avenue. Noel Wien Avenue continues to the north as South River Bottom Road. Continue less than a tenth of a mile to the north and then turn left on East Horton's Hollow Road.
UTILITIES
Electricity and telephone service adjacent to parcel 1369. Purchasers will be responsible for extending the existing lines at their own expense.
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC). See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2008-23.
Parcel 1368 is subject to a 50-foot section line easement. Both Parcels 1368 and 1371 are subject to 15-foot utility easements along some parcel boundaries; see easements on ASLS 2008-23.
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.
NOTES
All right-of-ways within this subdivision have been constructed. USACE Wetlands Jurisdictional Determination POA-2009-272.





SC
REGION

Vita Alaska ASLS 2008-23



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Looking west down
East Horton's Hollow



**SC
REGION**

2013 Alaska State Land Offering

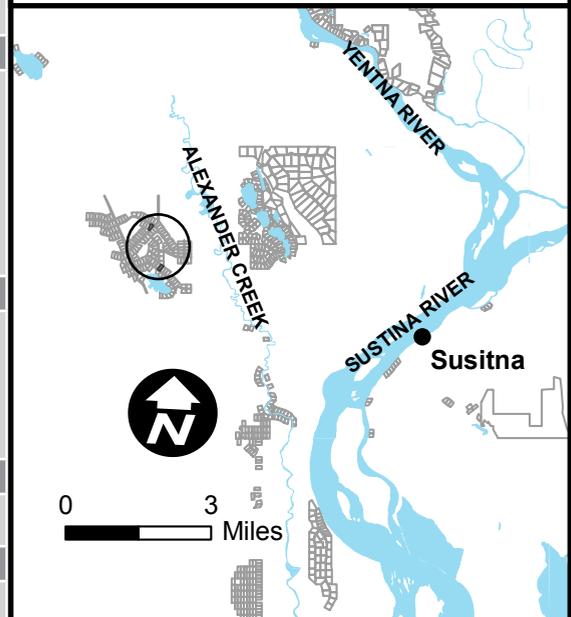
Alexander Creek West ASLS 79-209

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1026	204889	S017N008W15	79-209	4.39	1	3	\$4,200
1027	204968	S017N008W14	79-209	4.99	11	6	\$4,800



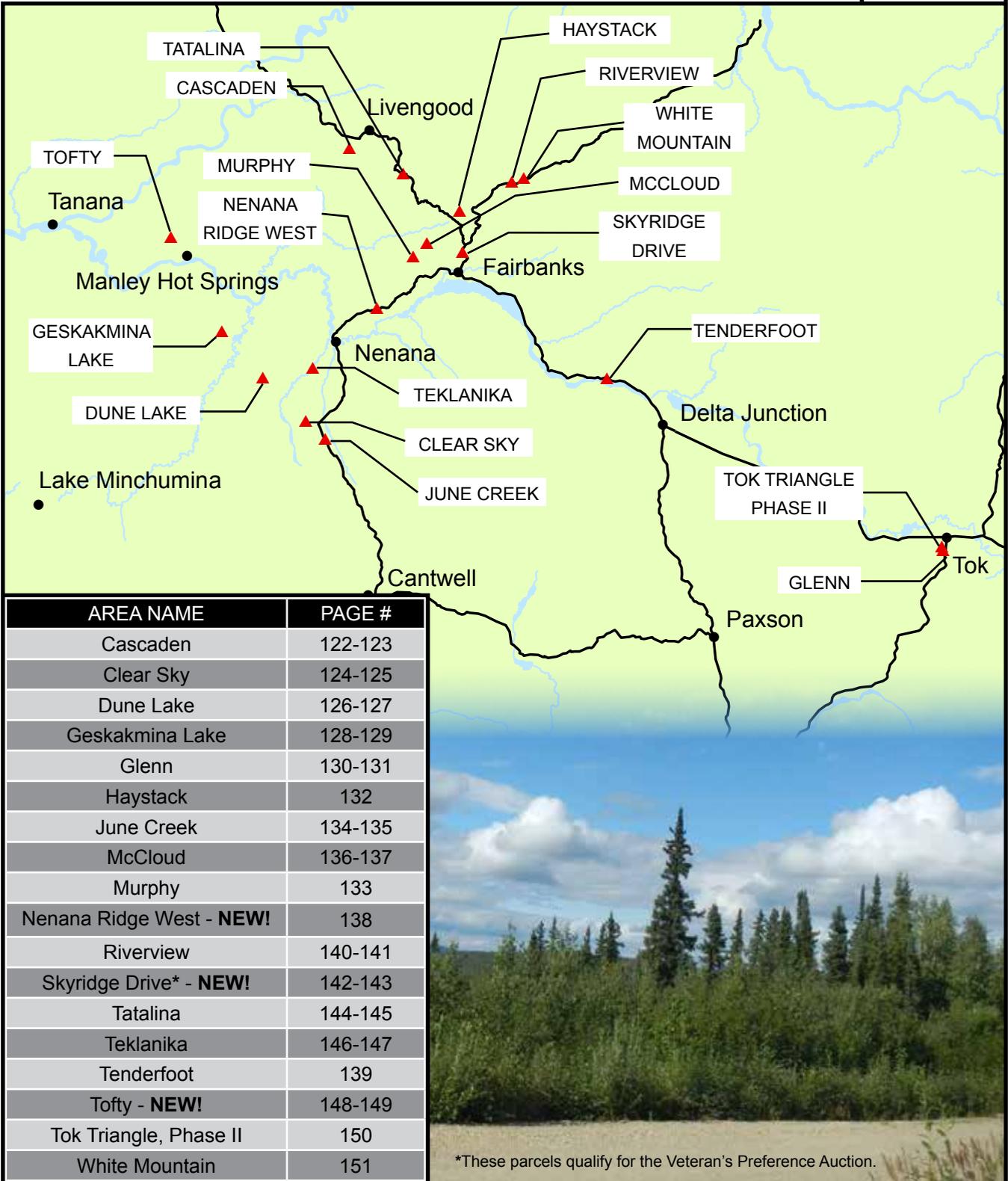
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information centers or on the web at: <http://plats.landrecords.info/>

LOCATION
Alexander Creek area is located approximately 35 miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.
ACCESS
ATV, snow machine, or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes or platted airstrips, conditions of which are unknown.
UTILITIES
None.
There is no municipal water supply. 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.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of DEC.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
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.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowners' Association created to govern said subdivision.
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.
NOTES
Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.





NORTHERN REGION MAP



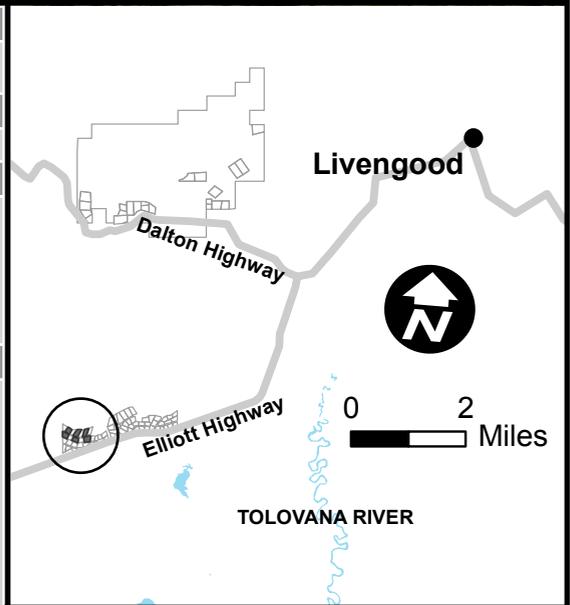
AREA NAME	PAGE #
Cascaden	122-123
Clear Sky	124-125
Dune Lake	126-127
Geskakmina Lake	128-129
Glenn	130-131
Haystack	132
June Creek	134-135
McCloud	136-137
Murphy	133
Nenanana Ridge West - NEW!	138
Riverview	140-141
Skyridge Drive* - NEW!	142-143
Tatalina	144-145
Teklanika	146-147
Tenderfoot	139
Tofty - NEW!	148-149
Tok Triangle, Phase II	150
White Mountain	151

*These parcels qualify for the Veteran's Preference Auction.



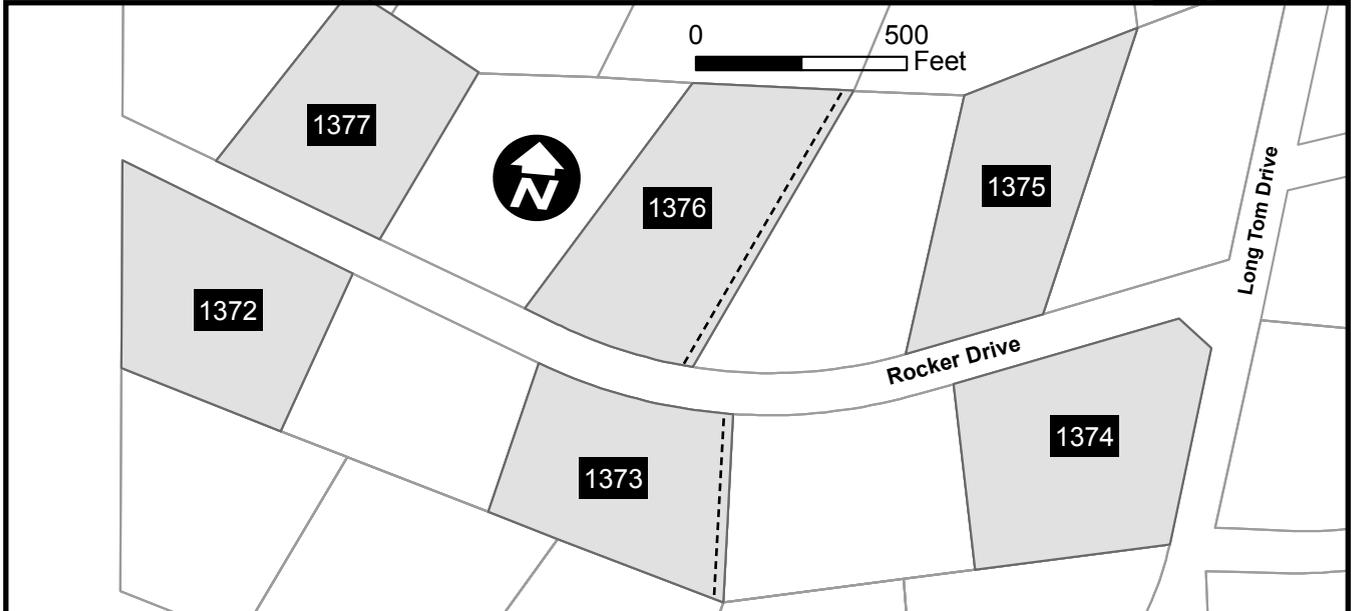
Long Tom Drive

LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.
ACCESS
Access to the subdivision is via the Elliott Highway and then to individual parcels via platted right-of-ways.
UTILITIES
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.
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 State of Alaska, Department of Environmental Conservation (DEC). See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 86-98. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active and incorporated.
Parcels 1373 and 1376 are subject to a 20' public, non-motorized trail easement along some parcel boundaries; see easements on ASLS 86-98.
No lots will have direct access to the Elliott Highway. Driveways must be established from dedicated rights-of-way within the subdivision.
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.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
Fire Management Option - Full Protection - see "Fire and Burning Activities" section of this brochure for more information.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

Cascaden ASLS 86-98



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1372	419811	F007N006W9	86-98	5.031	1	2	\$8,600
1373	419813	F007N006W9	86-98	4.61	3	2	\$8,200
1374	419815	F007N006W9	86-98	6.149	5	2	\$11,100
1375	419817	F007N006W9	86-98	4.925	8	3	\$9,400
1376	419819	F007N006W9	86-98	6.165	10	3	\$10,000
1377	419821	F007N006W9	86-98	4.425	12	3	\$7,900



Rocker Drive looking west.



**Aerial view of
Clear Sky Subdivision**

LOCATION
Clear Sky Subdivision is located 4 miles west of the Parks Highway, approximately 12 miles southwest of the community of Anderson and 28 road miles north of the community of Healy.

ACCESS
Access to the area is by overland trails from Doyon Avenue, a partially developed lane running west from the Rex Bridge (Mile 275 George Parks Highway), approximately 2.5 miles through Kobe Village to a cul-de-sac. Trails and roads leading to and through the area cross variable terrain and wet spots that are susceptible to erosion and trail damage, especially during breakup and after heavy rains in summer. ATV use should be avoided at these times, and care should be taken at all times to preserve the integrity of access. There is a State-maintained landing strip near Anderson.

UTILITIES
None.

There is no municipal water supply. 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. 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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

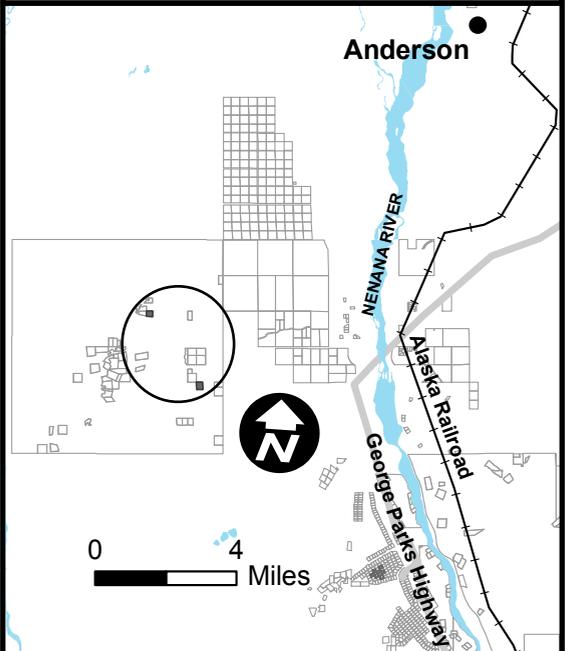
RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 2006-19. All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water mark of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails.

Parcels 1378 and 1379 are subject to 50-foot wide section-line easements.

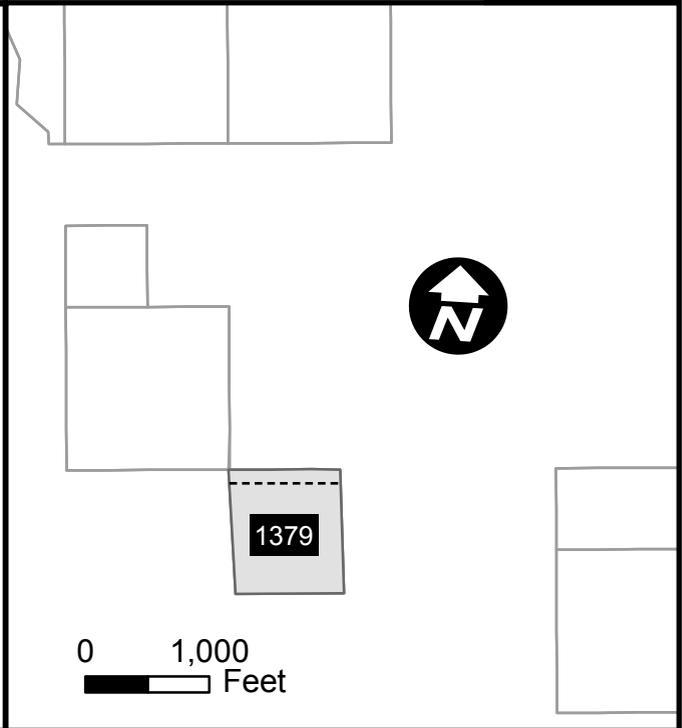
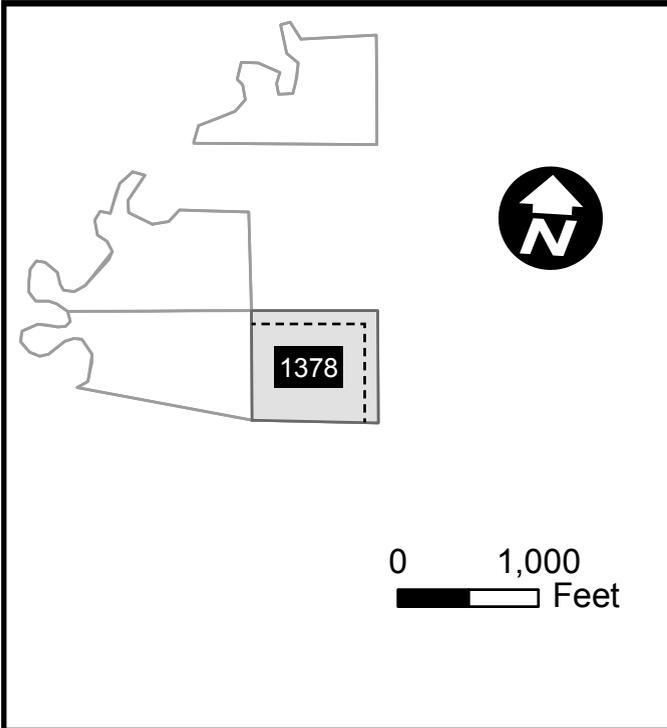
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Denali Borough, and are subject to applicable local ordinances and property assessments.

NOTES
These parcels are located in a "Modified" Protection fire management option area. See "Fire and Burning Activities" section of this brochure for more information.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Clear Sky ASLS 2006-19



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1378	417647	F008S010W15	2006-19	16.56	U	\$14,000
1379	417681	F008S010W25	2006-19	19.43	C	\$15,600





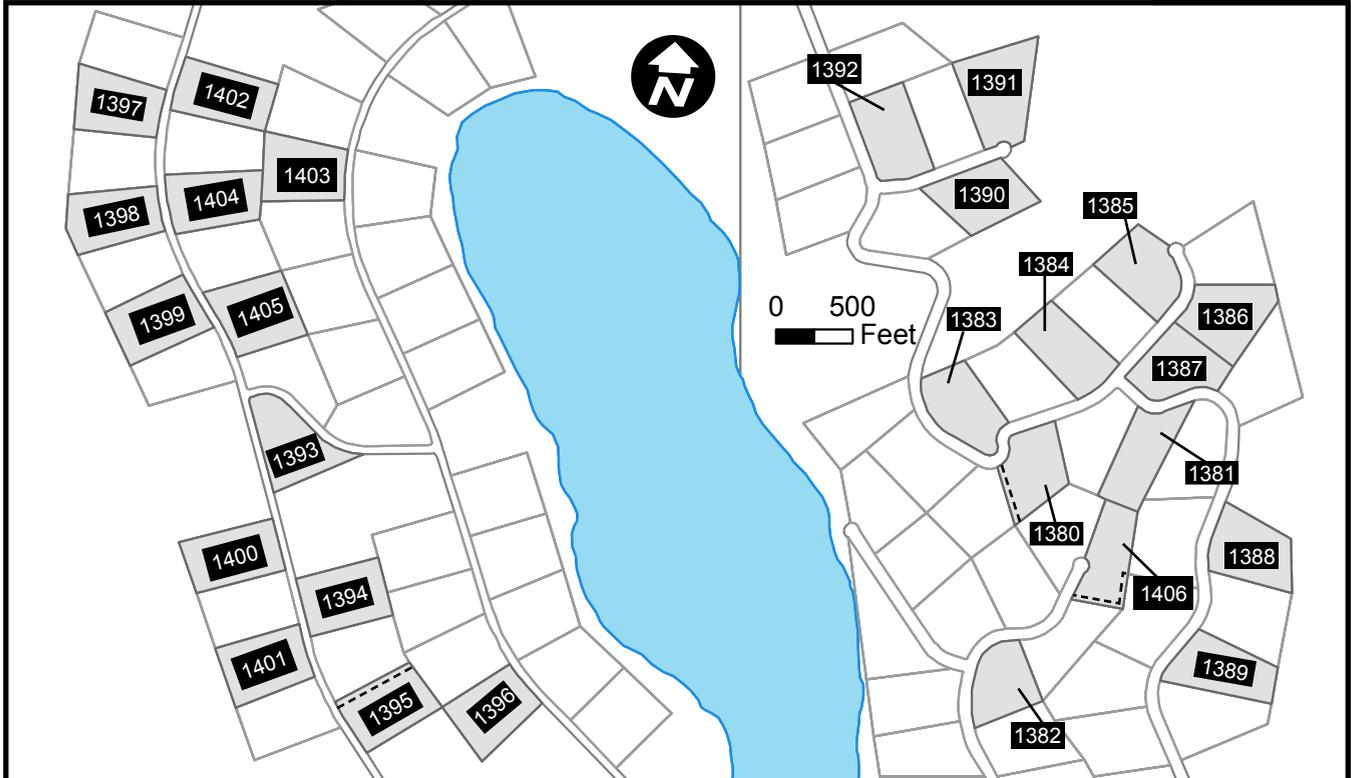
2013 Alaska State Land Offering

Dune Lake ASLS 81-56



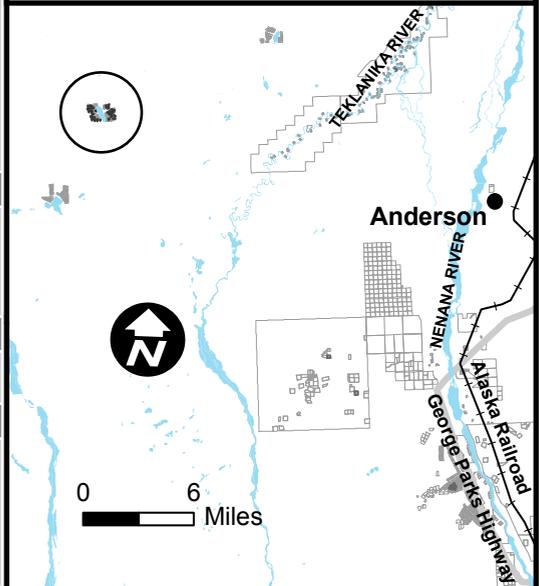
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1380	409079	F006S012W2	81-56	4.812	7	2	\$3,000
1381	409081	F006S012W2	81-56	4.929	9	2	\$3,000
1382	409088	F006S012W2	81-56	4.979	16	2	\$3,000
1383	409090	F006S012W2	81-56	4.747	1	3	\$3,000
1384	409092	F006S012W2	81-56	4.801	3	3	\$3,000
1385	409094	F006S012W2	81-56	4.717	5	3	\$3,000
1386	409096	F006S012W2	81-56	4.962	7	3	\$3,000
1387	409097	F006S012W2	81-56	4.94	8	3	\$3,000
1388	409099	F006S012W2	81-56	4.896	10	3	\$3,000
1389	409101	F006S012W2	81-56	4.99	12	3	\$3,000
1390	409104	F006S012W2	81-56	4.975	2	4	\$3,000
1391	409105	F006S012W2	81-56	4.957	3	4	\$3,000
1392	409107	F006S012W2	81-56	4.983	5	4	\$3,700
1393	409114	F006S012W3	81-56	4.952	1	6	\$3,000
1394	409115	F006S012W3	81-56	4.988	2	6	\$3,000
1395	409117	F006S012W3	81-56	4.846	6	6	\$3,000
1396	409119	F006S012W3	81-56	4.708	8	6	\$3,700
1397	409121	F006S012W3	81-56	4.84	2	7	\$3,000
1398	409123	F006S012W3	81-56	4.858	4	7	\$3,000
1399	409125	F006S012W3	81-56	4.841	6	7	\$3,000
1400	409127	F006S012W3	81-56	4.933	8	7	\$3,000
1401	409129	F006S012W3	81-56	4.869	10	7	\$3,000
1402	409133	F006S012W3	81-56	4.999	3	8	\$3,000
1403	409135	F006S012W3	81-56	4.903	5	8	\$3,700
1404	409136	F006S012W3	81-56	4.941	6	8	\$3,000
1405	409140	F006S012W3	81-56	4.974	10	8	\$3,000
1406	409146	F006S012W2	81-56	4.962	18	2	\$3,000

Dune Lake ASLS 81-56



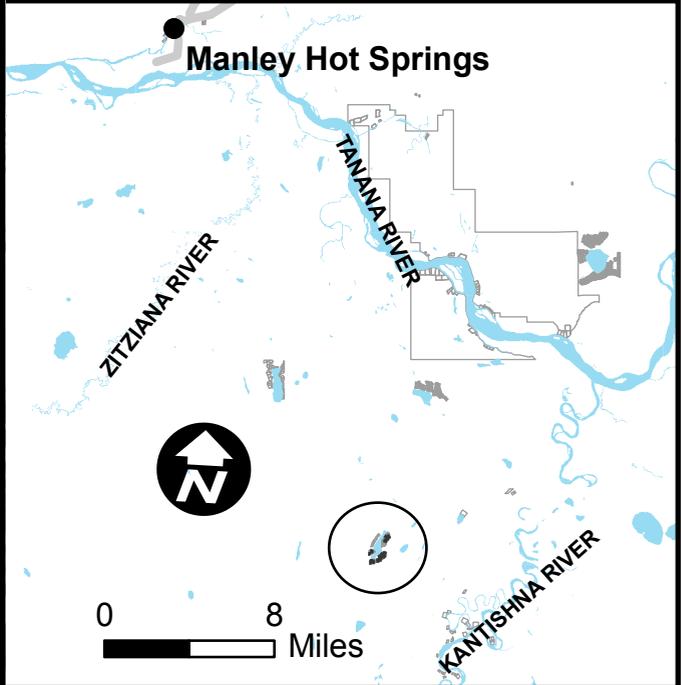
LOCATION
Dune Lake Subdivision is approximately 45 air miles southwest of Fairbanks.
ACCESS
By air year 'round or via snowmachine trail in the winter from Nenana.
UTILITIES
None.
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 81-56. Parcels may contain wetlands and may require a permit prior to placement of fill materials from the U.S. Army Corps of Engineers.
Parcels 1380, 1395, and 1406 are subject to a 20' pedestrian easement along some parcel boundaries; see easements on ASLS 81-56.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
This subdivision is in "Full" fire management option. See "Fire and Burning Activities" section in this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.
This subdivision is within the Nenana Basin Oil and Gas Exploration area. For more information, contact the DNR Division of Oil and Gas.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





**Geskakmina Lake,
parcels on left**

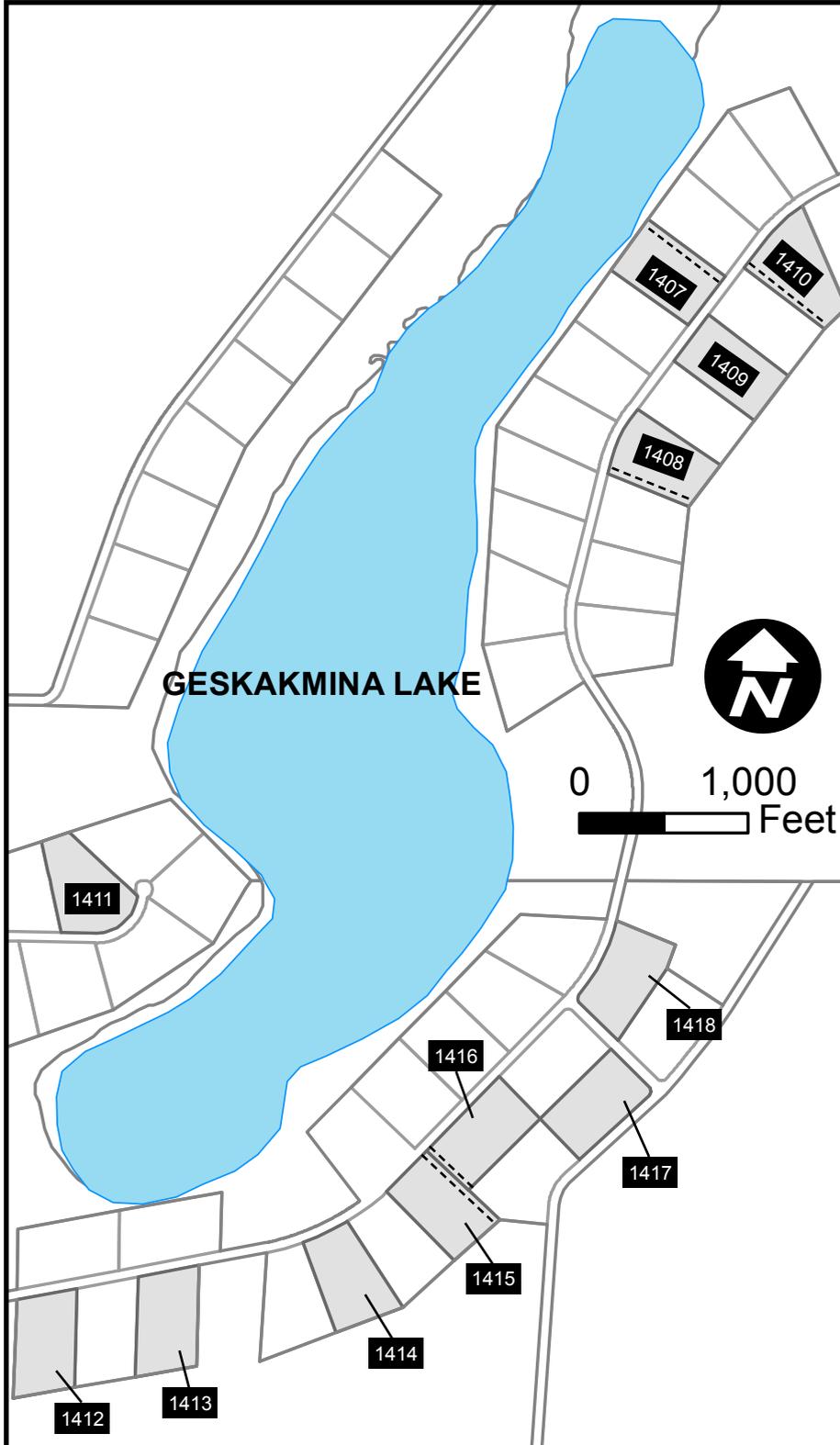


**Looking north at
Geskakmina Lake**

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1407	407352	F003S014W14	81-55	4.901	8	2	\$3,300
1408	407359	F003S014W14	81-55	4.756	4	3	\$2,600
1409	407361	F003S014W14	81-55	4.788	6	3	\$2,600
1410	407363	F003S014W14	81-55	4.977	8	3	\$2,600
1411	407367	F003S014W23	81-55	4.990	6	4	\$3,300
1412	407371	F003S014W23	81-55	4.994	1	6	\$3,300
1413	407373	F003S014W23	81-55	4.994	3	6	\$3,300
1414	407375	F003S014W23	81-55	4.792	5	6	\$3,300
1415	407377	F003S014W23	81-55	4.816	7	6	\$3,300
1416	407378	F003S014W23	81-55	4.919	8	6	\$3,300
1417	407380	F003S014W23	81-55	4.827	10	6	\$2,600
1418	407382	F003S014W23	81-55	4.960	1	7	\$3,300



Geskakmina Lake ASLS 81-55



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.
ACCESS
By air year 'round or via snowmachine trail in the winter from Nenana or Manley Hot Springs.
UTILITIES
None.
There is no municipal water supply. 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.
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 State of Alaska, Department of Environmental Conservation (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcels 1406, 1407, 1410, 1415, 1416 are subject to a 20' pedestrian easement along some parcel boundaries; see easements on ASLS 81-55.
Subject to all platted easements and reservations of record, see ASLS 81-55.
Parcels may contain wetlands and may require a permit prior to placement of fill materials from the U.S. Army Corps of Engineers.
Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners' Association, if active. Covenants and restrictions pertaining to the homeowners' association are recorded in book 227, page 336, within the Fairbanks Recording District.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
This subdivision is in "Full" fire management option. See "Fire and Burning Activities" section in this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wild-fire, particularly where access to the parcels or a water source is not adequately constructed or maintained. A 2002 summer fire has burned some of the land around the lake.
Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest.



**Druckemiller Road
brushed trail**

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION

The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west of the Tok Cut-off of the Glenn Highway.

ACCESS

From the Tok Cut-off Highway, access is by platted rights-of-way to the individual parcels. Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road, and Butch Kuth Avenue have been constructed. Other rights-of-way may not be constructed.

UTILITIES

Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.

There is no municipal water supply. 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.

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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 81-205.

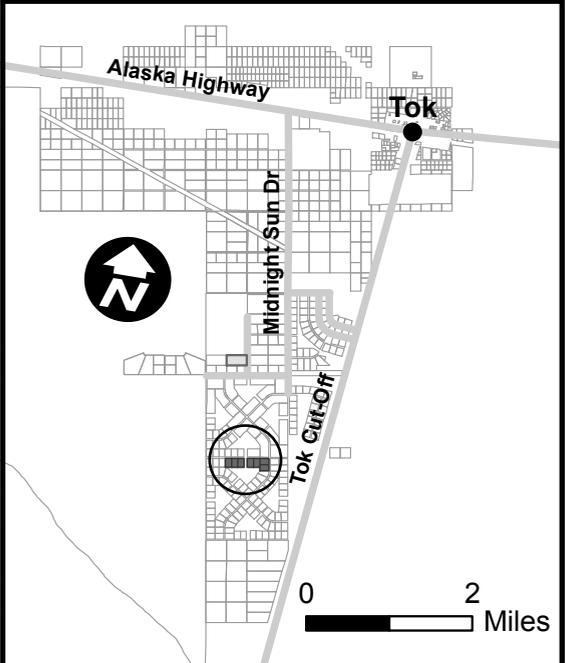
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.

MUNICIPAL AUTHORITY

This subdivision is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

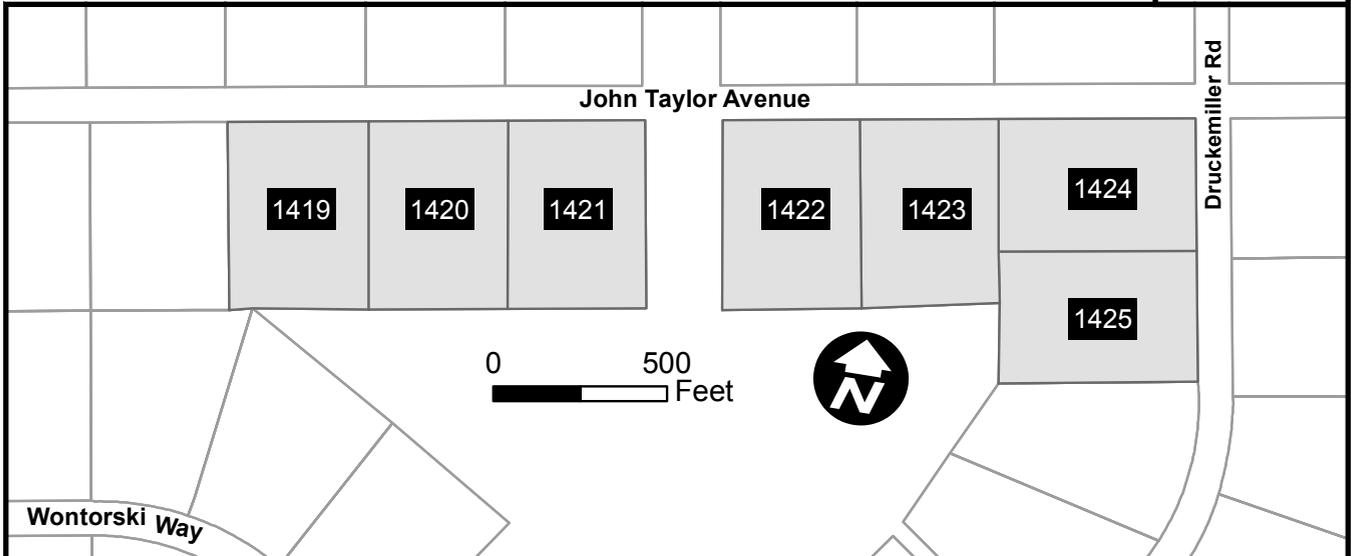
This subdivision is in "Critical" fire management option. See "Fire and Burning Activities" section of this brochure for more information.





Glenn ASLS 81-205

NORTHERN REGION



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1419	418357	C017N012E11	81-205	5.00	4	6	\$8,400
1420	418358	C017N012E11	81-205	5.00	5	6	\$8,400
1421	418359	C017N012E11	81-205	5.00	6	6	\$8,400
1422	418360	C017N012E11	81-205	5.00	7	6	\$8,400
1423	418361	C017N012E11	81-205	5.00	8	6	\$8,400
1424	418362	C017N012E11	81-205	5.00	9	6	\$8,400
1425	418363	C017N012E11	81-205	5.00	10	6	\$8,000



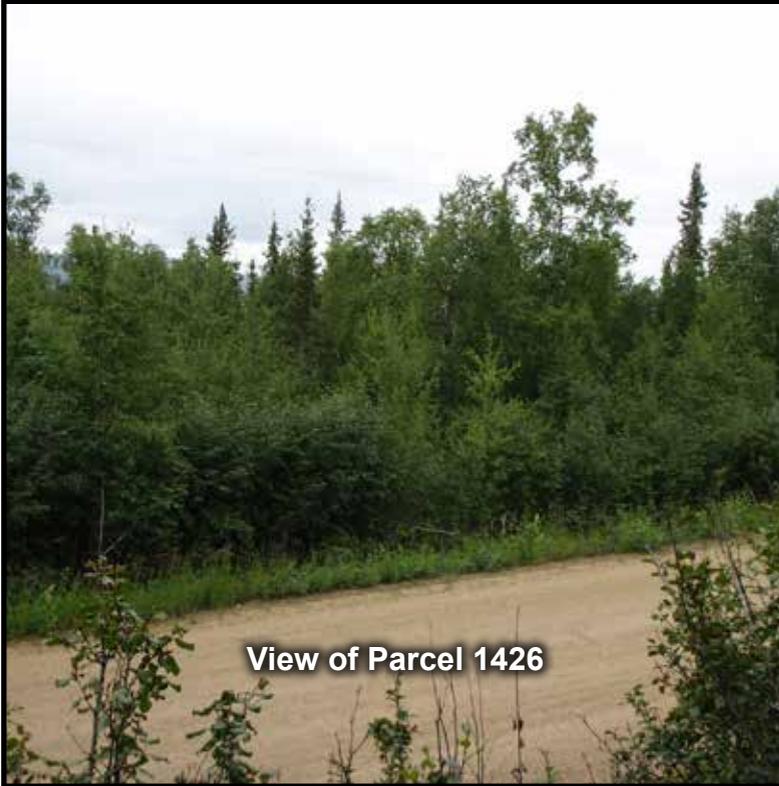
John Taylor Avenue



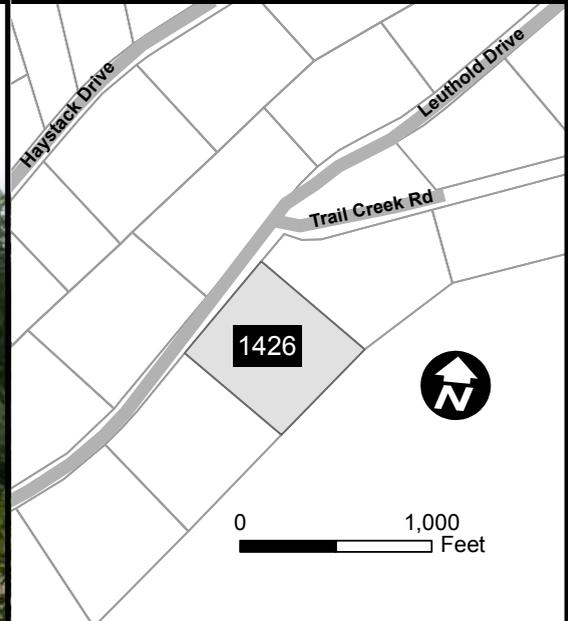
2013 Alaska State Land Offering

Haystack ASLS 80-117

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1426	408299	F003N001E6	80-117	9.821	17	6	\$20,600

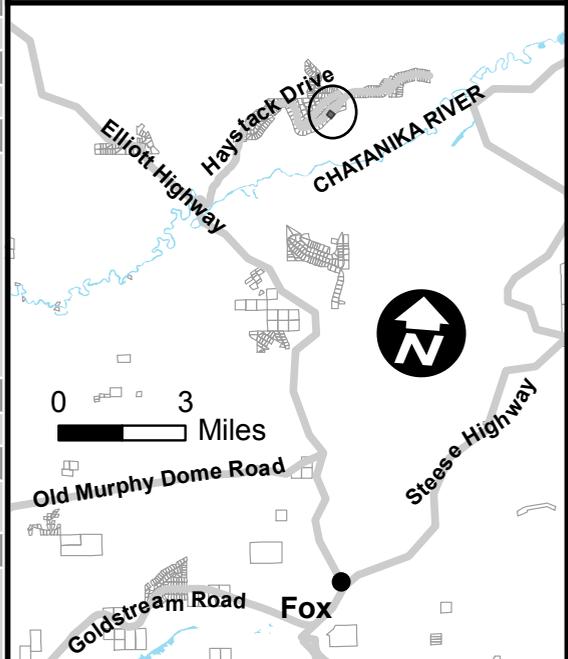


View of Parcel 1426



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

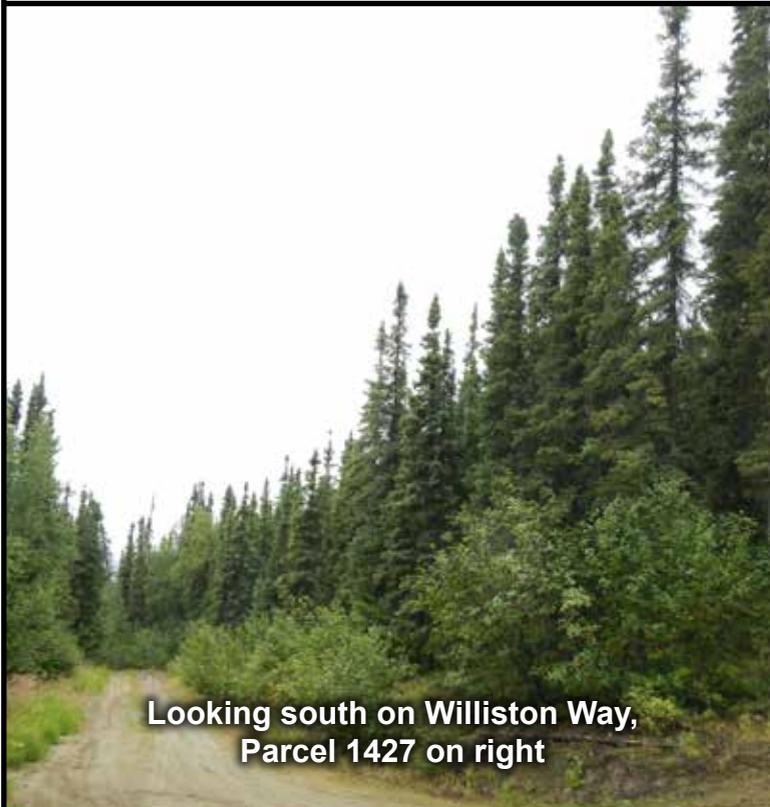
LOCATION
Haystack Subdivision is located approximately 24 miles north of Fairbanks.
ACCESS
Access is north via the Elliott Highway for 11 miles, then east on Haystack Drive to the subdivision.
UTILITIES
Electricity is available in portions of the subdivision. Purchasers may be responsible for extending the existing lines at their own expense.
There is no municipal water supply. 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.
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 (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 80-117.
MUNICIPAL AUTHORITY
This parcel is located within the Fairbanks North Star Borough and is subject to applicable local ordinances and property assessments.
NOTES
This subdivision is in "Critical" fire management option. See "Fire and Burning Activities" section in this brochure for more information.
There are active mining claims in the vicinity of this subdivision.



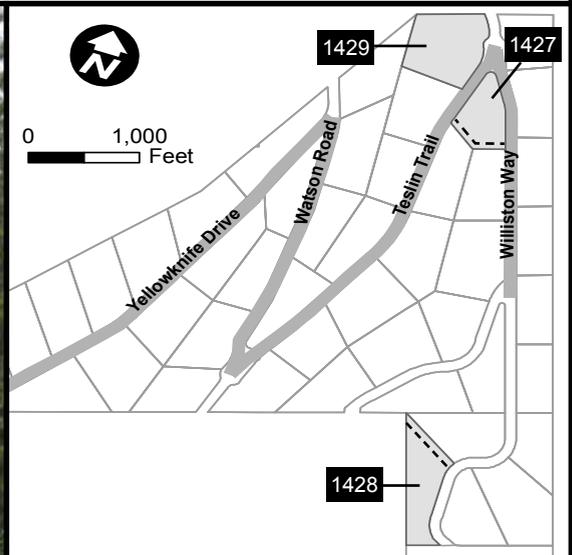


Murphy ASLS 82-159

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1427	411086	F001N003W8	82-159	5.913	6	4	\$14,200
1428	411095	F001N003W17	82-159	7.366	4	5	\$13,300
1429	411105	F001N003W8	82-159	9.973	1	3	\$19,100

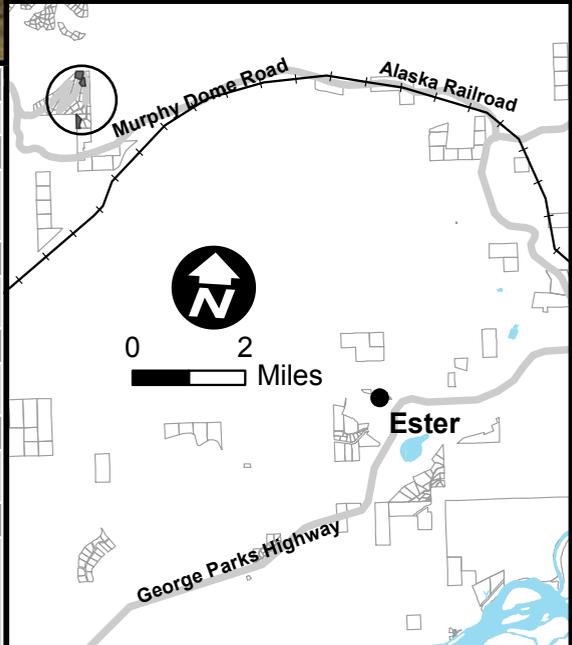


Looking south on Williston Way, Parcel 1427 on right



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

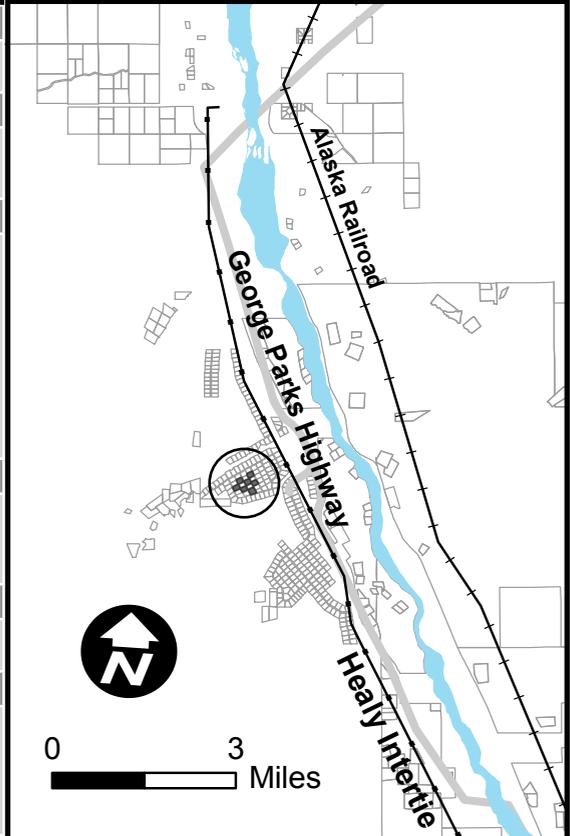
LOCATION
Murphy Subdivision is located 19 miles northwest of Fairbanks along Murphy Dome Road.
ACCESS
Access is via Sheep Creek Road or Goldstream Road to Murphy Dome Road. Access to the subdivision is from mile 10 of Murphy Dome Road turning east onto Yellowknife Drive. Access during certain times of the year may require a four-wheel drive vehicle.
UTILITIES
Electricity is available along Williston Way, within this subdivision. Purchasers may be responsible for extending the existing power lines.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 82-159. Parcels 1427 and 1428 are subject to 20-foot drainage easements and a 20-foot pedestrian easement.
MUNICIPAL AUTHORITY
These parcel are located within the Fairbanks North Star Borough and are subject to applicable local ordinances and property assessments.
NOTES
Parcels are located within a "Full" fire management area. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.
There are active mining claims in the vicinity of this subdivision.





**Typical vegetation in
June Creek Subdivision**

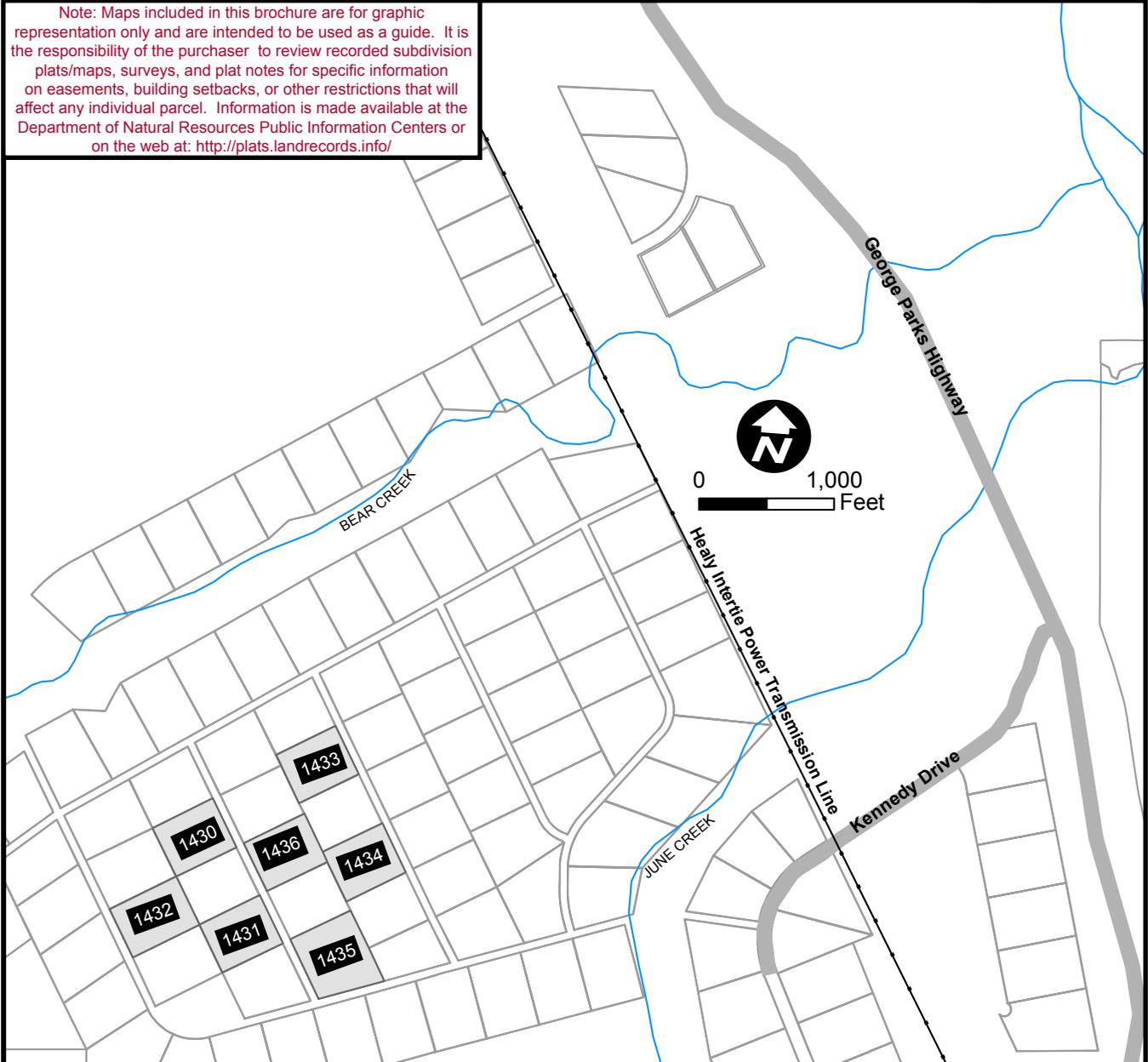
LOCATION
June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.
ACCESS
Access is via the Parks Highway, from mile 266.2 to 269.9, to platted rights-of-way within the subdivision. Many of the rights-of-way within the subdivision have not been constructed. Dark sections of Kennedy Drive shown in the map to the right have been improved.
UTILITIES
Electrical service is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
There is no municipal water supply. 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.
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 (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 79-166.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners' Association, if active.
MUNICIPAL AUTHORITY
These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.
NOTES
This subdivision is in "Full" fire management option. See "Fire and Burning Activities" section in this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.
Tentatively Approved Land. See page 6 of this brochure for more information.





June Creek ASLS 79-166

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

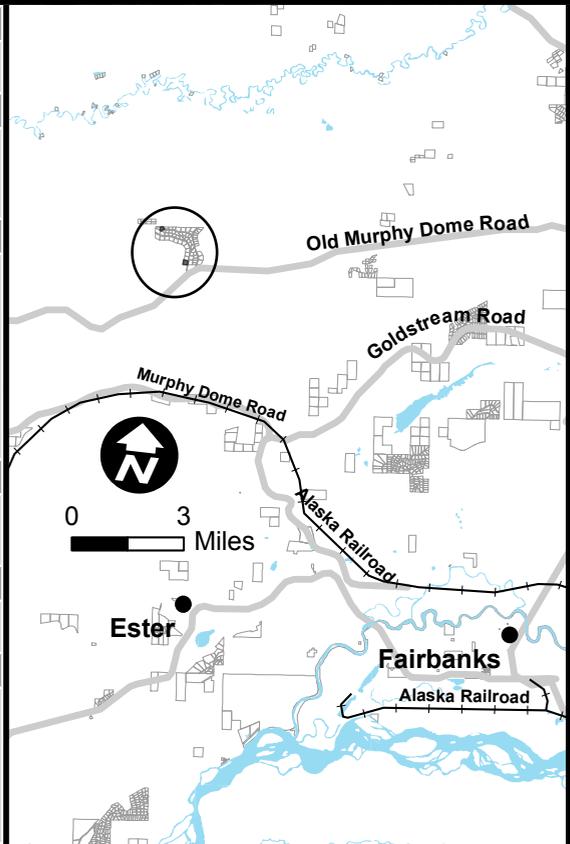


PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1430	405189	F009S009W22	79-166	4.591	2	5	\$6,000
1431	405191	F009S009W22	79-166	4.591	4	5	\$6,000
1432	405194	F009S009W22	79-166	5.051	7	5	\$6,600
1433	405198	F009S009W22	79-166	4.591	2	6	\$6,000
1434	405200	F009S009W22	79-166	4.591	4	6	\$6,000
1435	405203	F009S009W22	79-166	6.139	7	6	\$7,400
1436	405205	F009S009W22	79-166	4.591	9	6	\$6,000

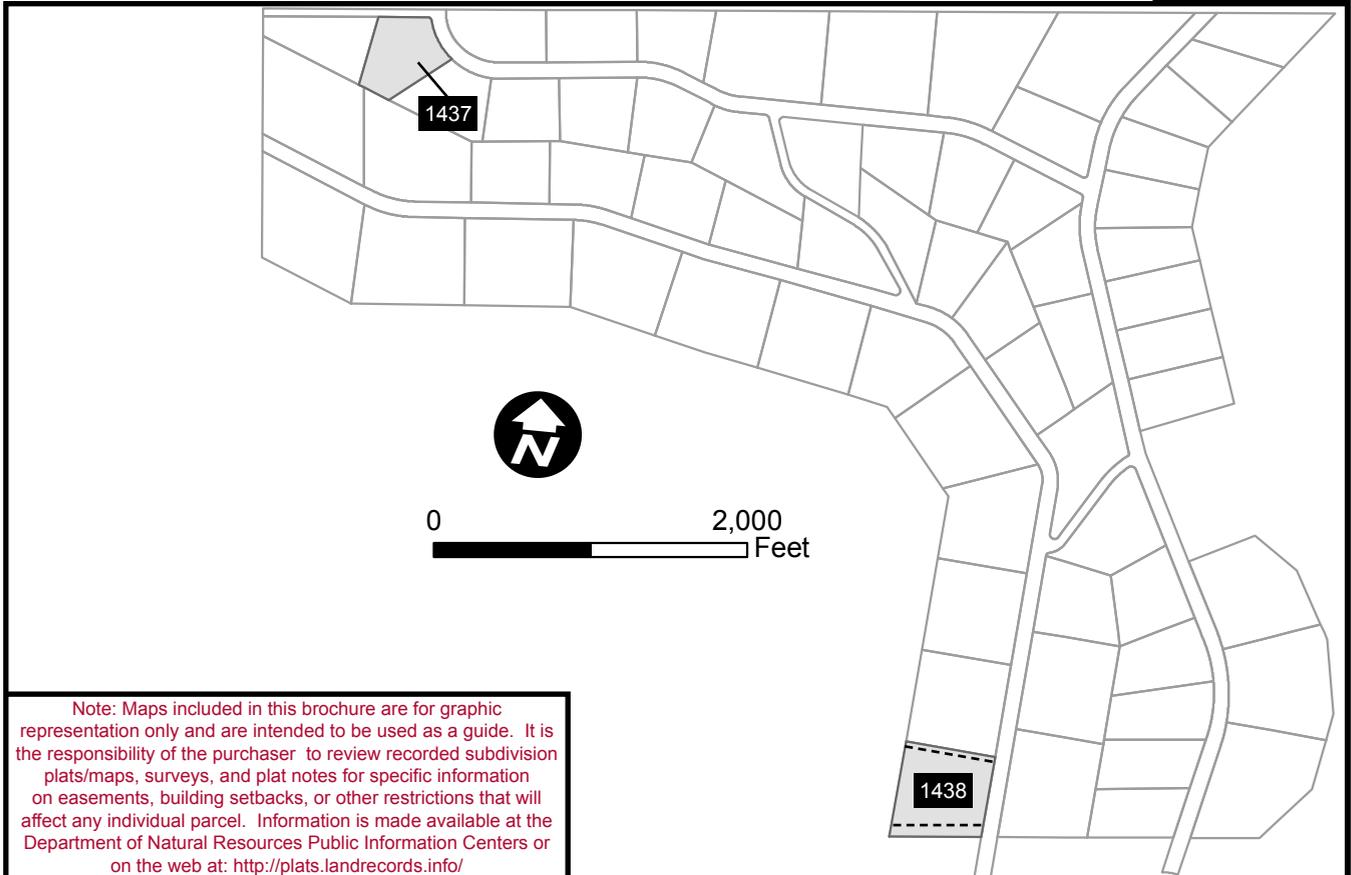


View of Parcel 1437

LOCATION
McCloud Subdivision is located northwest of Fairbanks approximately 9 miles east of Murphy Dome on the Old Murphy Dome Road.
ACCESS
Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Access along Old Murphy Dome Road will, at certain times of year, require 4-wheel drive vehicles.
UTILITIES
Electricity is along Murphy Dome Road, but not extended into the subdivision. There is no municipal water supply. 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. 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 State of Alaska, Department of Environmental Conservation (DEC). See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 82-157. Parcel 1438 is subject to a 50-foot section-line easement and a 20-foot drainage easement. Parcels may contain wetlands and may require U.S. Army Corps of Engineers permits prior to placement of fill material.
MUNICIPAL AUTHORITY
These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Placer mining operations are currently active along Our Creek, to the east of the subdivision area. Parcels are located within a "Full" fire protection area. See "Fire and Burning Activities" section of this brochure. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.



McCloud ASLS 82-157



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1437	409918	F002N002W19	82-157	4.603	2	2	\$7,100
1438	409942	F002N002W19	82-157	7.524	12	3	\$14,800



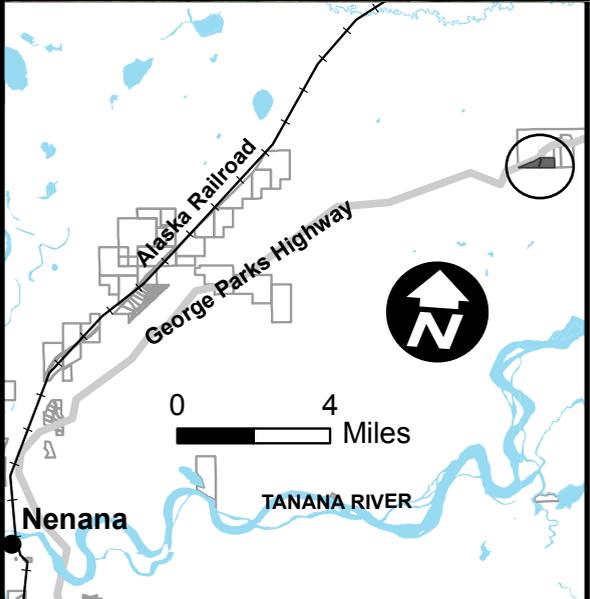
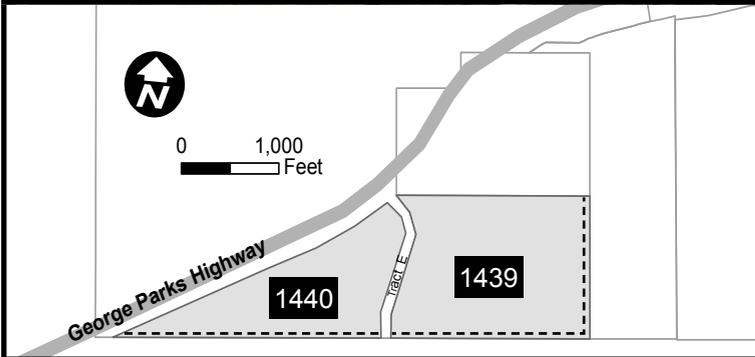
View of Parcel 1438



2013 Alaska State Land Offering

Nenana Ridge West ASLS 2006-31

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1439	419362	F002S005W30	2006-31	57.599	F	\$28,800
1440	419877	F002S005W30	2006-31	38.371	D	\$19,200



LOCATION

Nenana Ridge West Subdivision is located approximately 30 miles west of Fairbanks, just off the Parks Highway.

ACCESS

Access for both parcels is from the Parks Highway onto Tract E. Tract E is reserved as a public use corridor and an access easement to Tract D and F in the subdivision. Tract E is only partially developed as an access route. Direct access to the Parks Highway from any lot is prohibited.

UTILITIES

Electrical service is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines at their own expense.

There is no municipal water supply. 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. 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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Both parcels are subject to 50-foot section-line easements. Subject to all platted easements and reservations of record, see ASLS 2006-31. Parcels 1439 and 1440 are subject to 50-foot section line easements.

MUNICIPAL AUTHORITY

These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

NOTES

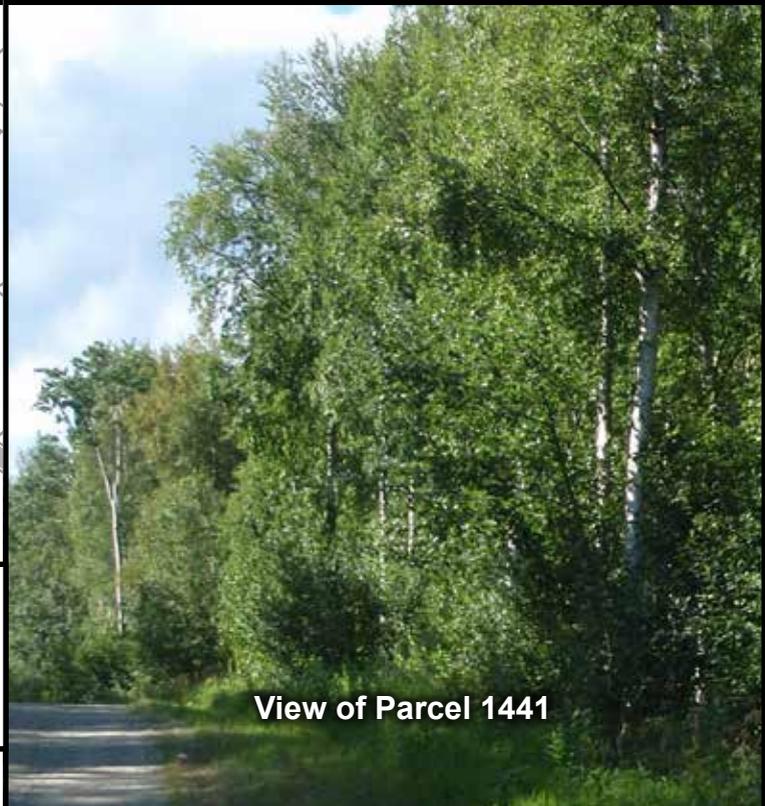
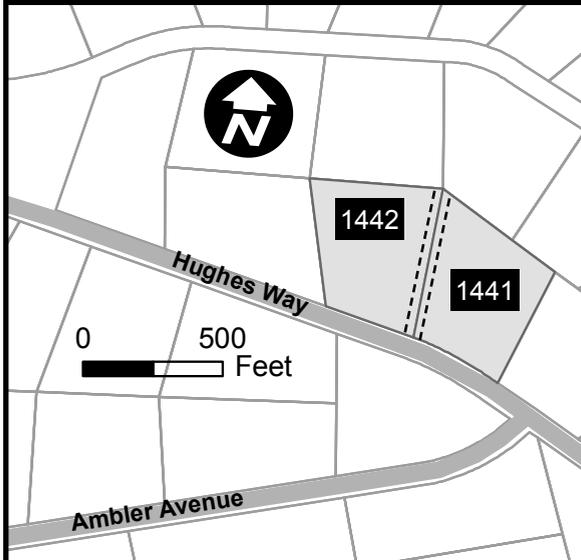
USACE Wetlands Jurisdictional Determination POA-2008-1404.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



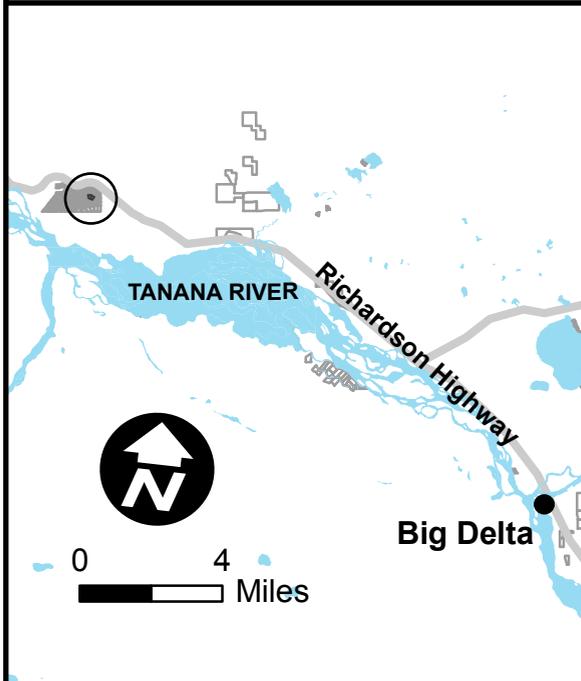
Tenderfoot ASLS 81-213

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1441	409732	F007S007E25	81-213	4.515	11	5	\$10,400
1442	409733	F007S007E25	81-213	4.616	12	5	\$10,600

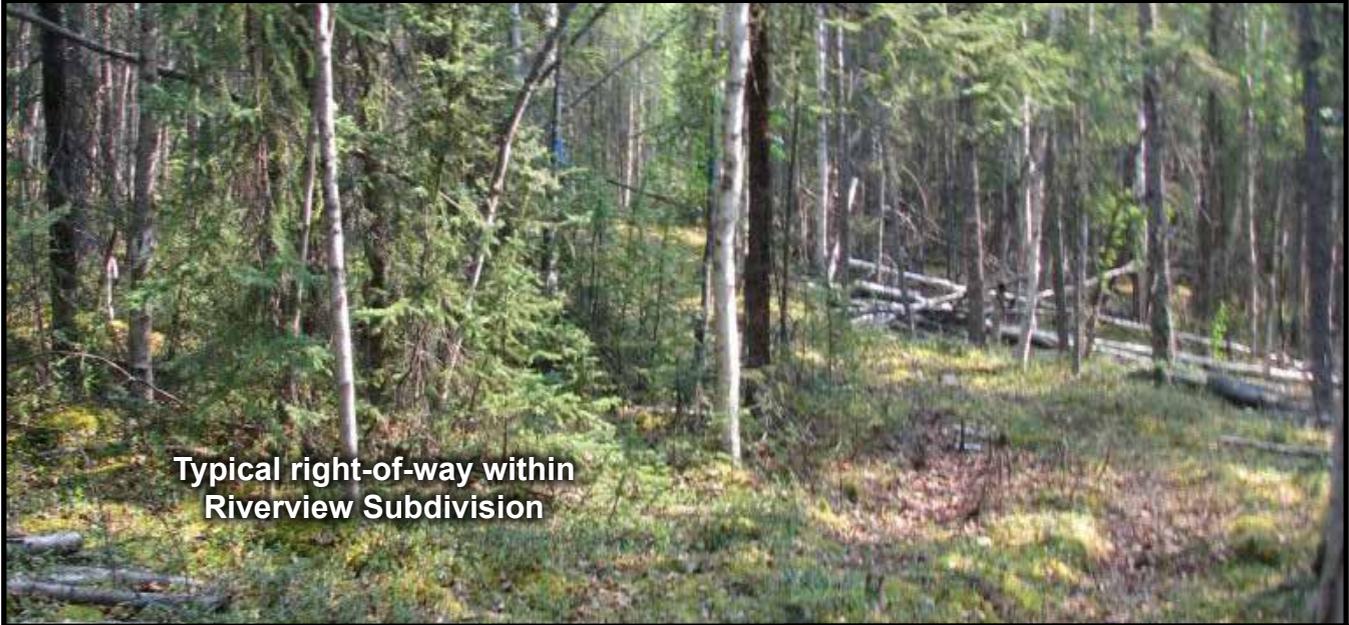


View of Parcel 1441

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
Located at Milepost 294 on the Richardson Highway, approximately 2 miles southeast of the Richardson Roadhouse, and 70 miles southeast of Fairbanks.
ACCESS
Access to the immediate area is at approximately mile 294 of the Richardson Highway, which fronts approximately 1.5 miles of the project. Hughes Way is a constructed gravel road.
UTILITIES
Utilities are available along the Richardson Highway and Hughes Way within the subdivision but, individual parcels must be researched independently.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 81-213. Parcels 1441 and 1442 are subject to 20-foot public walkway easements.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
Some roads within the subdivision may be suitable for 4-wheel drive only at times when the ground is wet from heavy rain or spring thaw.
This area is within a "Full" fire management area. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.



Typical right-of-way within Riverview Subdivision

LOCATION

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

ACCESS

Access is between Miles 43-48 on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

UTILITIES

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.

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 State of Alaska, Department of Environmental Conservation (DEC).

There is no municipal water supply. 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.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Parcels 1445, 1446, and 1447 are subject to a 20' wide public walkway easement. Subject to all platted easements and reservations of record, see ASLS 83-128.

Direct access to the Steese Highway from any lot is prohibited.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Fairbanks North Star Borough and subject to applicable local ordinances and property assessments.

NOTES

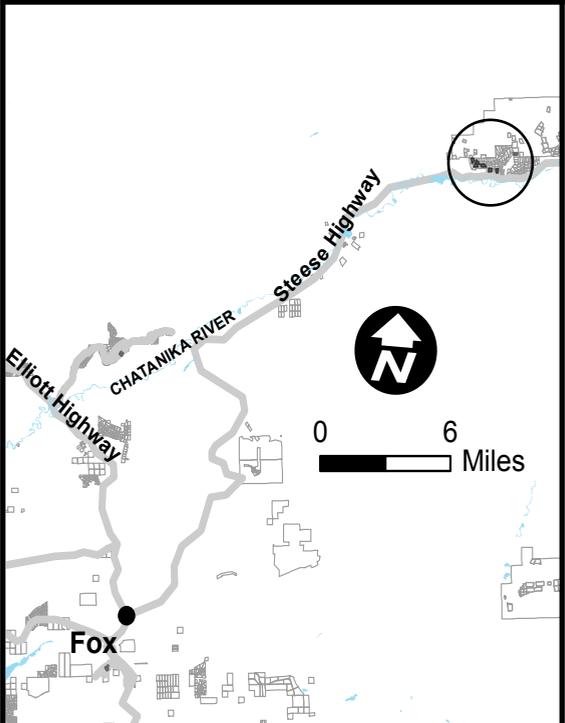
Parcels may have burned during the 2004 fire season. This subdivision is in a "Full" fire management option. See "Fire and Burning Activities" section of this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

There are active mining claims in the vicinity of this subdivision.

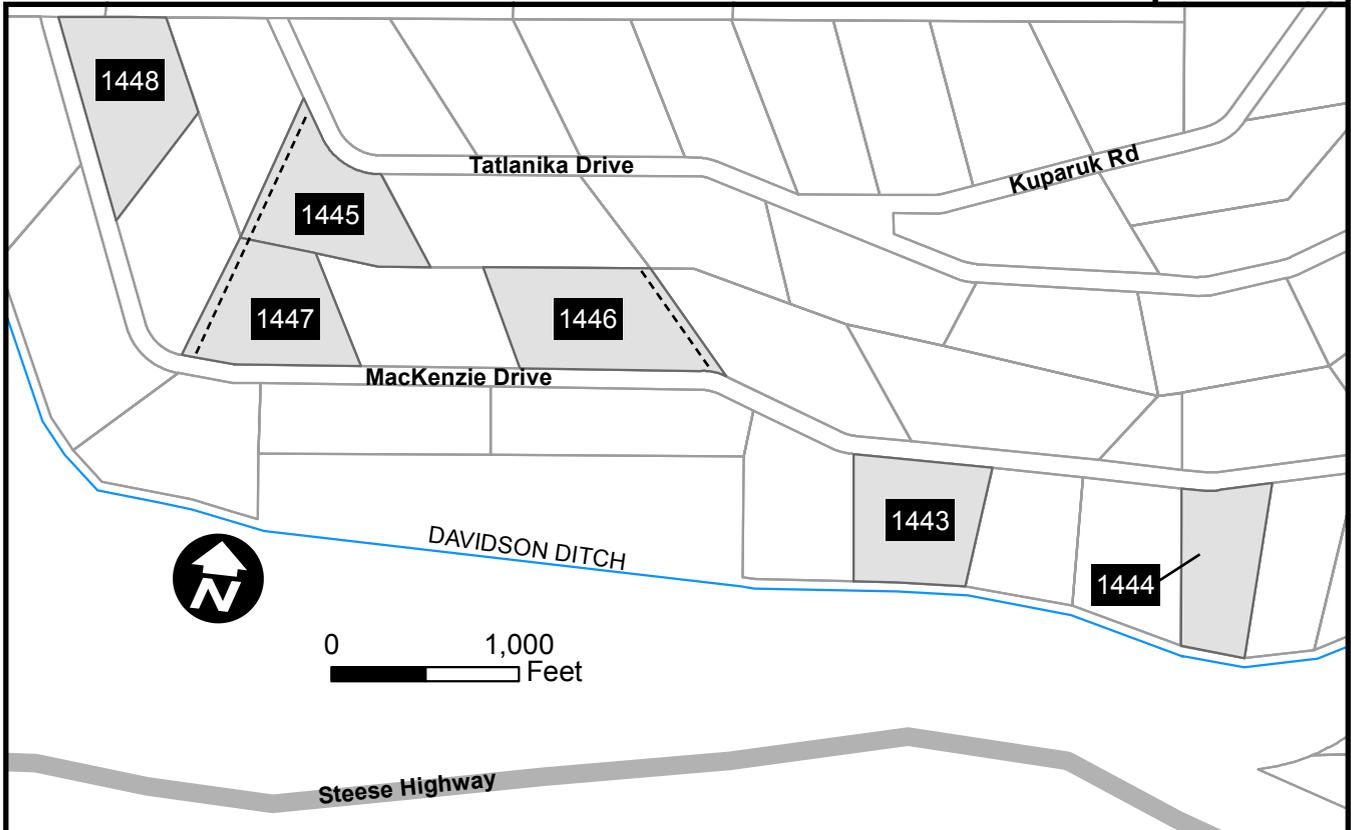
Tentatively Approved Land. See page 6 of this brochure for more information.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>





Riverview ASLS 83-128



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1443	411119	F005N003E25, 36	83-128	10.080	7	1	\$12,700
1444	411122	F005N004E30, 31	83-128	8.109	10	1	\$12,500
1445	411127	F005N003E25	83-128	10.014	2	2	\$9,000
1446	411139	F005N003E25	83-128	12.360	14	2	\$10,700
1447	411141	F005N003E25, 26	83-128	10.044	16	2	\$9,000
1448	411143	F005N003E25, 26	83-128	10.816	18	2	\$9,700



Approximate location of Parcel 1444, looking east between MacKenzie Dr. and the Davidson Ditch



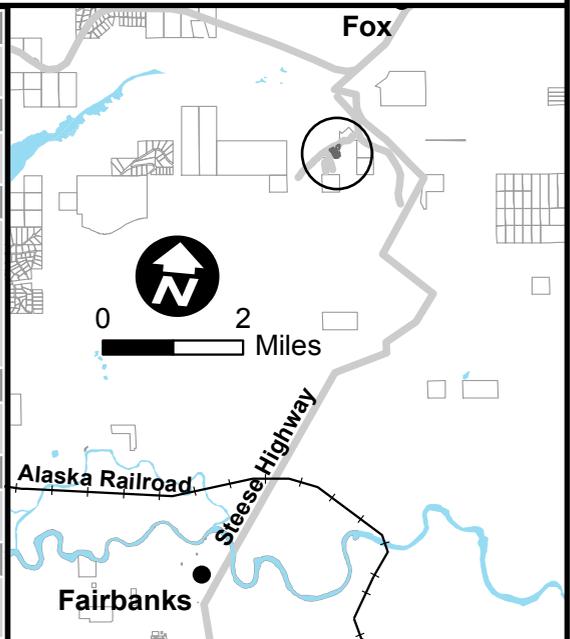
NEW FOR 2013

Cul-de-sac on Constance Court

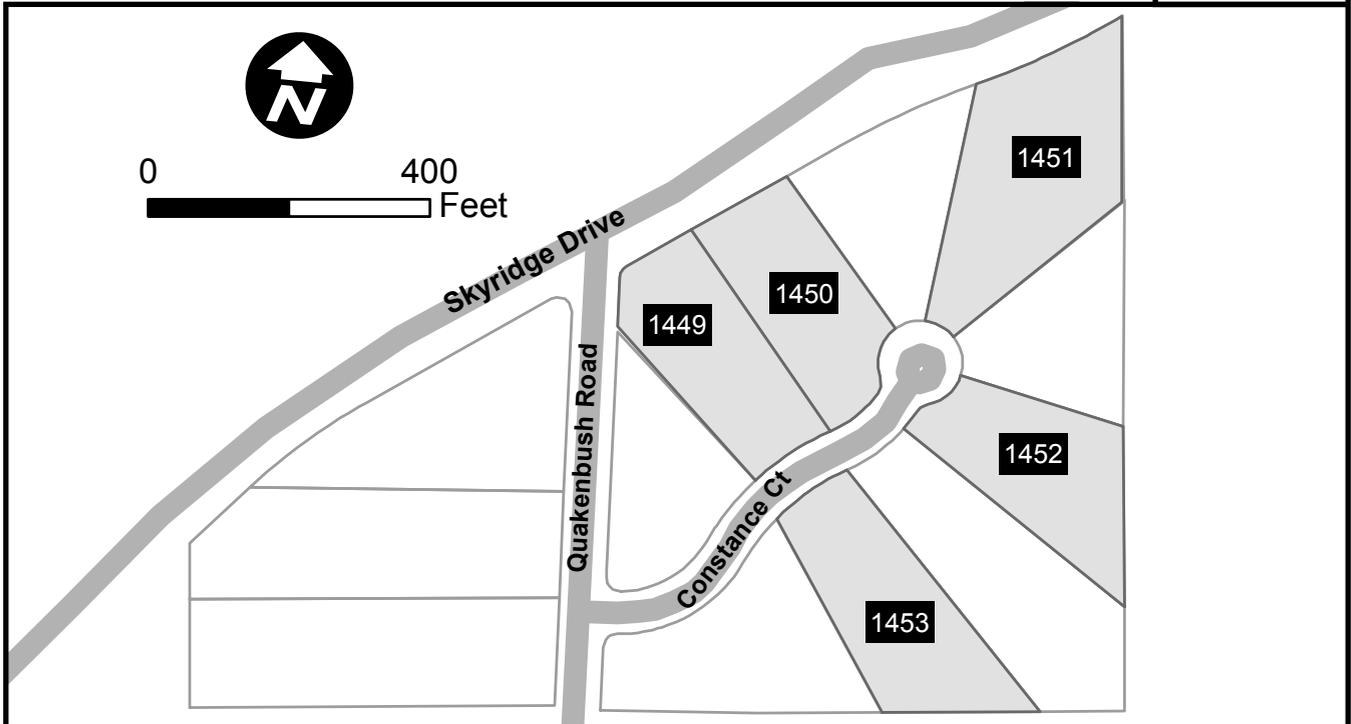
**Eligible
for Veteran's
Preference
Auction**

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
The subject parcels are located approximately 6 miles north of Fairbanks between Farmers Loop and the Elliott Highway along Skyridge Drive.
ACCESS
All parcels are accessed along constructed gravel roads via Skyridge Drive, Quakenbush Road, and Constance Court.
UTILITIES
Select parcels within the subdivision are adjacent to electricity. Parcels 1452 and 1453 are adjacent to electrical service. Parcels 1449, 1450, and 1451 would need additional poles installed at the expense of the landowner.
No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.
RESTRICTIONS
Parcels 1449, 1450, and 1451 are subject to a 50-foot building setback from Skyridge Drive. Subject to all platted easements and reservations of record, see ASLS 2007-13.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Fairbanks North Star Borough and subject to applicable local ordinances and property assessments. Rezoned Rural Residential.
NOTES
Parcels within this subdivision are eligible for the Veteran's Preference Auction. Please see the "Participating in the Veteran's Preference Auction" section of this brochure for more information.



Skyridge Drive ASLS 2007-13



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1449	418592	F001N001W12	2007-13	1.169	2	1	\$28,500
1450	418593	F001N001W12	2007-13	1.152	3	1	\$28,500
1451	418595	F001N001W12	2007-13	1.702	5	1	\$31,600
1452	418597	F001N001W12	2007-13	1.187	7	1	\$31,000
1453	418599	F001N001W12	2007-13	1.325	9	1	\$31,000

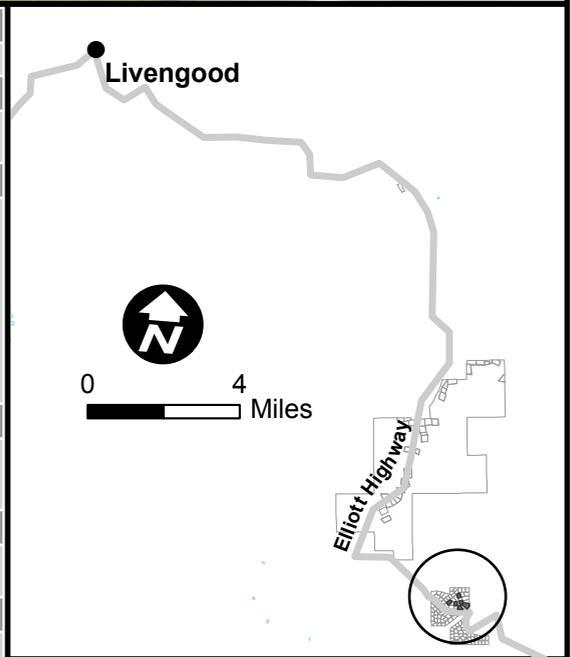


Typical Vegetation within Skyridge Subdivision



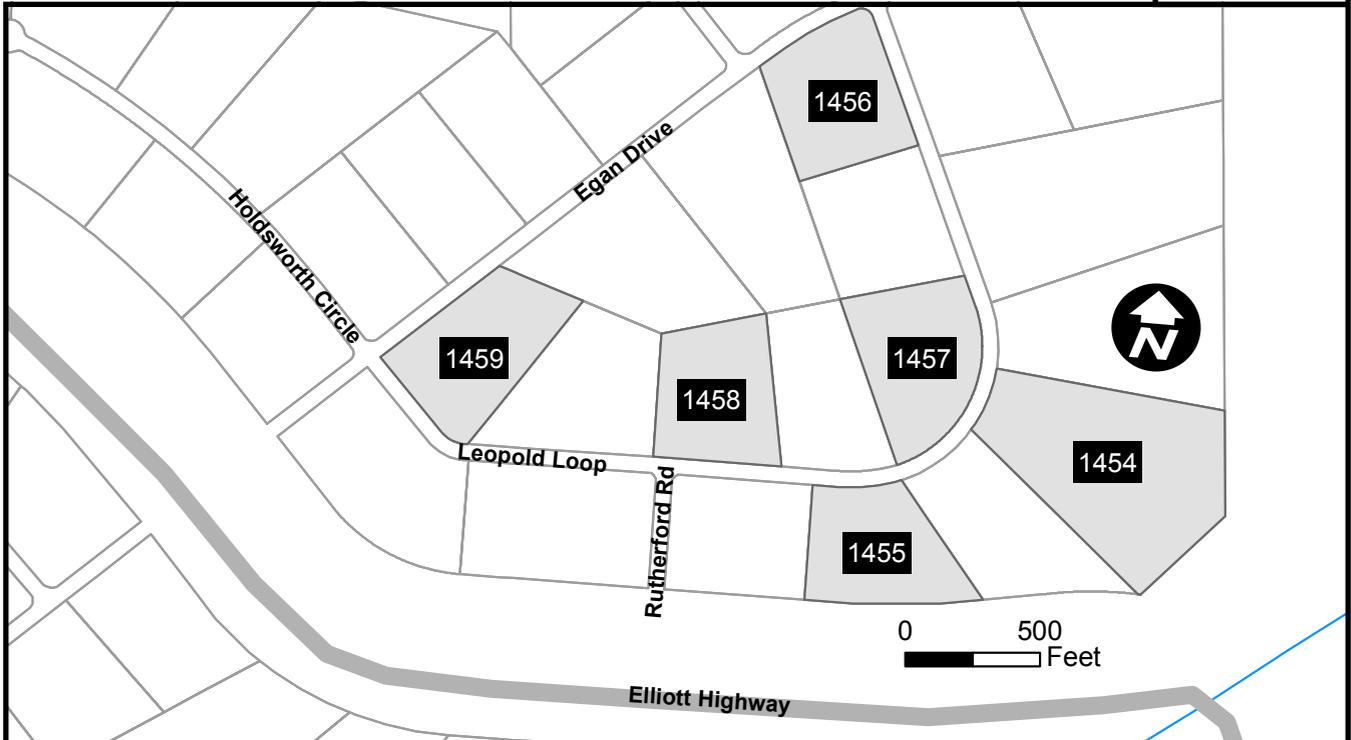
**Buffer for Tatalina Subdivision
along the Elliott Highway**

LOCATION
Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliott Highway.
ACCESS
Access is via platted rights-of-way from Mile 43 of the Elliott Highway. The rights-of-way have been cleared, but are unimproved.
UTILITIES
None.
There is no municipal water supply. 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.
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 (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2003-14.
Direct access to the Elliott Highway from any lot is prohibited.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
NOTES
This subdivision is in "Full" fire management option area. See "Fire and Burning Activities" section of this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained.
There are active mining claims in the vicinity of this subdivision.
The Trans-Alaska Pipeline runs along the west side of the Elliott Highway. Lots in this subdivision may be impacted by the future location of a proposed natural gasline (ADL 413342). For more information contact the State Pipeline Coordinator's Office.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

Tatalina ASLS 2003-14



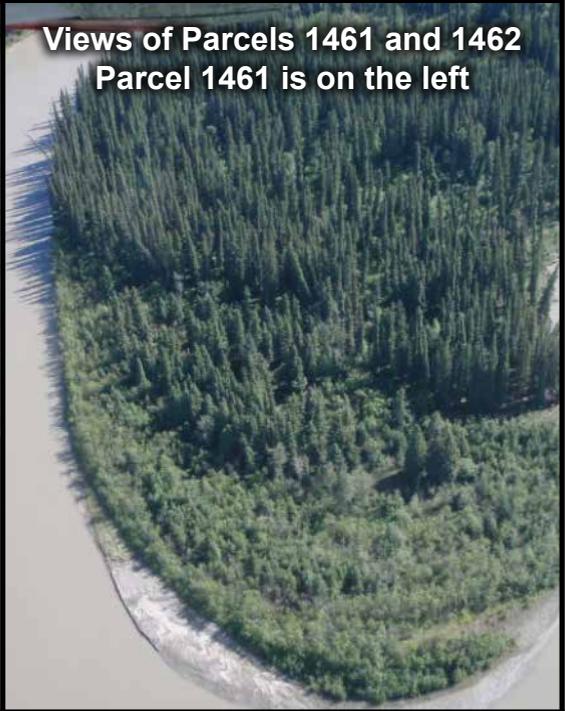
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1454	418324	F006N003W29, 32	2003-14	10.86	5	2	\$13,600
1455	418326	F006N003W29, 32	2003-14	5.08	7	2	\$9,700
1456	418328	F006N003W29	2003-14	5.48	1	3	\$9,200
1457	418330	F006N003W29	2003-14	5.67	3	3	\$9,400
1458	418332	F006N003W29	2003-14	5.27	5	3	\$9,900
1459	418334	F006N003W29, 30	2003-14	5.82	7	3	\$10,600



Typical vegetation
Parcel 1459



**View of
Parcel 1460**



**Views of Parcels 1461 and 1462
Parcel 1461 is on the left**

LOCATION

Approximately 60 air miles southwest of Fairbanks and 10 air miles southwest of Nenana.

ACCESS

Nenana-Kantishna Trail - RST 346 (also known as the Old Man Trail) runs along the northwest boundary of this area. The Nenana and Teklanika Rivers provide access.

UTILITIES

None.

There is no municipal water supply. 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. 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 (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2002-12.

Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement along the ordinary high water mark of all water bodies, and a 60-foot public access easement along all unnamed existing trails.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

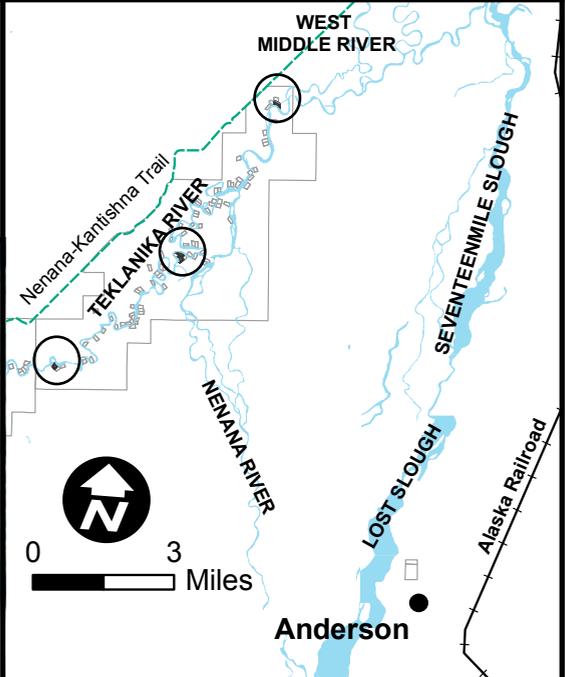
NOTES

Tentatively Approved Land. See page 6 of this brochure for more information.

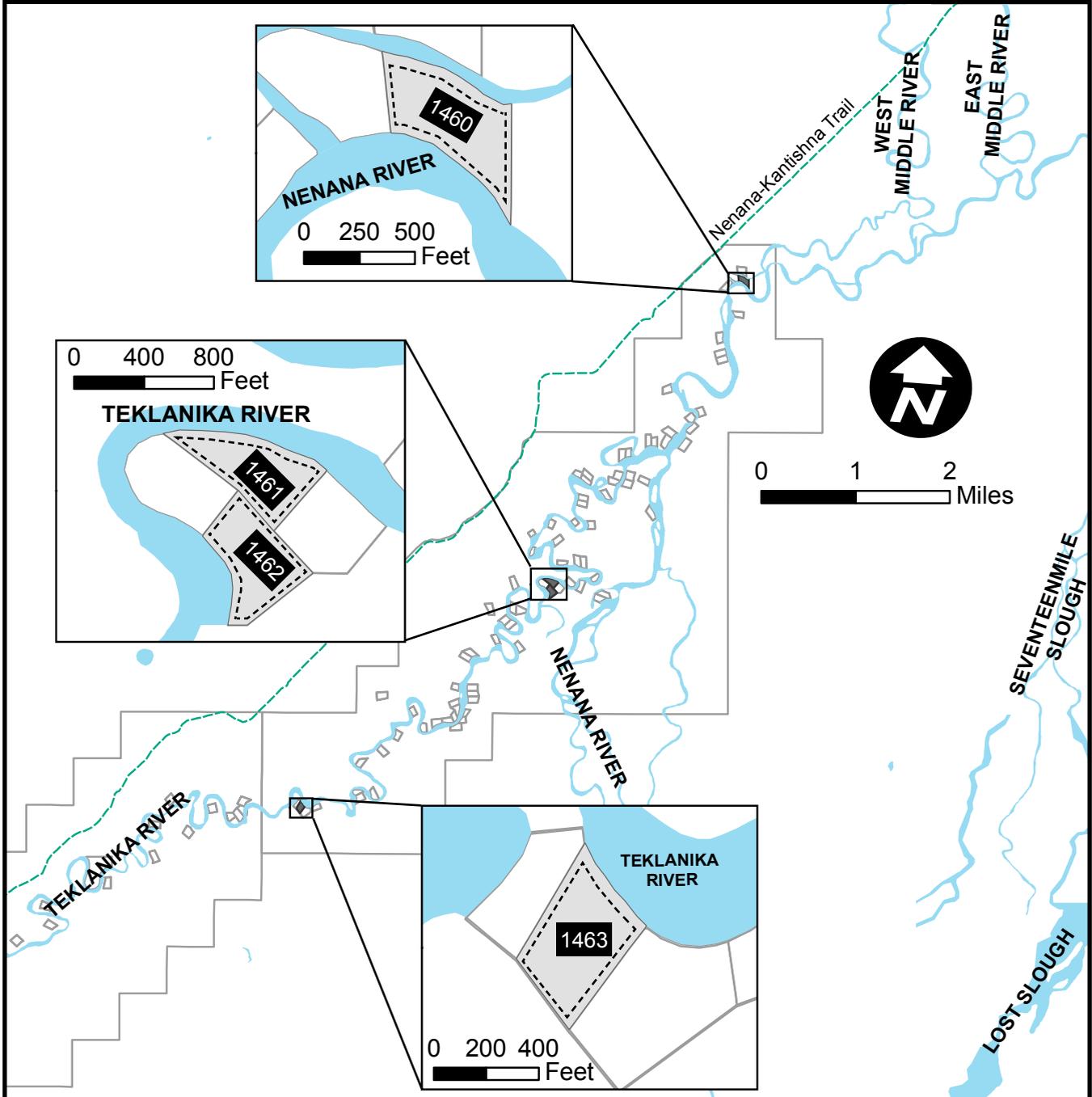
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



**Looking southeast
Parcel 1463 on the left.**



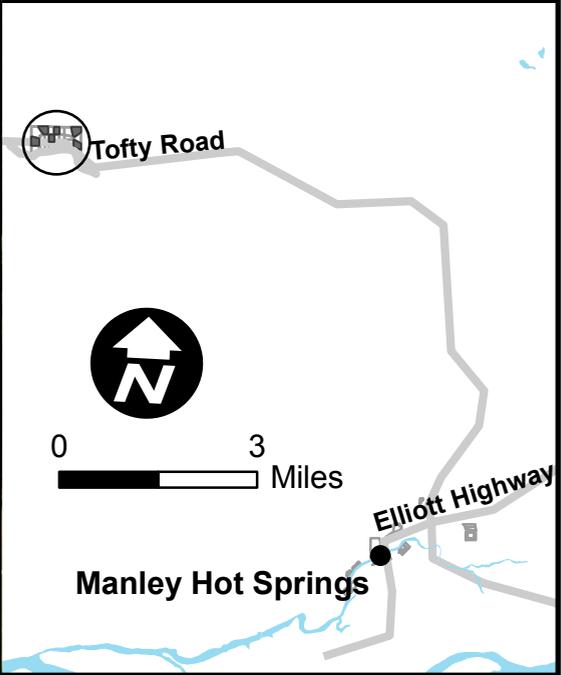
Teklanika ASLS 2002-12



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1460	416687	F005S009W11	2002-12	5	N	\$18,500
1461	417006	F005S009W28	2002-12	5.5	P	\$18,500
1462	417007	F005S009W28	2002-12	5.48	Q	\$18,500
1463	417008	F006S010W1, 12	2002-12	3.65	O	\$16,700



**Looking West down Tofty Road,
Tofty Subdivision located on right**



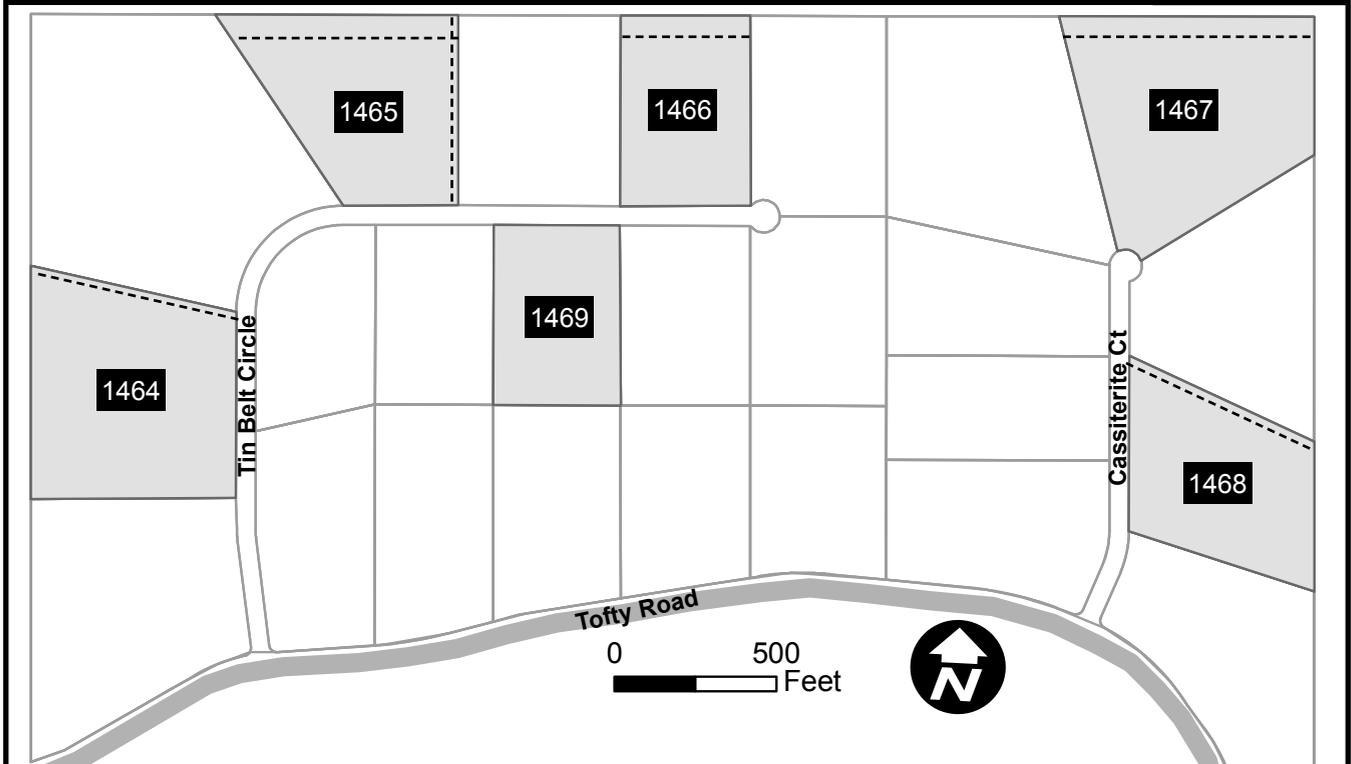
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

LOCATION
The Tofty Subdivision is located approximately 85 miles (170 road miles) due west of Fairbanks, on the north side of Tofty Road. It is approximately 8 miles northwest of Manley Hot Springs, along the seasonally DOTmaintained Tofty Road.
ACCESS
Tofty Road is not maintained during winter months. Access to individual lots can be obtained from Tofty Rd and via internal platted rights-of-way.
UTILITIES
None. No public water or sewer system is available. 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 (DEC). See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2011-38. Parcels 1465, 1466, and 1467 are subject to 50-foot, section-line easements. Parcels 1464, 1465, and 1468 are subject to 15-foot public use easements.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
Tofty Road is not maintained during winter months. Approach survey information for Cassiterite Court and Tin Belt Circle are available from DNR. Approaches are not constructed. DOT permits are required for work in the Tofty Road right-of-way.



Tin Belt Circle

Tofty 2011-38



PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1464	419871	F003N016W16	2011-38	9.46	2	1	\$13,900
1465	419872	F003N016W16	2011-38	7.56	4	1	\$12,700
1466	419873	F003N016W16	2011-38	5.4	6	1	\$9,900
1467	419874	F003N016W15	2011-38	9.96	9	1	\$14,400
1468	419875	F003N016W15	2011-38	6.54	11	1	\$11,900
1469	419876	F003N016W16	2011-38	5.01	11	2	\$9,200



Brushed interior right-of-way



**NORTHERN
REGION**

2013 Alaska State Land Offering

Tok Triangle, Phase II ASLS 2007-15

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1470	418628	C018N012E34	2007-15	19.56	3	3	\$17,800

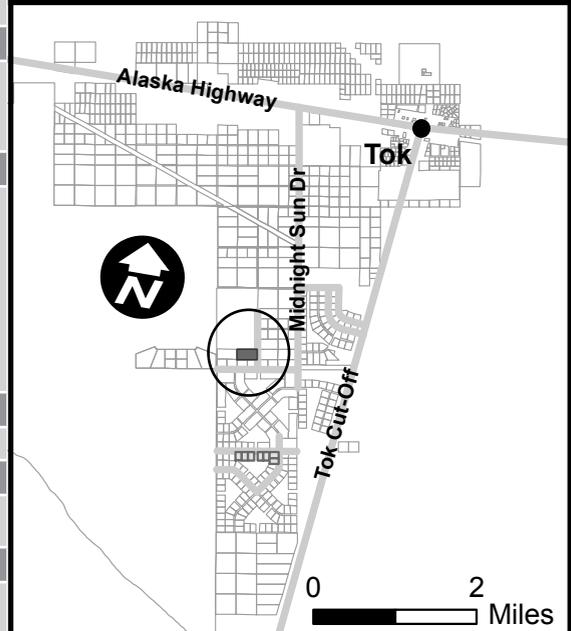


Parcel 1470



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

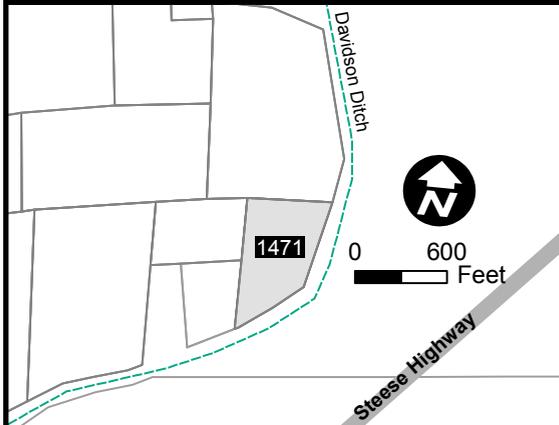
LOCATION
The Tok Triangle Phase II Subdivision is located 2.5 miles southwest of the junction of the Alaska Highway and the Tok Cut-off of the Glenn Highway.
ACCESS
From the Tok Cut-off of the Glenn Highway, access to the subdivision is by constructed roads Sled Dog Way and Musers Way to Mukluk Avenue to Midnight Sun Drive/Trapper Street and then to Warbelow Avenue. The platted rights-of-way for Polaris Street and Scooby Way were cleared, but the roads have not been constructed.
UTILITIES
Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines at their own expense.
There is no municipal water supply. 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. 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 (DEC).
See "Sewer and Water" and "Water Rights and Usage" sections in this brochure for more information.
RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2007-15.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
This parcel is located in a "Critical" Protection fire management option area. See "Fire and Burning Activities" section in this brochure for more information.



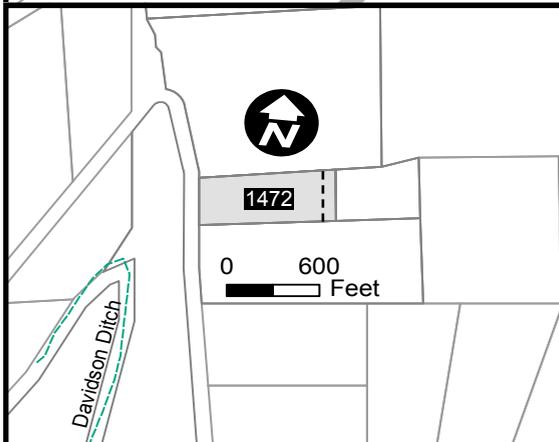


White Mountain ASLS 85-184 and 2002-11

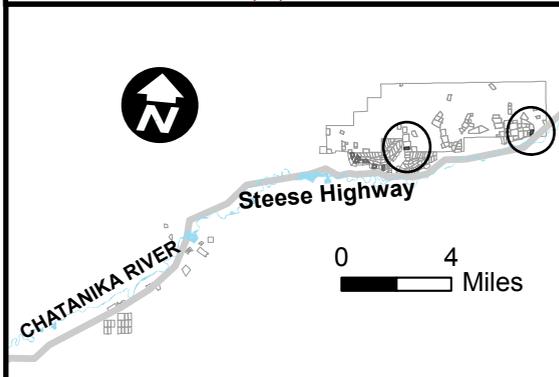
PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1471	410627	F005N004E24	85-184	6.73	C	\$10,600
1472	417048	F005N004E30	2002-11	6.94	M	\$7,700



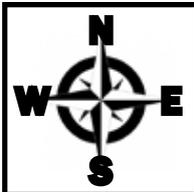
Typical vegetation in the eastern portion of White Mountain



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



LOCATION
The White Mountain Subdivision is located approximately 45 miles northeast of Fairbanks, north of the Steese Highway.
ACCESS
Access is between Miles 43-48 on the Steese Highway and then along existing trails and platted rights-of-way.
UTILITIES
Electricity is available in some portions of the nearby Riverview Subdivision. Purchasers will be responsible for extending the existing power lines at their own expense. 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. 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 (DEC). DEC has approved these parcels for non-water carried sewage disposal systems. See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements. In addition, Parcel 1472 is subject to a 50-foot section-line easement. Subject to all platted easements and reservations of record, see ASLS 2002-11. The 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.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Fairbanks North Star Borough and are subject to applicable local ordinances and property assessments.
NOTES
Both parcels are located in the "Full" Fire Management Option. See "Fire and Burning Activities" section of this brochure for more information. Even areas with a "Full" fire management option may experience limitations in the Division of Forestry's ability to defend against wildfire, particularly where access to the parcels or a water source is not adequately constructed or maintained. The Davidson Ditch is south of the White Mountain area. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.



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 offices 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.

- Alaska Legislature <http://w3.legis.state.ak.us>
- Alaska Statutes and Regulations..... <http://www.legis.state.ak.us/basis/folio.asp>
- State of Alaska Home Page..... <http://alaska.gov>
- State of Alaska, Department of Natural Resources (DNR)..... <http://dnr.alaska.gov>
- DNR Division of Parks, Office of History and Archaeology..... <http://dnr.alaska.gov/parks/oha/>
- DNR Division of Forestry <http://forestry.alaska.gov>
- Firewise <http://firewise.org>
- DNR Division of Mining, Land, & Water (DMLW)..... <http://dnr.alaska.gov/mlw/>
- DNR Land Records Information <http://dnr.alaska.gov/Landrecords/>
- DNR DMLW Fact Sheets..... <http://dnr.alaska.gov/mlw/factsht/>
- DNR DMLW Land Sales & Contract Administration Section <http://dnr.alaska.gov/mlw/landsale/>
- DNR DMLW Water Resources Section <http://dnr.alaska.gov/mlw/water/>
- State of Alaska, Department of Fish and Game (DFG) <http://dfg.alaska.gov>
- DFG Division of Habitat..... <http://habitat.adfg.alaska.gov>
- State of Alaska, Department of Environmental Conservation..... <http://dec.alaska.gov>
- State of Alaska, Department of Transportation & Public Facilities..... <http://dot.alaska.gov>
- State of Alaska, Department of Commerce, Community, & Economic Development.....
..... <http://commerce.alaska.gov>
- RS 2477 Right-of-Ways <http://dnr.alaska.gov/mlw/trails/rs2477/>
- Alaska Railroad Corporation..... <http://alaskarailroad.com>
- U.S. Government..... <http://usa.gov>
- U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska.....
..... <http://www.ak.blm.gov/ak/st/en.html>
- Land Records Information from DNR and BLM..... <http://landrecords.info>
- U.S. Army Corps of Engineers, Alaska District, Regulatory Branch <http://www.poa.usace.army.mil/reg/>
- U.S. Fish and Wildlife Service <http://fws.gov>



2013 Alaska State Land Offering

STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER

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: _____

Telephone #: _____ Alternate #: _____ Email: _____

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, MasterCard or Discover Card 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 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)(8) and confidentiality is requested, or AS 45.48). 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 Discover Card Credit Card Number: ---

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

Billing Address (optional): _____

Customer Signature: _____ Phone Number: _____

Form #102-4036 (Rev. 3/12)

(Note: Please provide a phone number where you may be reached on the day of the auction)



State of Alaska

Residential Real Property Transfer Disclosure Statement

For Parcel 1473, Crown Point House ONLY

Waiver By Agreement

AS 34.70.110

For Parcel 1473, Crown Point House ONLY

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: Lot 1, Crown Point Subdivision of Tract D of USS 2520, containing 0.997 acres more or less, plat number 82-18, Seward Recording District, within Section 24 of Township 4 North, Range 1 West, Seward Meridian.

Property Address/City: 31001 Trail River Road/Unincorporated community of Crown Point.

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

★ ★ ★ ★ ★ ★ ★ ★

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

★ ★ ★ ★ ★ ★ ★ ★

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

★ ★ ★ ★ ★ ★ ★ ★

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: State of Alaska Representative

Date: _____

2013 Alaska State Land Offering

ALASKA OVER-THE-COUNTER LAND OFFERING INSTRUCTIONS

The State of Alaska, Department of Natural Resources (DNR) has for purchase parcels of land that were not sold during the Alaska State Land Auction. These parcels are available for purchase over the counter at the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>. The parcels will be sold on a first-come-first-served basis. The purchase price is the minimum bid listed in the Alaska State Land Offering brochure in which the parcel was last listed.

1. Each purchase applications, whether submitted in person or by mail, must include:

A completed Over-The-Counter Application form;

A completed Declaration of Intent form;

A down payment of not less than five percent (5%) of the sale price (minimum bid amount listed);

A \$100 document handling fee; and

If applying for a Veteran's Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of your Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of your discharge and length of service. You must also submit proof to verify you are currently an Alaska resident and have been an Alaska resident for a period of not less than one year immediately preceding the date of sale. If there is more than one applicant, the applicant(s) not applying for the discount must also submit a completed Waiver of Veterans Discount form.

Checks are to be payable to the State of Alaska, Department of Natural Resources. Checks returned for any reason may invalidate the application.

The document handling fee and down payment or purchase price will be returned to the applicant if the parcel is no longer available for purchase.

2. The Declaration of Intent form that you sign is binding. Your down payment and document handling fee are non-refundable should you decide to cancel the sale or fail to qualify before the purchase is finalized.

3. Applications may be mailed or submitted in person to one of the offices listed below:

SOUTHCENTRAL REGION

DNR Public Information Center

550 West 7th Ave., Suite 1260

Anchorage, AK 99501-3557

Phone: (907) 269-8400 Fax: (907) 269-8901 TDD: (907) 269-8411

Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m., excluding State holidays

NORTHERN REGION

DNR Public Information Center

3700 Airport Way

Fairbanks, AK 99709-4699

Phone: (907) 451-2705 Fax: (907) 451-2706 TDD: (907) 451-2770

Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m. , excluding State holidays

SOUTHEAST REGION

DNR Public Information Center

400 Willoughby Avenue, Suite 400

Juneau, AK 99801-1724

Phone: (907) 465-3400 Fax: (907) 586-2954 TDD: (907) 465-3888

Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m. , excluding State holidays

2013 Alaska State Land Offering

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND, & WATER
OVER-THE-COUNTER LAND PURCHASE APPLICATION

Please read all the information in the Alaska State Land Offering brochure before completing this form.

Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Daytime Telephone Number: _____ Home Telephone Number: _____

I hereby apply to purchase:

Auction # _____ Parcel # _____ ADL # _____ Subdivision/Area Name: _____

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the State of Alaska, Department of Natural Resources or have provided Visa, MasterCard, or Discover information and authorization for payment on the Declaration of Intent form, in an amount not less than 5% of the minimum bid listed in the above Alaska State Land Offering brochure. 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 am 18 years of age or older, and;

I have checked for any Erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I do not meet the qualifications for a purchase contract listed below, I must pay the purchase amount in full. Failure to submit payment in full when notified may result in the forfeiture of my bid deposit.

I have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years;

I am not currently in default for nonpayment on a purchase contract or lease issued by DNR, and;

I am not in default for nonpayment of municipal taxes or assessments on a parcel while under purchase contract or lease issued by DNR.

Signature: _____ Date: _____

Signature: _____ Date: _____

NOTE: This 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 application. 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-owned 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 Public Records Open to Inspection and Copying; Fees and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (9) and confidentiality is requested or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48 certain personal information (such as social security numbers, credit card, numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

2013 Alaska State Land Offering

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
CONTRACT ADMINISTRATION
550 W. 7th AVENUE, SUITE 640, ANCHORAGE, AK 99501
907-269-8594



DECLARATION OF INTENT

ADL Number
Division of Mining, Land & Water File No.

****AN INCOMPLETE AND/OR UNSIGNED APPLICATION MAY DELAY PROCESSING.
Fill in required information on all pages as applicable.****

Purchaser 1: ENTER FULL LEGAL NAME (PLEASE PRINT)

Last Name				First Name				Middle Name				Suffix			
Mailing Address															
City				State				Zip Code							
Contact Phone No.								Alternative Contact Phone No.							
Email address								Fax number							
Marital Status (check one) <input type="checkbox"/> Single Person <input type="checkbox"/> Married Person															
Citizenship <input type="checkbox"/> U.S. Citizen <input type="checkbox"/> Non U.S. Citizen <input type="checkbox"/> Alien Registration No. _____															
<input type="checkbox"/> Business Organization (Over-the-Counter purchases only) EIN No. _____															
You must include date of birth and social security number on Page 3.															
Are you applying for a Veteran's Discount under AS 38.05.940? <input type="checkbox"/> Yes <input type="checkbox"/> No															

Purchaser 2: ENTER FULL LEGAL NAME (PLEASE PRINT)

Last Name				First Name				Middle Name				Suffix			
Mailing Address															
City				State				Zip Code							
Contact Phone No.								Alternative Contact Phone No.							
Email address								Fax number							
Marital Status (check one) <input type="checkbox"/> Single Person <input type="checkbox"/> Married Person															
Citizenship <input type="checkbox"/> U.S. Citizen <input type="checkbox"/> Non U.S. Citizen <input type="checkbox"/> Alien Registration No. _____															
<input type="checkbox"/> Business Organization (Over-the-Counter purchases only) EIN No. _____															
You must include date of birth and social security number on Page 3.															
Are you applying for a Veteran's Discount under AS 38.05.940? <input type="checkbox"/> Yes <input type="checkbox"/> No															



If more than two purchasers, copy pages 1, 2, and 3 for applicable information and signatures.

TENANCY (See explanation of type of title on Page 4)

One applicant

Title taken individually

More than one applicant

- Husband and wife, as tenants by the entirety
- Husband and wife, as tenants in common
- Other persons, as tenants in common

How do you want to pay? Please check either **CONTRACT** (*must meet eligibility under 11 AAC 67.008*) or **PAYOFF**.

Payment options include money order, check, or credit card. Required credit card info is on Page 3.

<input type="checkbox"/> CONTRACT: (receipt code)		<input type="checkbox"/> PAYOFF: (receipt code)	
Down Payment Enclosed **	\$ _____ (19)	Amount Enclosed **	\$ _____ (19)
+ Document Handling Fee		+ Document Handling Fee	
Individual (\$100.00)	+ _____ (5B)	Individual (\$100.00)	+ _____ (5B)
For a TOTAL of	\$ _____	For a TOTAL of	\$ _____

****DOWN PAYMENT AMOUNT MUST BE AT LEAST 5% OF THE PURCHASE PRICE****

The Contract will provide a monthly level-payment unless the department determines a quarterly or annual payment is more administratively efficient, according to the following financed principal amounts pursuant to 11 AAC 67.875:

1. \$2,000.00 or less must be paid in full;
2. \$2,000.01 to \$9,999.99, not more than 5 years;
3. \$10,000.00 to \$14,999.99, not more than 10 years;
4. \$15,000.00 to \$19,999.99, not more than 15 years;
5. \$20,000.00 or more, not more than 20 years.

WARNING TO PURCHASER(S): This Declaration of Intent is part of the offer to purchase on behalf of the person(s) listed on this form as Purchasers. In the event that the State of Alaska agrees to accept the offer to purchase, the person(s) signing below agree that he/she/they shall not transfer or attempt to transfer ownership of this parcel without prior written approval from the State of Alaska or receipt of a final conveyance document (Patent or Quit Claim Deed). Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable law.

By signing below, I, the purchaser(s), certify that I understand and accept the conditions of title as explained above and agree that I shall not transfer or attempt to transfer ownership of the land that is subject to the Contract to Purchase without prior written approval from the State of Alaska.

Signature, Purchaser 1

Date

Signature, Purchaser 2

Date



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 under AS 40.25.100 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or AS 45.48). 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.

DECLARATION OF INTENT INSTRUCTIONS AND DEFINITIONS

NAME(S) PROVIDED ON PAGE 1, MUST BE YOUR FULL LEGAL NAME AS IT APPEARS ON YOUR DRIVER'S LICENSE. THE CONTRACT AND CONVEYANCE DOCUMENTS WILL BE ISSUED EXACTLY AS YOUR NAME APPEARS ON PAGE 1.

- Use extra forms if more than two parties are to be part of the contract or title documents.
- **Veteran's discount applicants:** Please provide a copy of your Form DD 214 showing character of discharge and length of service. You must currently be an Alaska resident and have been a resident for one year preceding the date of sale; submit proof of such residency. If there is more than one purchaser, all purchasers must be residents and submit proof of residency. If co-purchasers are eligible veterans, only one purchaser need submit their DD 214; however, all purchasers will have exhausted their once-in-a-lifetime veteran's land discount.
- Organizations such as Limited Liability Companies or Corporations are not individuals and are not required to disclose the marital status of the partners.
- **Address Changes:** It is your responsibility to notify the State of any changes in your mailing address, phone number or email. Address changes must be received in writing and signed by the primary purchaser to be considered valid. When a valid change of address form or a written letter submitted by the customer has been received, the contact address on our case file will be changed. To obtain an address change form, you may contact Land Sales and Contract Administration at 907-269-8594.

TYPE OF TITLE

Husband and wife, as tenants by the entirety: This is only available for married persons, e.g., "John Q. Smith and Deborah R. Smith, **husband and wife, as tenants by the entirety**". The law presumes tenancy by the entirety for a husband and wife unless it is expressly declared otherwise. (AS 34.15.110)

Husband and wife, as tenants in common: A husband and wife can choose to purchase property together as tenants in common. A husband and wife are encouraged to seek the services of an attorney before selecting this form of tenancy.

Other persons as tenants in common: Those persons who wish to purchase property together can do so as tenants in common. It is possible for each person to have a different marital status. This example illustrates a possible combination, e.g., "William P. Jones, a married person, Sandra S. Smith, a single person, and Andrew X. Read and Barbara A. Read, husband and wife; **tenants in common.**" There is no right of survivorship for the tenants under this type of tenancy.

Title taken individually: If an application has just one purchaser, whether single or married, that person would select this option.

It may be advisable to seek the services of an attorney if you have concerns about how your estate and property are affected by the above types of tenancy.



CROWN POINT HOUSE

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY	ACRES	LOT	MINIMUM BID
1473	222867	S004N001W24	Crown Point Subdivision of Tract D, USS 2520	0.997	1	\$118,000



LOCATION

The Crown Point House is located in Crown Point, near Milepost 24 of the Seward Highway on the Kenai Peninsula. The address of the property is 31001 Trail River Road.

ACCESS

From Moose Pass, continue south along the Seward Highway for 5 miles. Turn right just before the B&B onto Trail River Road. The house is several hundred feet down the road and on the left.

AMENITIES

The lot includes a 1200-square-foot, single-family house. The three-bedroom, one-bathroom home was built in 1984 in a ranch style, with wood frame construction and concrete footer foundation. The house also has a laundry space, storage areas, arctic entries at the front and rear entrances, and an insulated crawl space.

The house is connected to the local power grid. There is also a well and septic system located on the property, which were installed in 1983. The well is approximately 56 feet deep, with approximately 400 gpd capacity. NOTE: NO WATER RIGHT HAS BEEN FILED FOR THE WELL ON SITE. The septic system has a minimum 1,000-gallon tank. There are above-ground and underground fuel tanks on the property, as well as an 80-square-foot storage shed.

RESTRICTIONS

Subject to all platted easements and reservations of record, see Crown Point Subdivision, a subdivision of Tract D, USS 2520, filed in the Seward Recording District as Plat 82-18 on February 3, 1986. A 1-foot by 10-foot portion of the utility easement, centered around the existing well, was vacated by Kenai Peninsula Borough Planning Commission Resolution 2013-02, filed as document 2013-0170 in the Seward Recording District on February 22, 2013.

MUNICIPAL AUTHORITY

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.

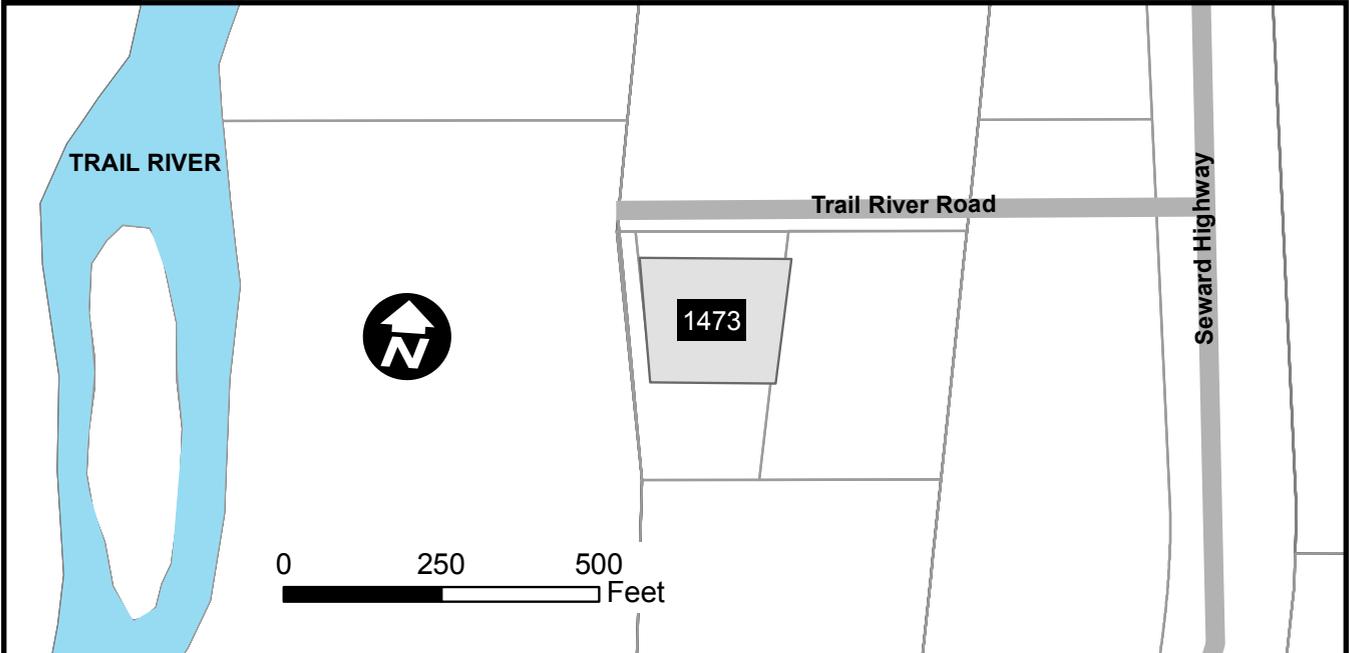
NOTES

NOTE: A home inspection will be conducted, and the minimum bid may be reviewed and adjusted if determined to be necessary. check for Errata prior to bidding

In accordance with 11 AAC 67.022 *No Warranty Implied*, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of sale. In accordance with AS 34.70.010 Disclosures in Residential Real Property Transfers and AS 34.70.110 Waiver By Agreement, bidders agree that no disclosure is required and none will be provided. The winning bidder will be required to sign a Waiver By Agreement, to be submitted with the DOI prior to contract or patent issuance. See page 154 for a sample of this document.


**CROWN
POINT
HOUSE**

CROWN POINT HOUSE

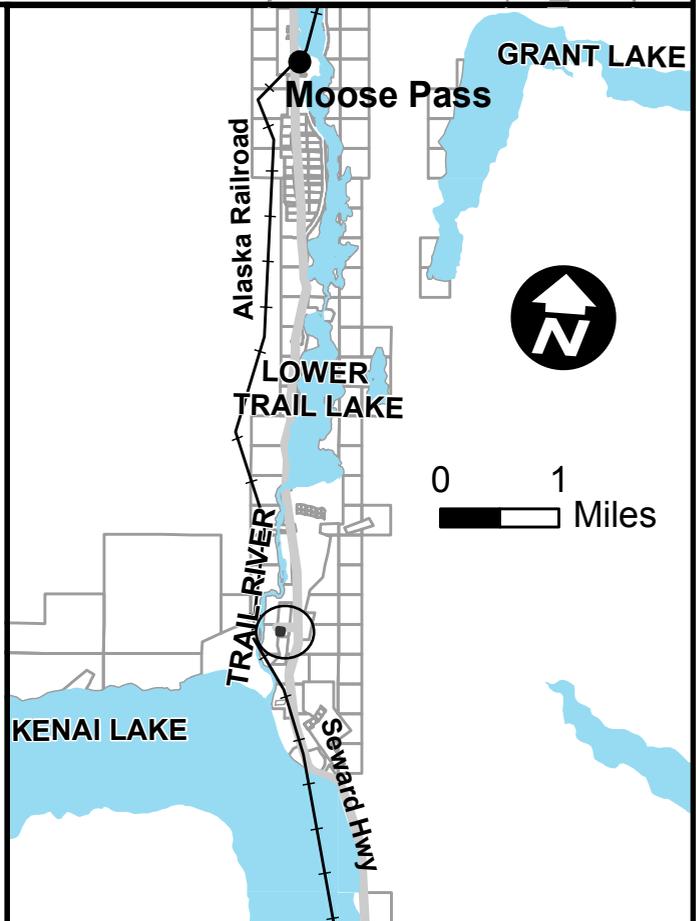


DNR will sponsor two Open Houses to offer prospective bidders the opportunity to view both the house and property.

Open House #1
Saturday, June 1, 2013
10 am - 2 pm

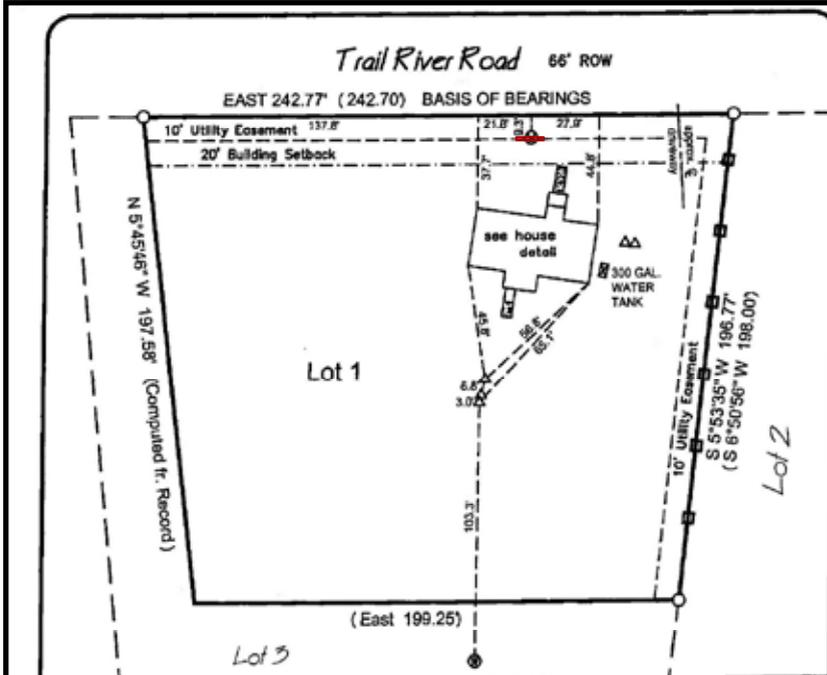
Open House #2
Saturday, June 22, 2013
10 am - 2 pm

Land Sales staff will be present during these hours to show the house to prospective bidders and answer questions.





CROWN POINT HOUSE



Rear entrance to Crown Point House

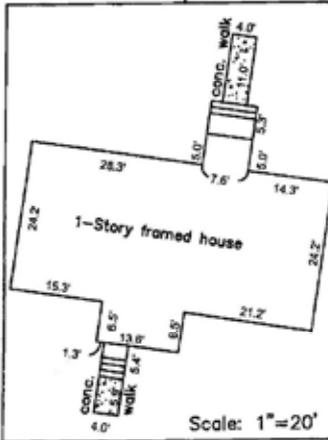


Shed located on Crown Point House property



Fuel Tank

Portion of easement vacated by Kenai Peninsula Borough Planning Commission Resolution 2013-02, filed as document 2013-0170 in the Seward Recording District on February 22, 2013



Scale: 1"=20'

As-Built Certificate

I hereby certify that the improvements hereon exist as shown on Lot 1, USS 2520 Crown Point Subd. of Tract D, and that no encroachments exist except as indicated.

Exclusion Note:

It is the responsibility of the Owner to determine the existence of any easements, covenants or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.

- LEGEND:
- Found 5/8" Rebar
 - ⊙ Well
 - △ Vent Pipe
 - Wooden Fence
 - () Record Data

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
AS-BUILT OF LOT 1, USS 2520 CROWN POINT SUBD. OF TRACT D	DATE OF SURVEY: Beginning: 8/20/11 Ending: 8/20/11	LOCATION: SE 1/4 SEC. 24, T.4N., R.1W., S.M., Seward Recording District	
	DRAWN BY: DMG 7/12/11	CHECKED BY: CB 23 Dec 11	PLOT #: 82-18
	SCALE: 1"=50'	SHEET 1 OF 1	ADL 222867



CROWN POINT HOUSE



Kitchen



Dining Room



Bedroom #1



Bathroom



Laundry Room



Bedroom #2

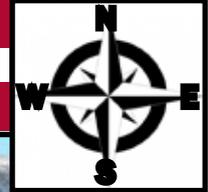
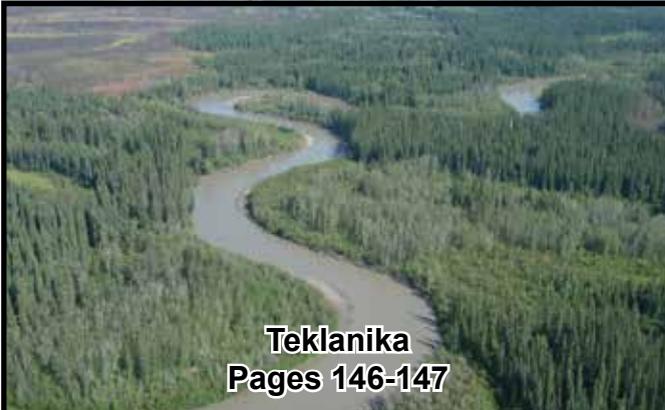
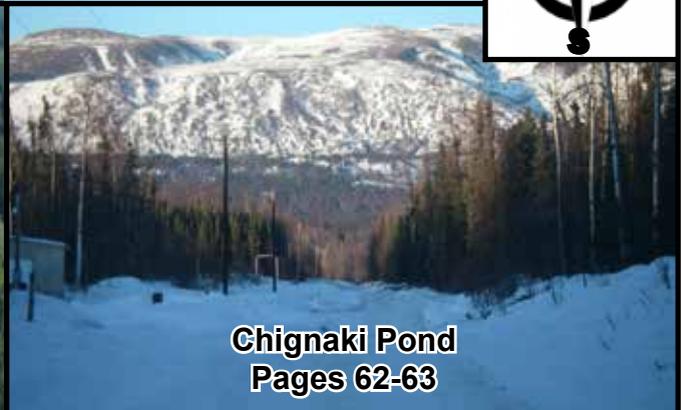


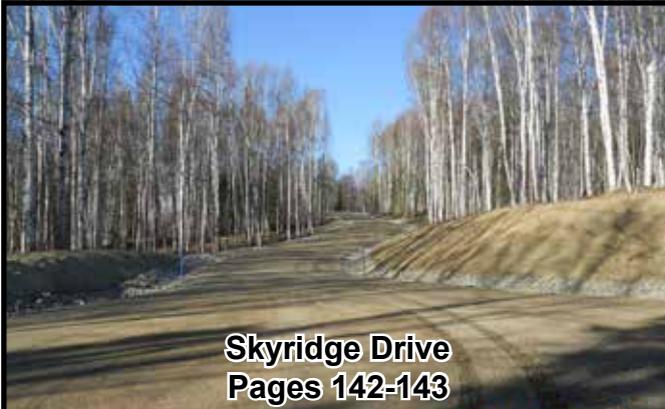
PHOTO ALBUM



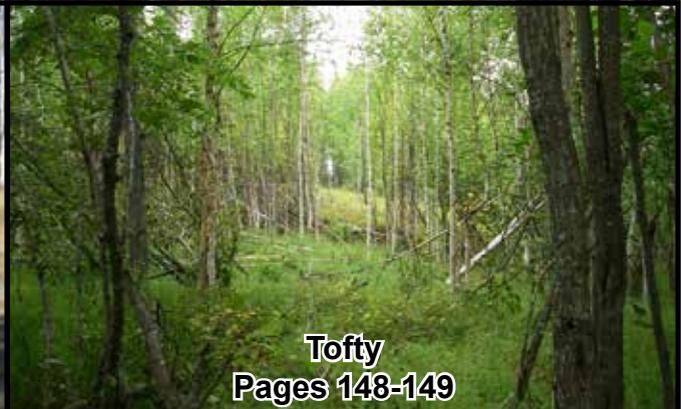
Teklanika
Pages 146-147



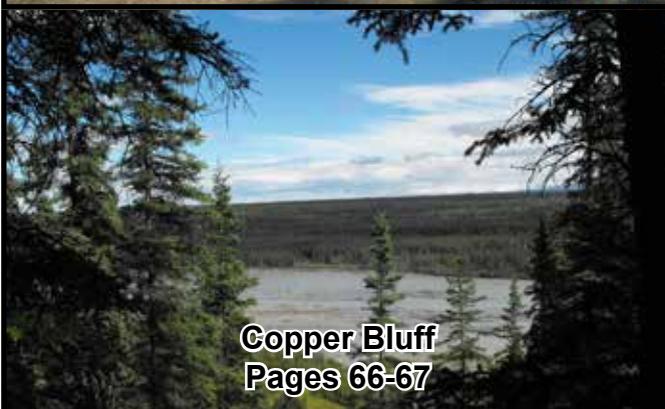
Chignaki Pond
Pages 62-63



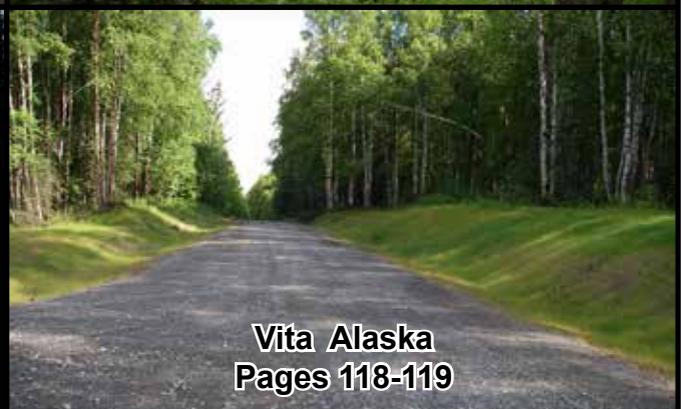
Skyridge Drive
Pages 142-143



Tofty
Pages 148-149



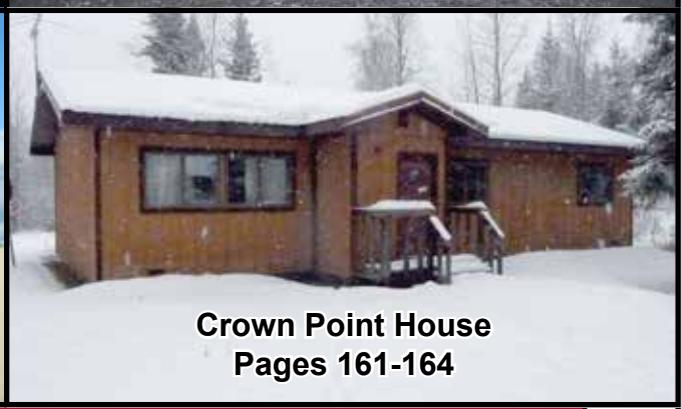
Copper Bluff
Pages 66-67



Vita Alaska
Pages 118-119



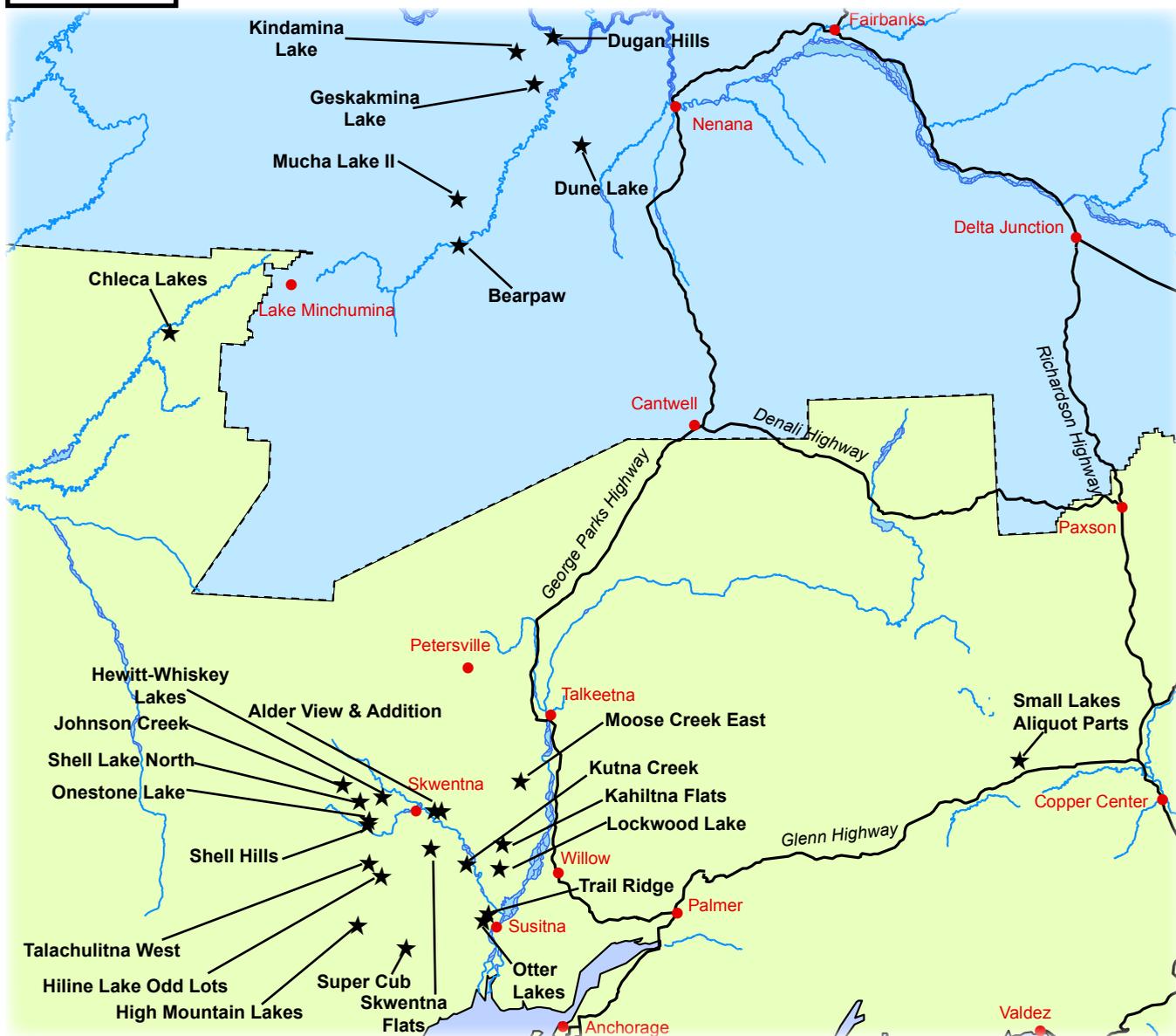
McCloud
Pages 136-137



Crown Point House
Pages 161-164



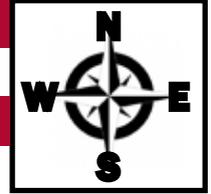
OVER-THE-COUNTER (OTC) PARCELS AVAILABLE



The Department of Natural Resources (DNR) currently has over 800 parcels available for purchase over the counter on a first-come-first-served basis. These parcels are available at the minimum bid price and are located throughout the state. A complete listing of parcels available over the counter and purchase information is available at DNR Public Information Centers or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>.

HOW TO SUBMIT A GENERAL OVER-THE-COUNTER APPLICATION ONLINE

To apply for a parcel online, go to <http://dnr.alaska.gov/mlw/landsale/otc/>. 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 online are available on the individual parcel pages. The online application process will ask for a MasterCard, Visa, or Discover credit card authorization.



OVER-THE-COUNTER (OTC) PARCELS

HOW TO SUBMIT A GENERAL OVER-THE-COUNTER APPLICATION BY MAIL OR IN PERSON

Applications and forms are available online at: <http://dnr.alaska.gov/mlw/landsale/> and at the DNR Public Information Centers. Applications and forms may be reproduced.

A complete Over-the-Counter (OTC) Offering application package (for mailing or hand delivery) includes the following 4 items (plus additional items if you are applying for the Veterans' Land Discount):

1. a completed OTC application form;

- You must certify and prove that you meet the eligibility requirements for the program (see "IOTC and OTC Applicant Qualifications" section and, if applicable, "Veterans' Land Discount" section of this brochure).
- A separate application must be included for each application submitted for each parcel.

2. a completed Declaration of Intent form;

- A separate Declaration of Intent form must be included for each application submitted for each parcel.

3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);

- A separate document handling fee must be included for each application submitted for each parcel.

4. a down payment;

- A separate down payment must be included for each application submitted for each parcel.
- The deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, **DO NOT** subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see "Veterans' Land Discount" section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

NOTE: When using the credit card payment option, 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 applicants, the deposit is nonrefundable and will be applied to the purchase price.

VETERANS: If you will be applying for the Veterans' Land Discount, DNR must also receive your proof of eligibility for the program (see "Veterans' Land Discount" section of this brochure for more information).

OTC Offering 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.