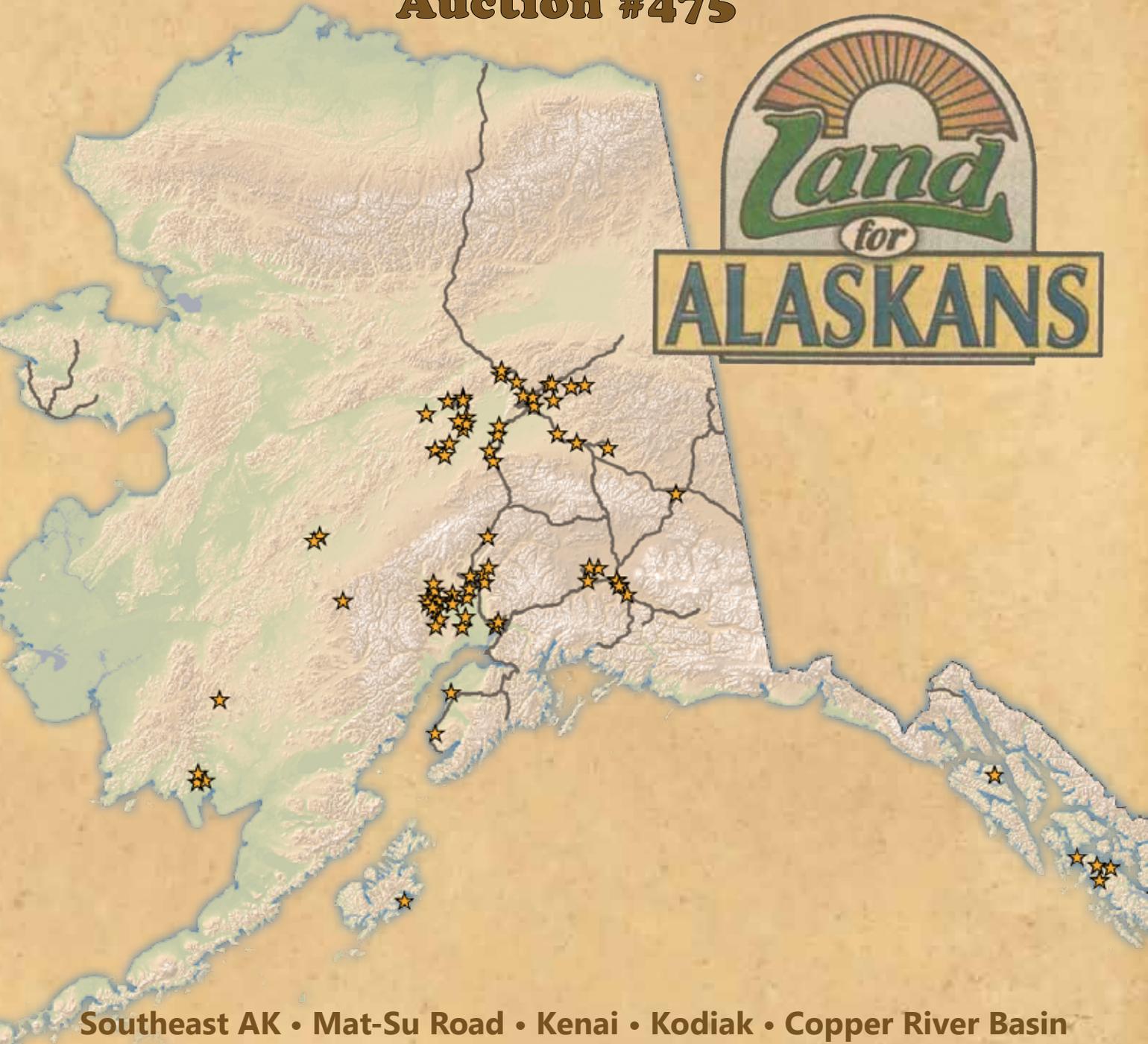
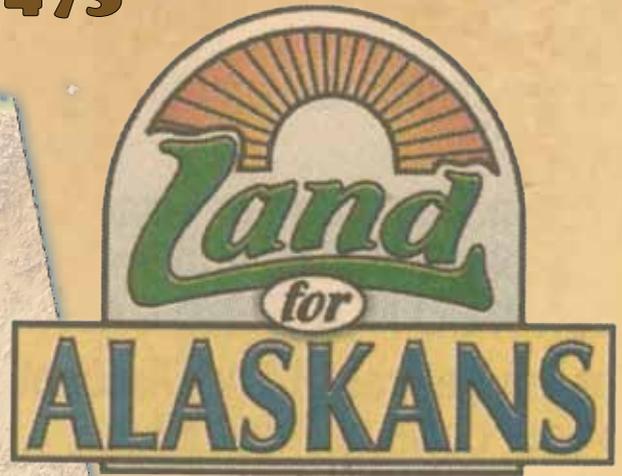


2014

Alaska State Land Offering Auction #475



**Southeast AK • Mat-Su Road • Kenai • Kodiak • Copper River Basin
Susitna Valley Remote • Southwest AK • Fairbanks • Steese
Chena • North Parks Highway • Elliott
Richardson, Alaska Highways • Interior Remote**

<http://landsales.alaska.gov>

"Like" us on Facebook at <http://facebook.com/alaskaland/> and follow us on Twitter as @AlaskaLand4Sale



May 1, 2014

Dear Fellow Alaskans,

I am pleased to announce the Department of Natural Resources' 2014 Annual Alaska State Land Offering. This offering includes more than 200 parcels of land across our vast state. From Southeast ocean front to Interior lakes, the Department is offering a wide range of great parcels this year that are available to Alaskans through their sealed-bid auction.

Alaska provides an unmatched variety of opportunities to live, work, play, and fulfill your own Alaska dream. I encourage you to go online to DNR's website at <http://landsales.alaska.gov> to review a list of available properties and purchase your very own piece of Alaska.

Best regards,

Sean Parnell
Governor



Dear Alaskans,

One of the key functions of the Department of Natural Resources is to make State lands available to Alaskans.

The 2014 Annual Alaska State Land Offering showcases more than 200 parcels available in this sale. This brochure lists the parcels being offered as well as the rules and procedures for our sealed-bid and over-the-counter sales.

For more information on how you can own a piece of Alaska, please visit <http://landsales.alaska.gov> or contact one of the DNR Public Information Centers listed on page 3.

Best of Luck!

Joe Balash
Commissioner
Alaska Department of Natural Resources



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INTRODUCTION

This year's State of Alaska Annual Land Auction #475 features over 200 parcels statewide, in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks to remote lots on wilderness lakes, this offering features a wide selection of parcels.

If you're curious about how the state sells land, please see the "How the State of Alaska Sells Land" section on page 114 for an introduction to the auction, over-the-counter, and Remote Recreational Cabin Sites programs.

This brochure is divided into three main sections. The first section contains maps and parcel lists, area-specific information, and minimum auction bids for each parcel. The areas being offered are arranged by region and means of access. The next section provides information about DNR land offering procedures, general information applicable to all parcels, and instructions for participating in our sales. The last portion of the brochure has bid and application forms. All of the information in this brochure, plus much more, is online at <http://landsales.alaska.gov> or contact one of DNR's Public Information Centers listed below.

We will also be holding a Remote Recreational Cabin Sites staking offering in fall of 2014. Please visit us online at <http://landsales.alaska.gov> where you can join our email list to receive notification when the brochure is available or check with one of the Public Information Centers listed below in late September for dates and details of this offering.

Additional copies of the brochure are also available from the Public Information Centers. If you need this brochure or other information about DNR land offerings in an alternate format, please contact the Anchorage Public Information Center at 907-269-8400.

Thank you for your interest in buying land from the State of Alaska.



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

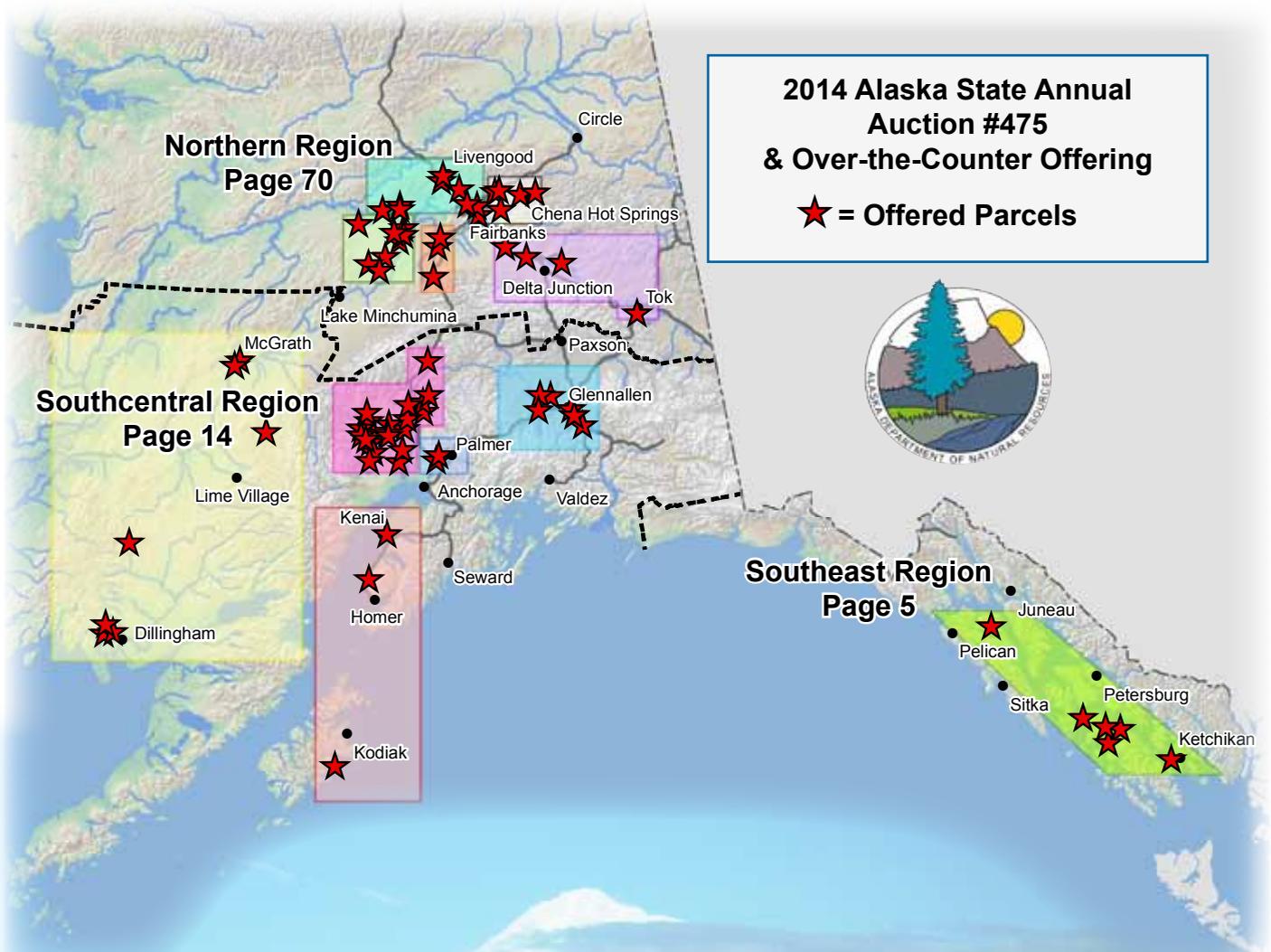
NORTHERN REGION - DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709
Tel: (907) 451-2705, Fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
fbx-pic@alaska.gov

SOUTHEAST REGION - Land Office
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

Southeast
AKMat-Su
RoadKenai &
KodiakCopper
River BasinSusitna
Valley RemoteSouthwest
AKFairbanks,
Steele, ChenaN. Parks
HighwayElliott
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
Information



STATEWIDE MAP



AUCTION #475 DATES

Annual Auction #475 Bidding Period
 Begins 10:00 a.m., May 21, 2014
 Ends 5:00 p.m., July 16, 2014

Opening of Sealed-Bids for Annual Auction #475 - 10:00 a.m., August 6, 2014

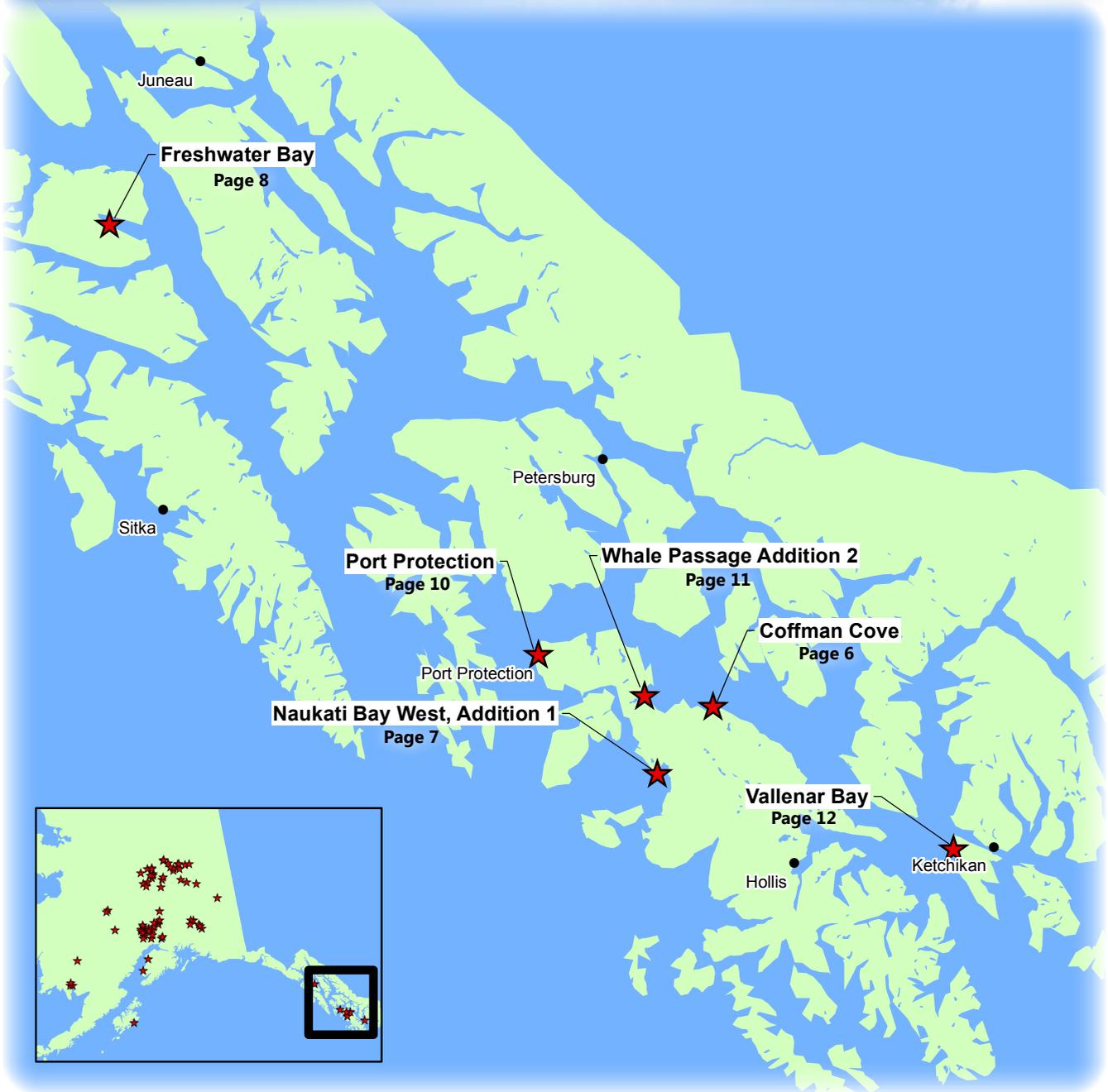
Initial Over-the-Counter Offering #475 Application Period
 Begins 10:00 a.m., August 13, 2014
 Ends 5:00 p.m., September 17, 2014

Initial Over-the-Counter Drawing - 10:00 a.m., September 24, 2014

General Over-the-Counter Parcel List Available and Sales Begin
 10:00 a.m., October 8, 2014

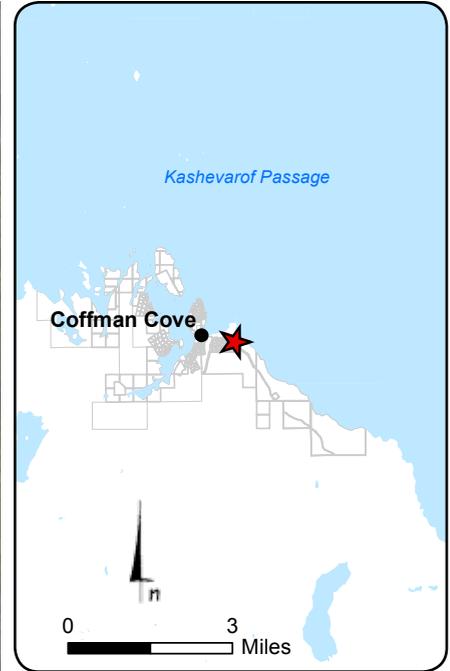
Southeast Alaska - Road Access & Remote

Southeast Alaska parcels offer scenic ocean and mountain views for residential or recreational use near several small, remote communities. Parcels in this area are accessible by a combination of scheduled ferry or plane service to these communities and then via road, trail, or boat to the parcels.



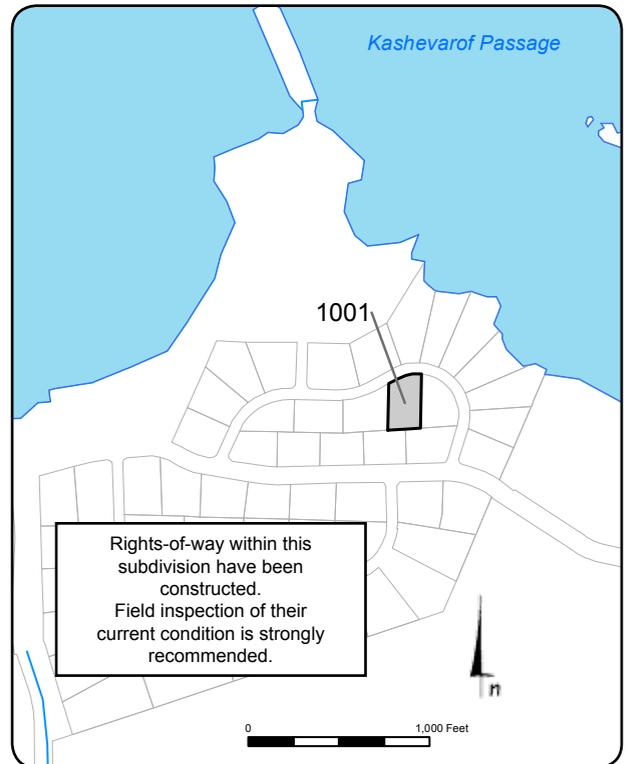
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information

Coffman Cove



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1001	104985	1.2	7	13	\$34,000

WHY BUY?
Coffman Cove is a very active community that takes pride in their town and surrounding area. The city has a parks and recreation department, library, and internet service.
LOCATION
Coffman Cove is on the northeast coast of Prince of Wales Island in southeast Alaska. It lies 73 miles northeast of Ketchikan and 42 miles southeast of Wrangell.
ACCESS
This parcel is on a city-maintained road that connects to the Prince of Wales highway system. There is a state ferry landing in Hollis, commuter air service to Klawok and a state-owned seaplane base in Coffman Cove.
SURVEY & MTRS
Coffman Cove is survey ASLS 86-163, located in C067S081E36. The survey has been filed as plat 87-43 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
City water and sewer hookups are available on site. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. Electricity is available on site.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is within the boundary of the City of Coffman Cove, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 457. Refer to the Mineral Estate section of this brochure for details.



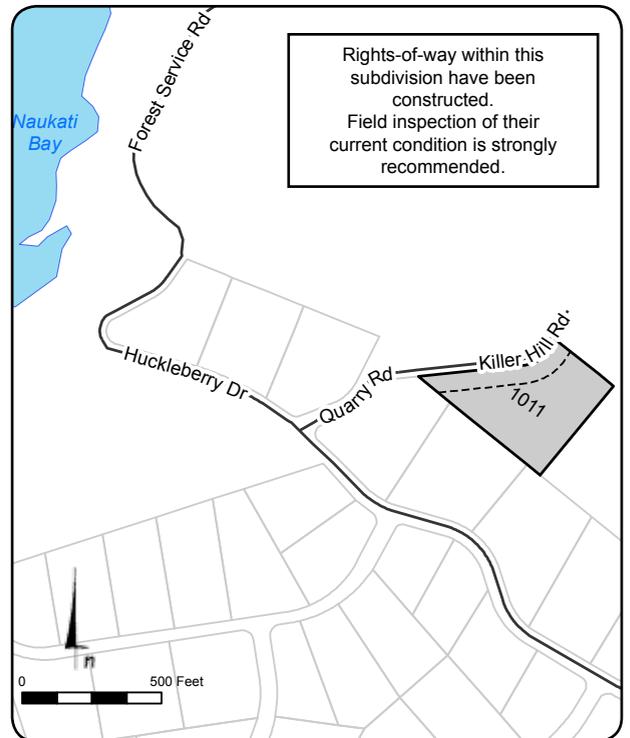
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Naukati Bay West, Addition 1



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1011	107265	3.5	1	10	\$32,900

LOCATION
Naukati Bay is located on the northwest side of Prince of Wales Island, about 60 miles northwest of Ketchikan and 30 miles north of Craig.
ACCESS
Forest Development Road (FDR) 2060 enters the area. The parcel is accessible from FDR 2060 via Huckleberry Dr., Quarry Rd., and Killer Hill Rd., all developed gravel roads.
SURVEY & MTRS
Naukati Bay West, Addition 1 is survey ASLS 2004-3, located in C069S080E19. The survey has been filed as plat 2005-14 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Telephone and electricity are available in the vicinity from Alaska Power and Telephone Company.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Orders (MCO) 384 and 573. Refer to the Mineral Estate section of this brochure for details.



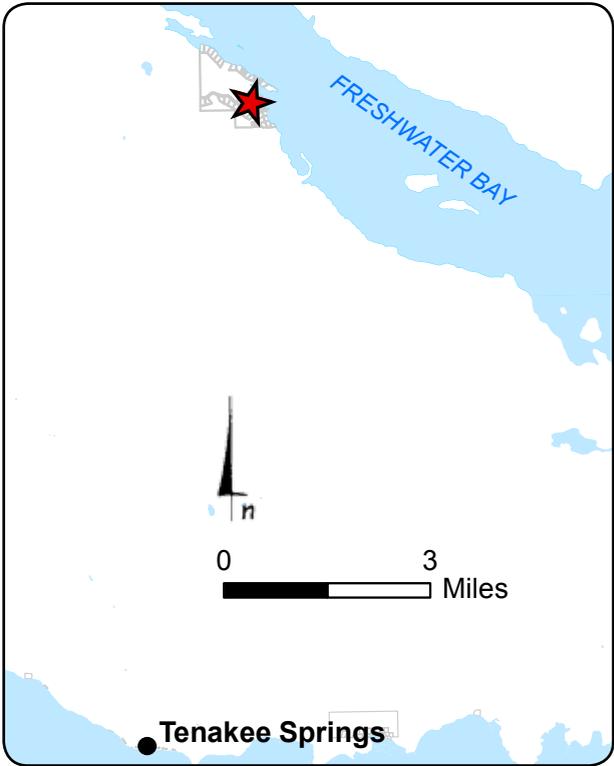
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southwest AK	Mat-Su Road	Kenai & Kodiak	Copper River Basin	Susitna Valley Remote	Southwest AK	Fairbanks, Steese, Chena	N. Parks Highway	Elliott Highway	Richardson, AK Highways	Interior Remote	General Information
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Freshwater Bay

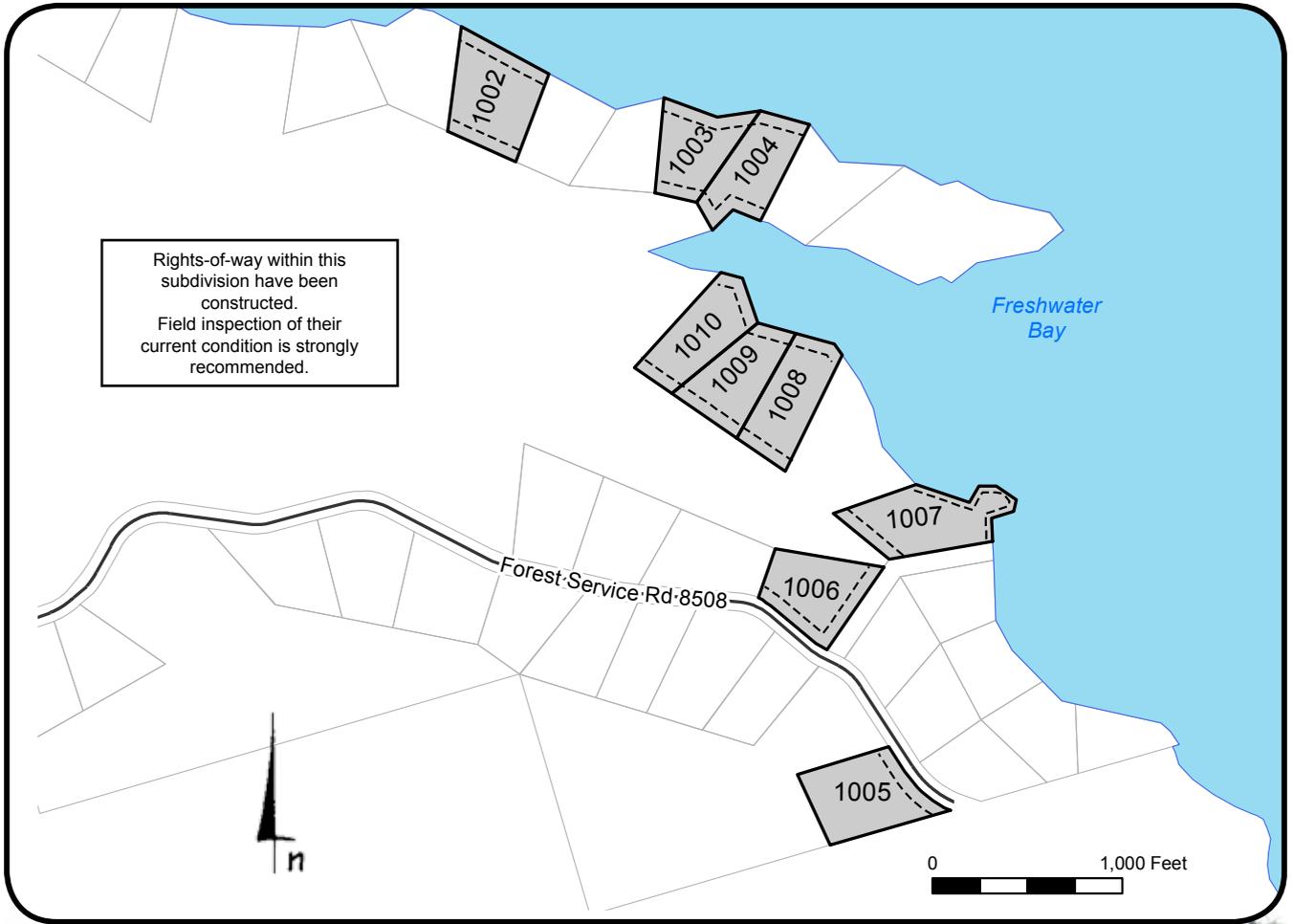


WHY BUY?
Freshwater Bay offers southeast Alaska oceanfront and road-accessible parcels. Perfect for boating, with easy access to the beautiful Tongass National Forest.
LOCATION
Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
ACCESS
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.
SURVEY & MTRS
Freshwater Bay is survey ASLS 2010-44, located in C045S063E34, 35, C046S063E02, 03. The survey has been filed as plat 2012-13 in the Sitka Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, 100-foot building setback from forest service road, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1085. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Freshwater Bay



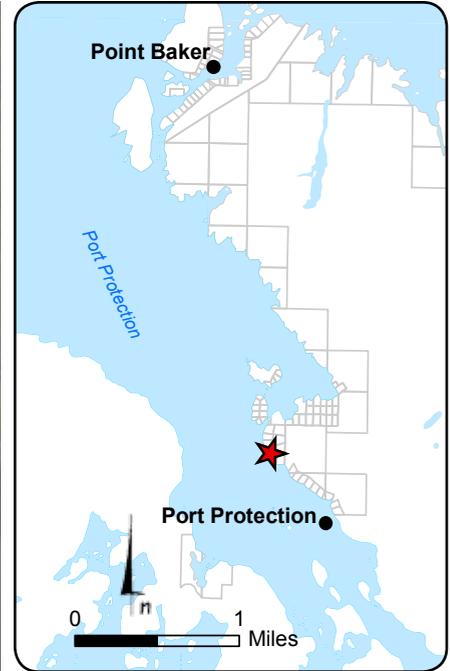
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1002	108190	5.36	3	8	\$61,300
1003	108191	3.99	6	8	\$53,100
1004	108192	4.17	7	8	\$54,900
1005	108202	5.19	1	3	\$55,400
1006	108206	4.5	4	5	\$50,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1007	108207	5.37	1	6	\$70,500
1008	108208	4.44	3	7	\$56,600
1009	108209	4.15	2	7	\$54,600
1010	108210	4.38	1	7	\$56,400



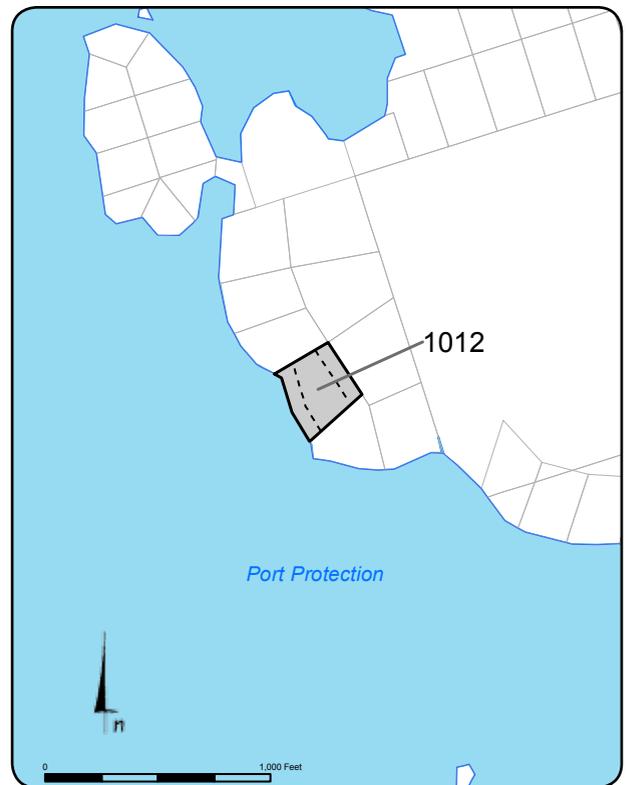
- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information

Port Protection



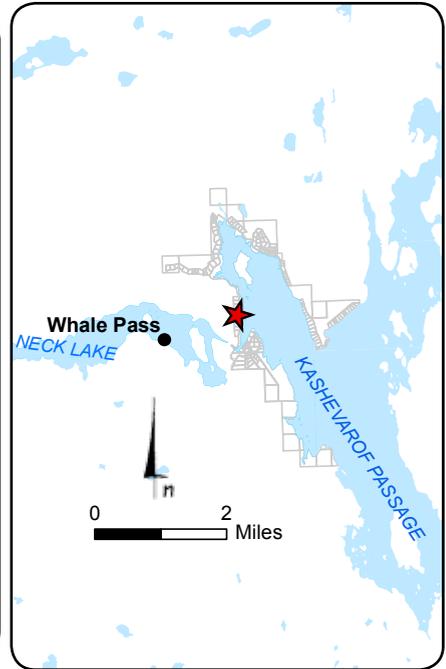
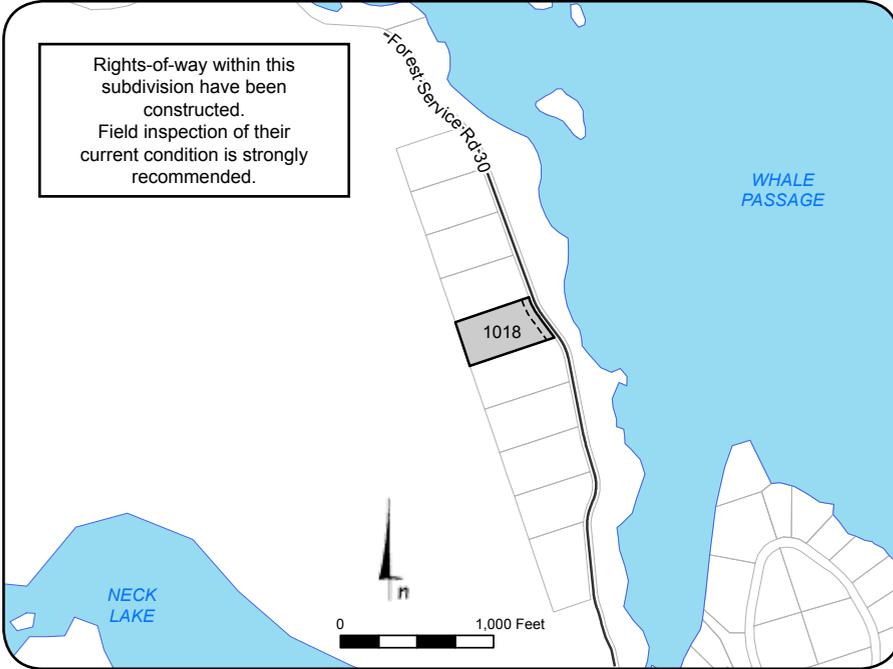
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1012	107406	2.3	4	1	\$51,300

WHY BUY?
Oceanfront lot in beautiful Southeast Alaska near a subsistence community.
LOCATION
Located on the northern tip of Prince of Wales Island, Port Protection is 145 miles south of Juneau and 50 miles west of Wrangell. It lies in the Tongass National Forest.
ACCESS
The community is accessible by float plane and boat. A state-owned seaplane base is available. Skiffs are used for local travel, and there is a boat harbor and launch ramp. Port Protection does not have direct access to the Prince of Wales road system, airport, or ferry service. Residents travel to Point Baker for mail. Freight arrives by chartered boat or floatplane.
SURVEY & MTRS
Port Protection is survey ASLS 2004-44, located in C064S076E18. The survey has been filed as plat 2005-27 in the Petersburg Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 573. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Whale Passage Addition 2



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1018	106799	3.7	6	13	\$37,300

LOCATION
Located in the community of Whale Pass on the northeast coast of Prince of Wales Island. It is on Forest Development Road (FDR) 25, about 64 miles north of Klawock.
ACCESS
Access to the parcel is from Forest Service Road 30, a gravel road which connects to the Prince of Wales Island road network. Prince of Wales Island has Inter-Island Ferry Authority service to Hollis and Ketchikan, and Alaska Marine Highway connections from Ketchikan. There is a state-owned float plane float, dock, mooring slips, and boat launch in the community.
SURVEY & MTRS
Whale Passage Addition 2 is survey ASLS 2000-26, located in C066S079E35. The survey has been filed as plat 2000-20 in the Petersburg Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. Electricity and telephone service are available in the area but may need to be extended to the parcel.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 1011. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

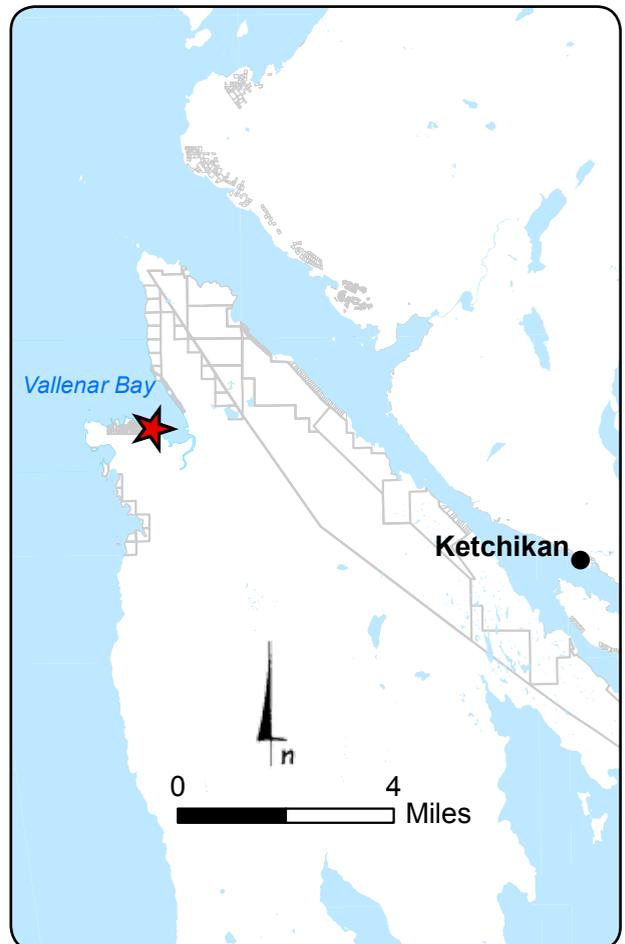
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southeast AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road

Vallenar Bay

ELIGIBLE FOR VETERAN'S PREFERENCE AUCTION

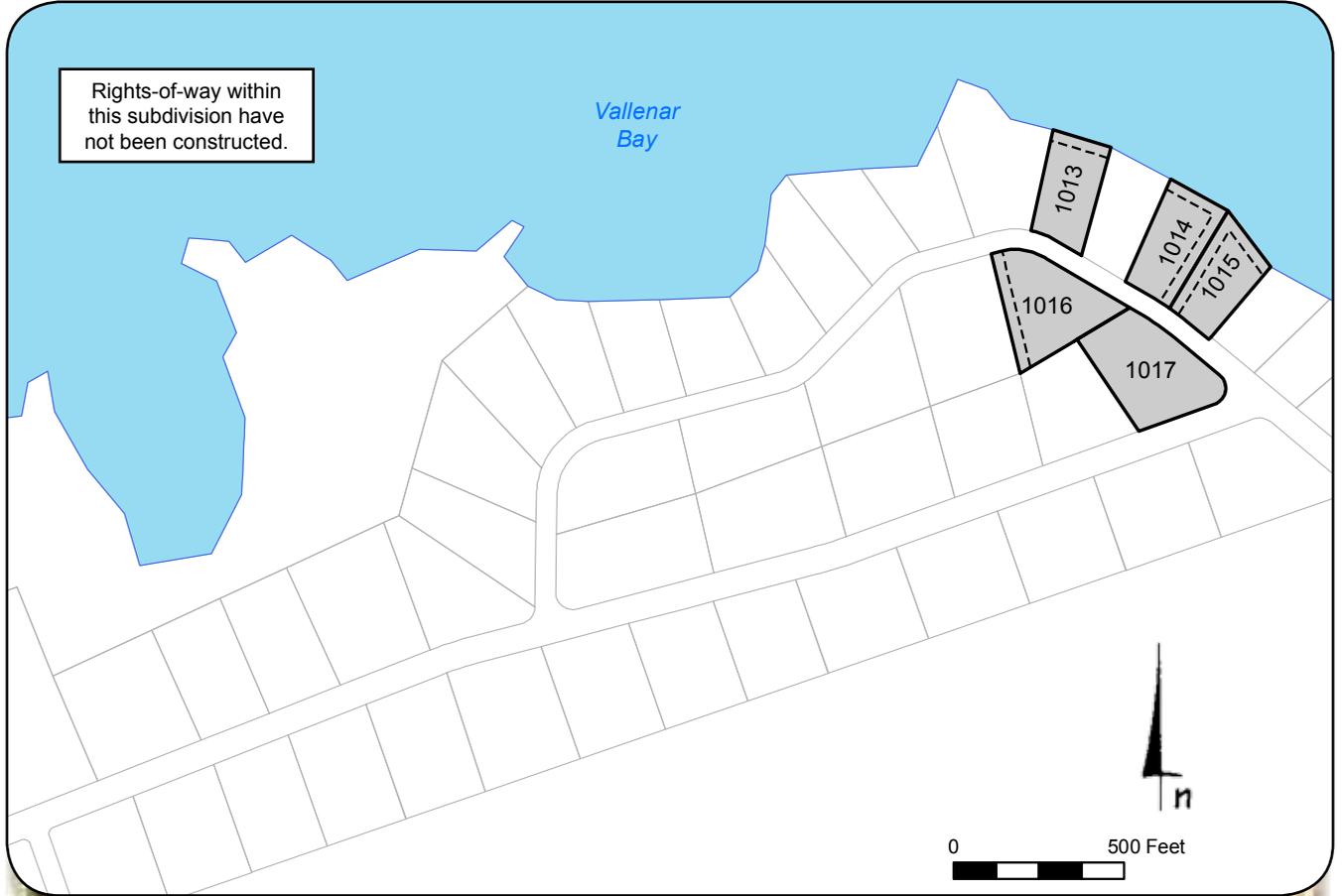


WHY BUY?
Vallenar Bay offers southeast Alaska ocean front with easy access to Tongass National Forest. Parcels in Vallenar Bay are eligible for the Veteran's Preference Auction. Please see page 130 for details.
LOCATION
Located on the northwest end of Gravina Island, approximately 7 miles from Ketchikan.
ACCESS
Access to Vallenar Bay is by float plane or boat from Ketchikan.
SURVEY & MTRS
Vallenar Bay is survey ASLS 85-86, located in C075S089E11. The survey has been filed as plat 86-35 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, to and along easement along shoreline, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Ketchikan Gateway Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 400. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Vallendar Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1013	105488	1.2	16	2	\$34,900
1014	105490	1.3	18	2	\$35,400
1015	105491	1.2	19	2	\$33,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1016	106650	1.8	9	3	\$12,800
1017	106652	2	11	3	\$13,500

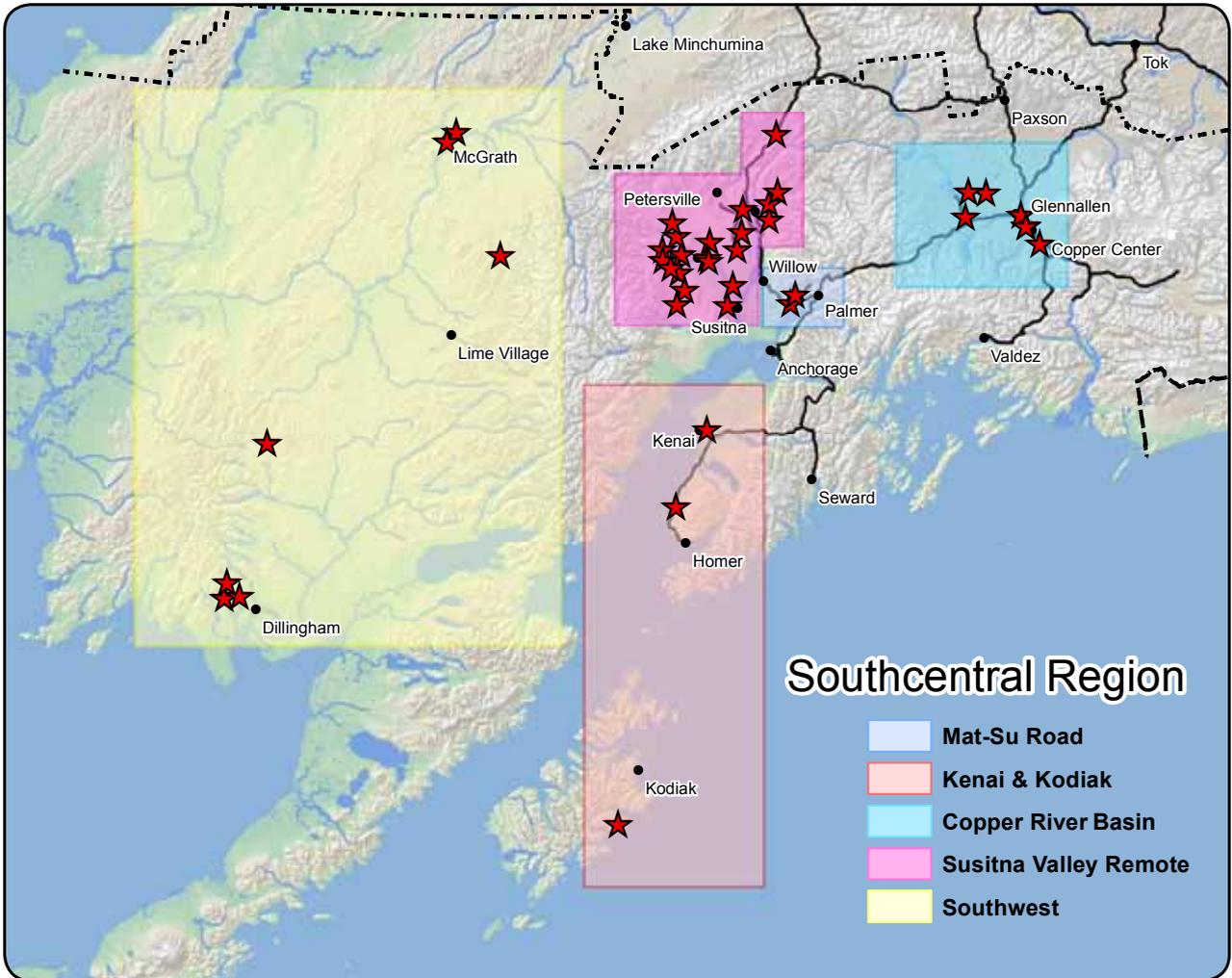


- Mat-Su Road
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- N. Parks Highway
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- Richardson, AK Highways
- Interior Remote
- General Information



SOUTHCENTRAL REGION

- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK



Matanuska - Susitna Valley

Pages 15 - 19

Road Access

Kenai Peninsula & Kodiak

Pages 20 - 25

Road Access & Kodiak Remote

Copper River Basin

Pages 26 - 33

Road Access & Remote

Susitna Valley

Pages 34 - 59

Remote

Southwest Alaska

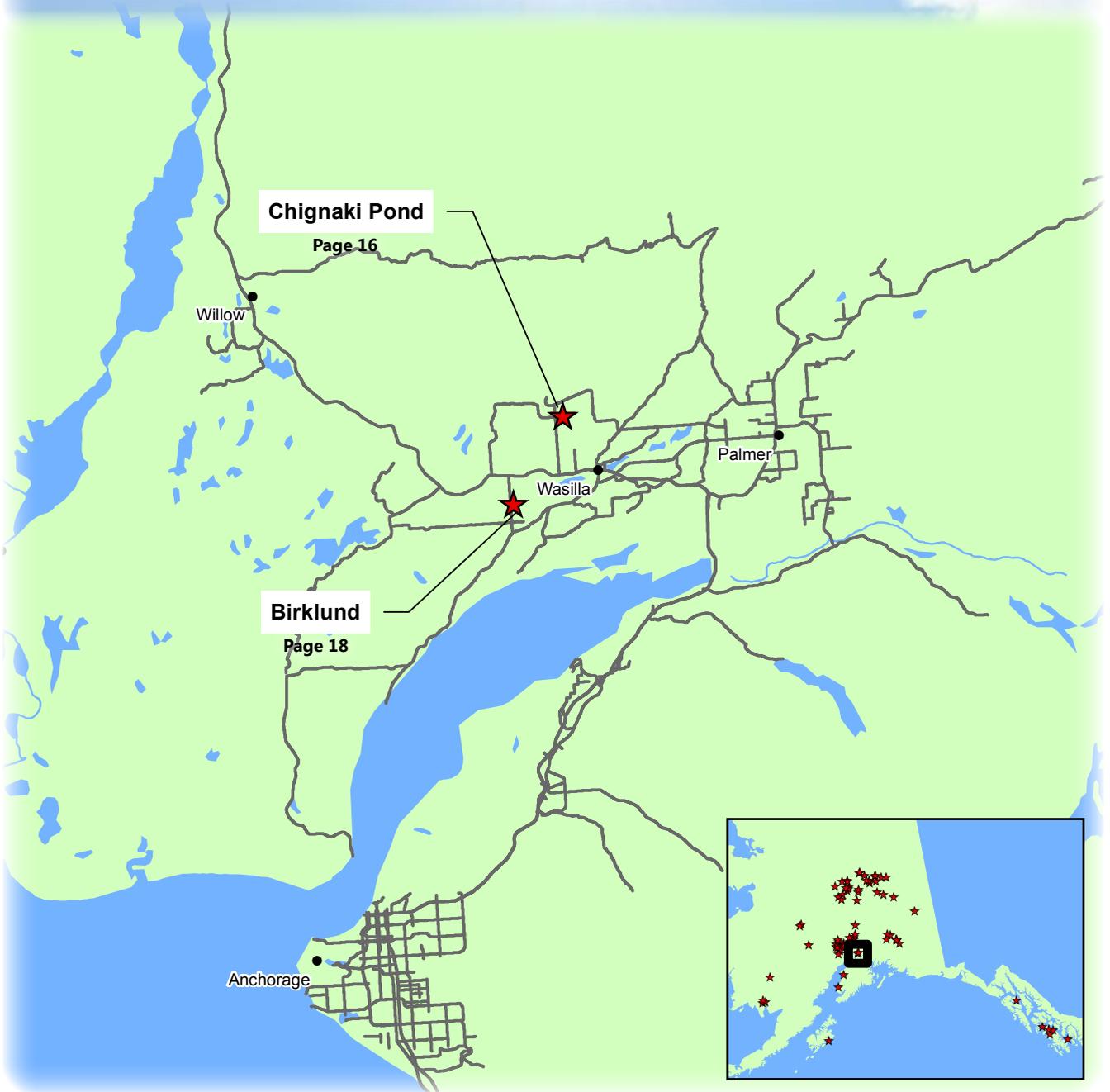
Pages 60 - 69

Remote



Matanuska - Susitna Valley - Road Access

The Birklund and Chignaki Pond subdivisions feature 9 residential parcels near Wasilla and Palmer, less than an hour from Anchorage. All of the parcels are located on quiet side streets with easy access to the Parks Highway. These parcels range from 1 to 2 acres.



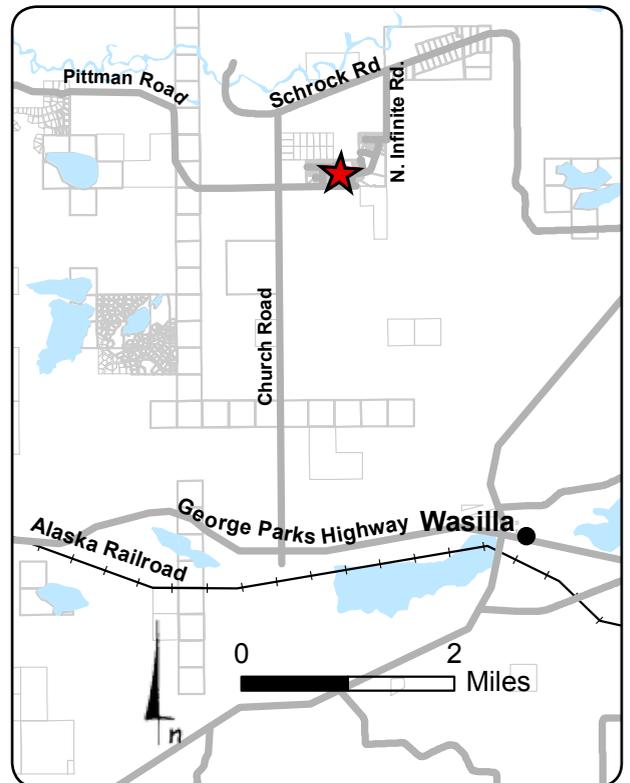


Chignaki Pond / Chignaki Pond Phase II

Mat-Su Road

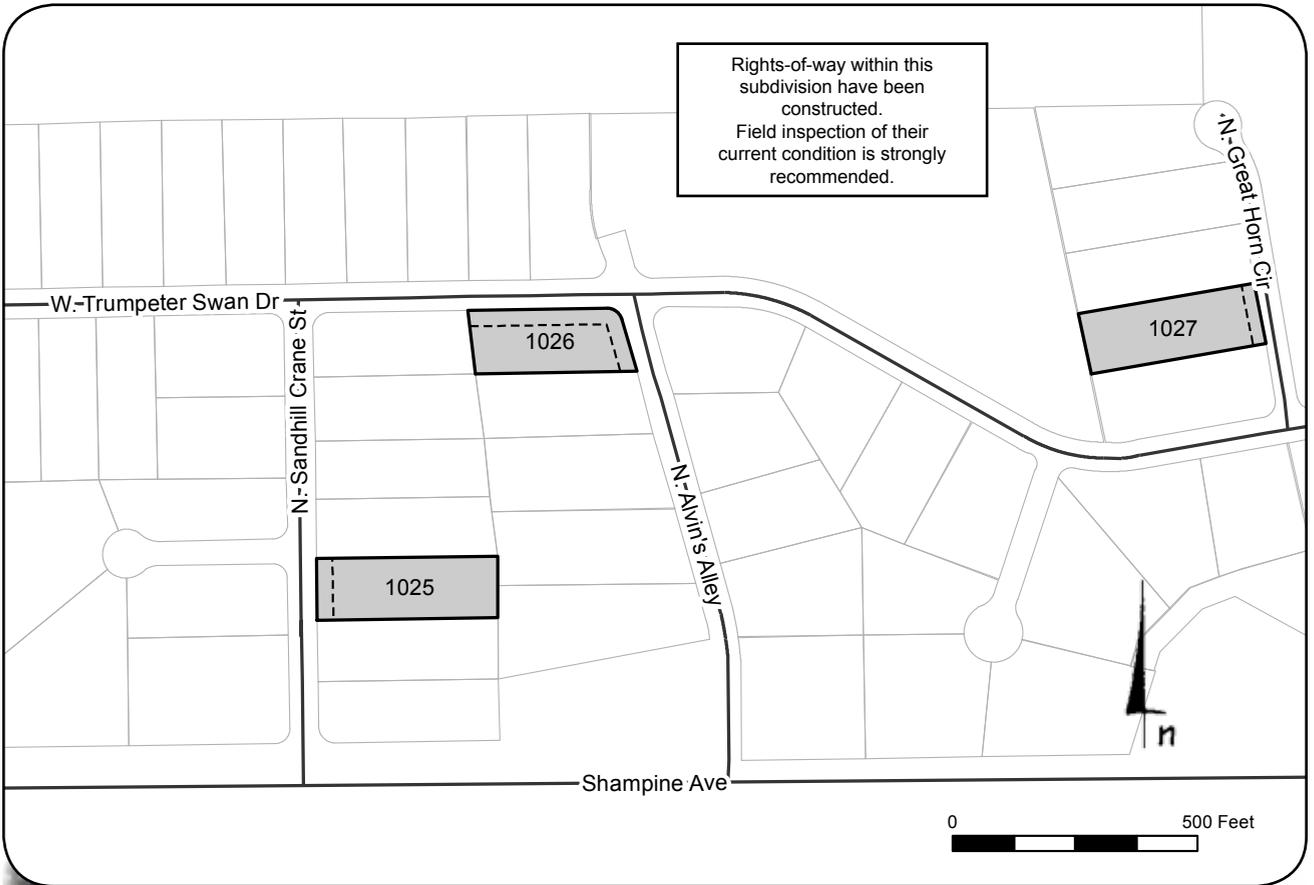


LOCATION
The Chignaki Pond subdivision is located northwest of Wasilla off of Church Rd. on Shampine Lane.
ACCESS
From the Parks Highway, turn North on Church Rd., then right (east) on Shampine Ln., left on N. Sandhill Crane St. into the subdivision. All roads within the subdivision have been constructed.
SURVEY & MTRS
Chignaki Pond is survey ASLS 2004-17, located in S018N001W20. The survey has been filed as plat 2007-3 in the Palmer Recording District. Chignaki Pond Phase II is survey ASLS 2006-12, located in S018N001W20. The survey has been filed as plat 2008-37 in the Palmer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Chignaki Pond Homeowner's Association or the Chignaki Pond Phase II Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for these associations were recorded in the Palmer Recording District on 1/4/2007 and 3/28/2008, respectively.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 239. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Chignaki Pond / Chignaki Pond Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1025	229898	1.1	3	2	\$25,000
1026	229903	1	8	2	\$25,000
1027	230335	1.05	2	5	\$25,000



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southwest AK

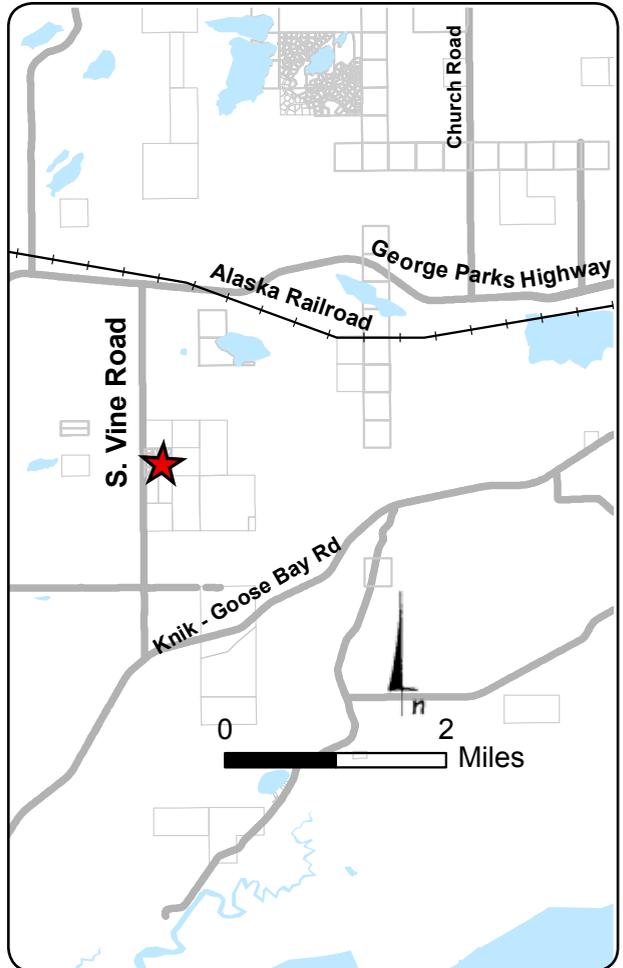


Birklund

Mat-Su Road

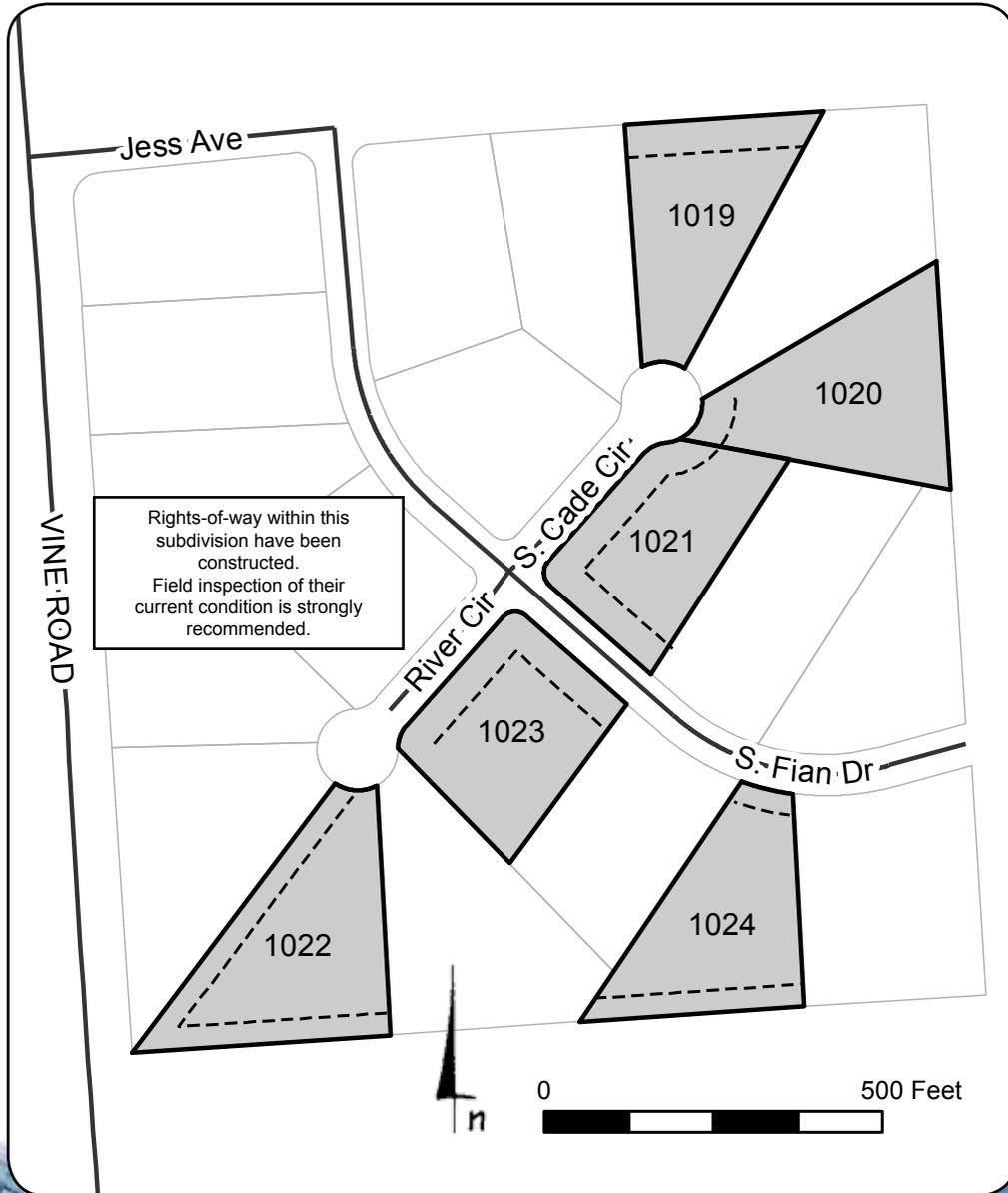


WHY BUY?
Birklund features residential lots just outside of Wasilla with easy access to the Parks Highway.
LOCATION
The Birklund Subdivision is located approximately 5 miles west of Wasilla.
ACCESS
From the Parks highway, turn south onto South Vine Road. Continue for about 1.5 miles to West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All right-of-ways within the subdivision have been constructed.
SURVEY & MTRS
Birklund is survey ASLS 2009-17, located in S017N002W14. The survey has been filed as plat 2012-7 in the Palmer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 239. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Birklund



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1019	231329	1.5	4	1	\$27,000	1022	231341	1.92	7	2	\$33,500
1020	231331	1.7	6	1	\$28,000	1023	231343	1.51	9	2	\$28,800
1021	231332	1.5	7	1	\$29,000	1024	231345	1.55	11	2	\$27,000



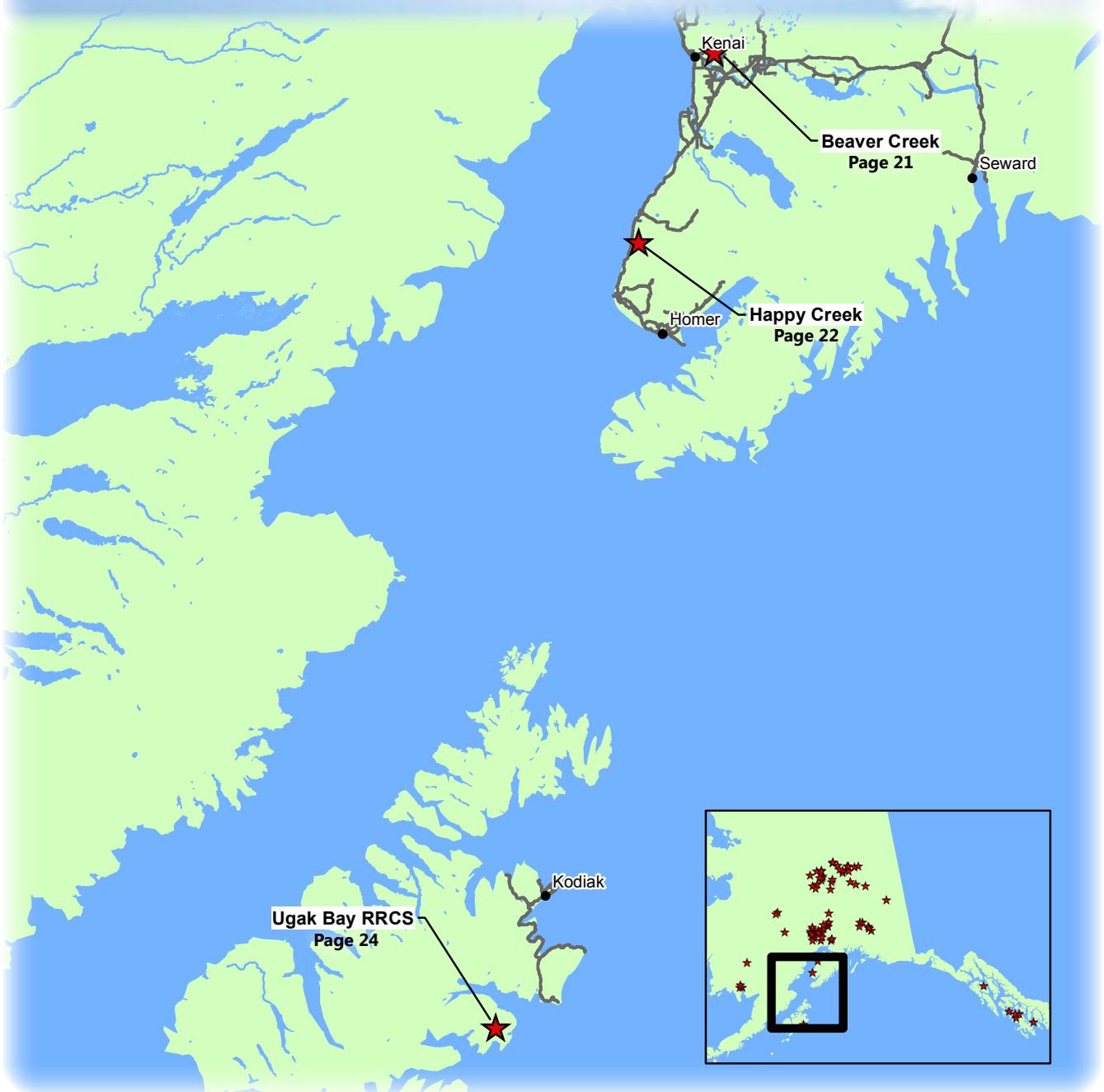
Southeast AK
 Mat-Su Road
 Kenai & Kodiak
 Copper River Basin
 Susitna Valley Remote
 Southwest AK
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information



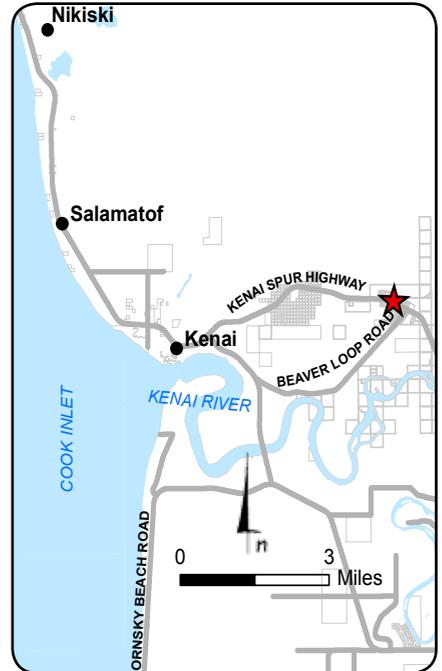
Kenai Peninsula - Road Access & Kodiak - Remote

Happy Creek features 6 parcels just off the maintained road near Ninilchik. The Beaver Creek parcel is a commercial lot with Kenai Spur Highway frontage. Ugak Bay parcels are remote lots on Kodiak Island.

Kenai & Kodiak

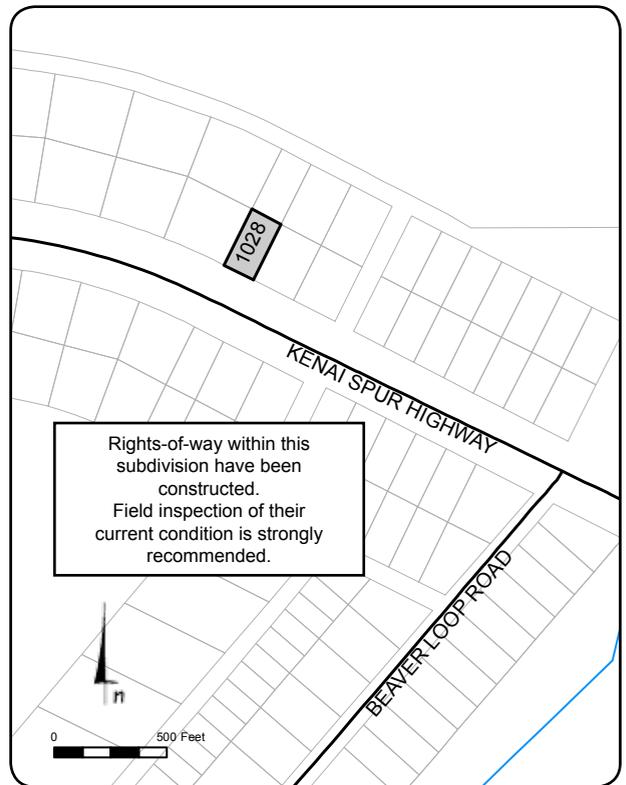


Beaver Creek



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1028	201209	0.931	14	C	\$24,300

WHY BUY?
This Beaver Creek parcel is zoned commercial and has Kenai Spur Highway, frontage. It is well located for a variety of business uses. Non-residents and corporations may bid on this parcel in the auction, see page 132 for eligibility requirements.
LOCATION
Beaver Creek subdivision is located on the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
ACCESS
Access is from the Kenai Spur Highway.
SURVEY & MTRS
Beaver Creek is survey EPF 3-9, located in S006N011W36. The amended survey has been filed as plat 81-101 in the Kenai Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity, telephone and natural gas service are available along the Kenai Spur Highway.
MUNICIPAL AUTHORITY
This area is located within the boundaries of the Kenai Peninsula Borough and the City of Kenai, and is subject to applicable local ordinances and property assessments. The City of Kenai has zoned this lot as General Commercial (CG). Contact the city for details.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1029. Refer to the Mineral Estate section of this brochure for details.



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- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK

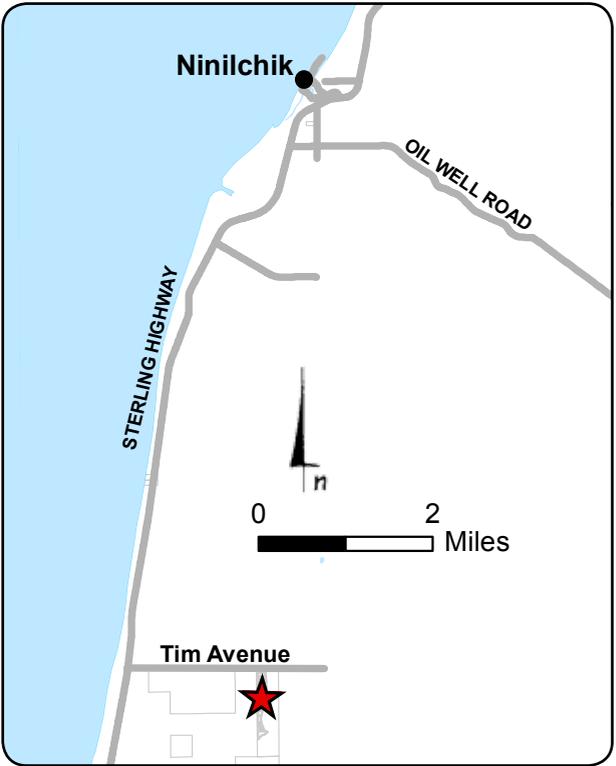


Happy Creek

Kenai & Kodiak



WHY BUY?
Happy Creek features recreational or residential lots on the Kenai Peninsula in close proximity to Cook Inlet and the communities of Ninilchik and Anchor Point.
LOCATION
The Happy Creek subdivision is located near the community of Happy Valley, approximately 8 miles southwest of Ninilchik and about 12 miles northeast of Anchor Point.
ACCESS
From the Sterling Highway at approximately mile 142.5, head east on Tim Ave. Access to the parcels is by the platted but not constructed right-of-way Jacob Samuel St.
SURVEY & MTRS
Happy Creek is survey ASLS 2009-11, located in S003S014W04. The survey has been filed as plat 2011-6 in the Homer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, 20' along the right-of-way, 25' from eastern boundary, 10' from side lot lines, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. Purchasers will be responsible for extending the existing power lines.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Kenai Peninsula Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1099. Refer to the Mineral Estate section of this brochure for details.
This parcel is subject to oil and gas lease ADL 391893. For more information, please refer to the Mineral Estate section on page 119 of this brochure or contact the DNR Division of Oil and Gas.

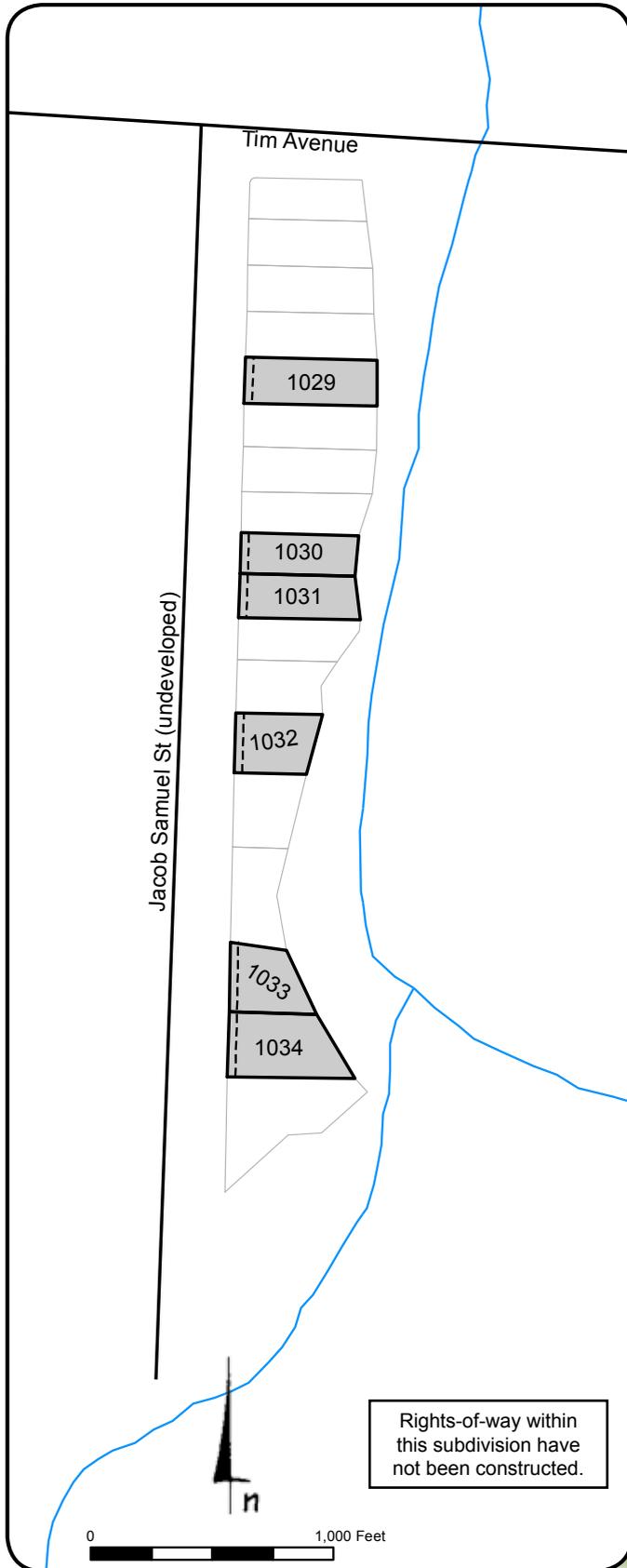


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Happy Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1029	231138	2.385	5	\$14,100
1030	231142	1.882	9	\$11,100
1031	231143	2.027	10	\$12,000
1032	231146	1.839	13	\$10,900
1033	231149	1.839	16	\$10,900
1034	231150	2.661	17	\$15,700



Southeast AK

Mat-Su Road

Kenai & Kodiak

Copper River Basin

Susitna Valley Remote

Southwest AK

Fairbanks, Steese, Chena

N. Parks Highway

Elliott Highway

Richardson, AK Highways

Interior Remote

General Information

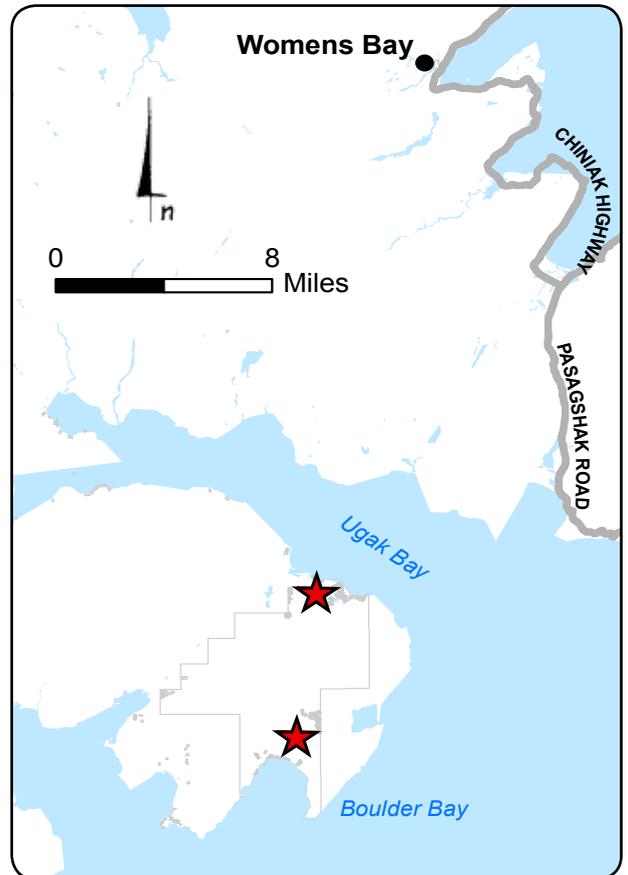


Ugak Bay RRCS

Kenai & Kodiak



LOCATION
On Kodiak Island on the Shearwater Peninsula, approximately 26 miles southwest of the City of Kodiak and ten miles northeast of Old Harbor. To the north of the area is Ugak bay and to the south are Kiliuda and Boulder Bays.
ACCESS
Access is by floatplane or boat to the various bays.
SURVEY & MTRS
Ugak Bay RRCS is survey ASLS 2011-19, located in S032S021W08, 16, 17, 18, S033S022W12, 14. The survey has been filed as plat 2013-9 in the Kodiak Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easement on lot lines, existing trails, and all water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Kodiak Island Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 191. Refer to the Mineral Estate section of this brochure for details.



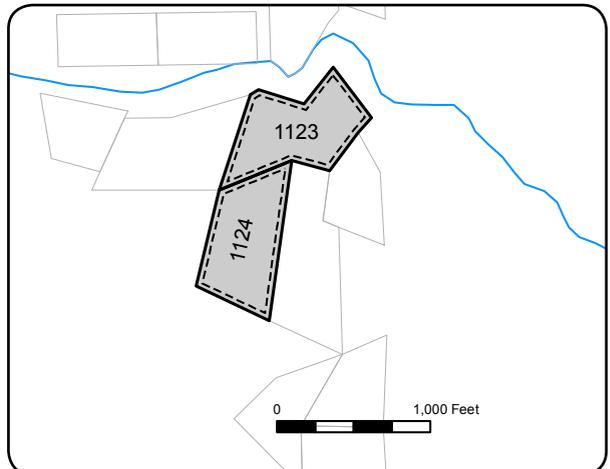
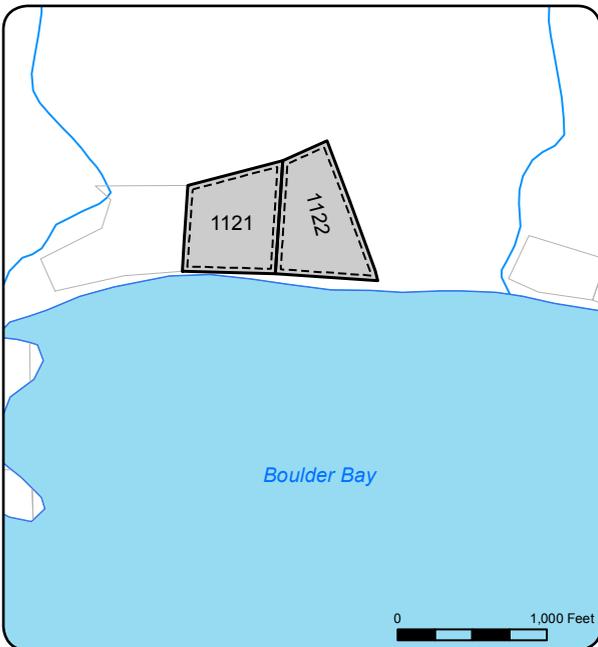
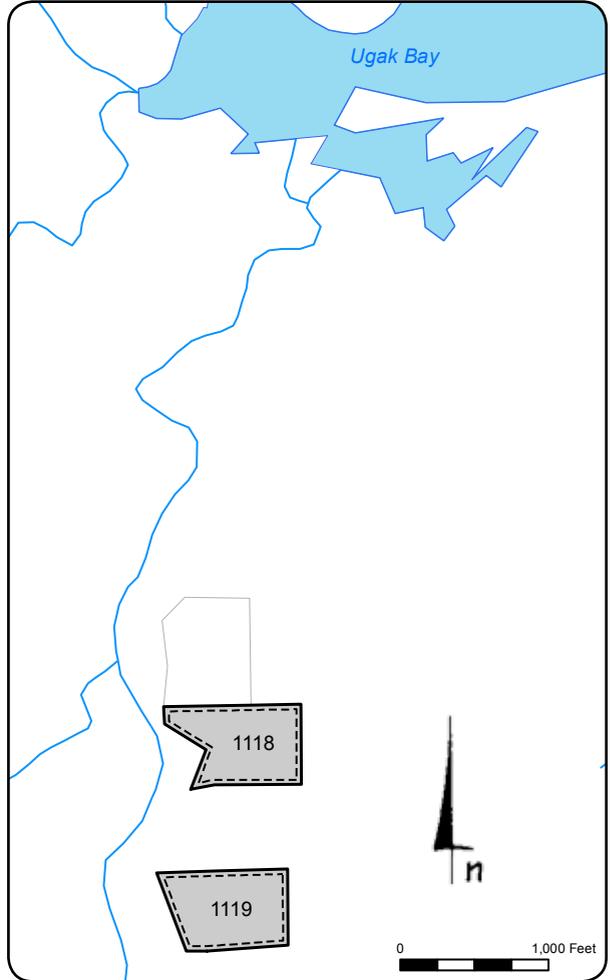
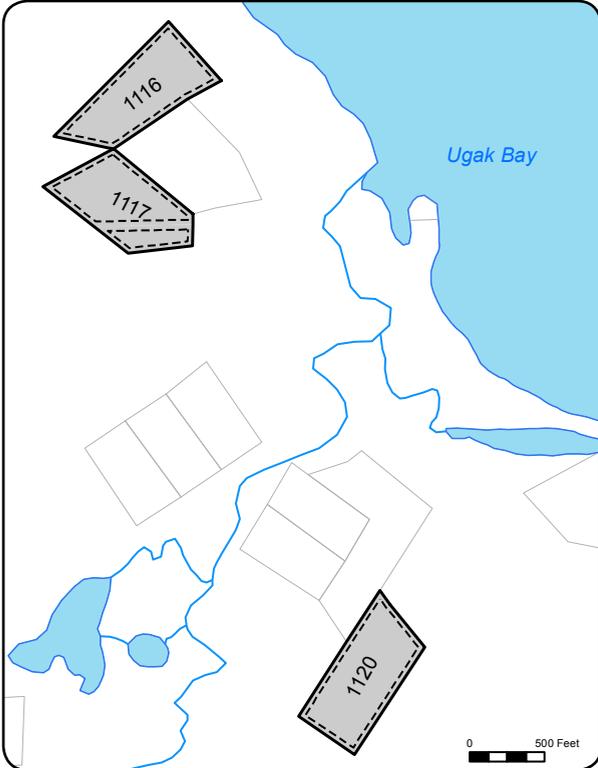
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Ugak Bay RRCS

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	Tract	MINIMUM BID
1116	231249	9.42	D	\$10,100
1117	231250	9.54	F	\$10,100
1118	231251	9.54	B	\$7,100
1119	231252	9.41	C	\$7,100
1120	231253	9.56	H	\$11,250

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1121	231254	9.38	N	\$11,250
1122	231255	9.52	O	\$11,250
1123	231256	9.33	J	\$4,000
1124	231257	9.49	K	\$4,000



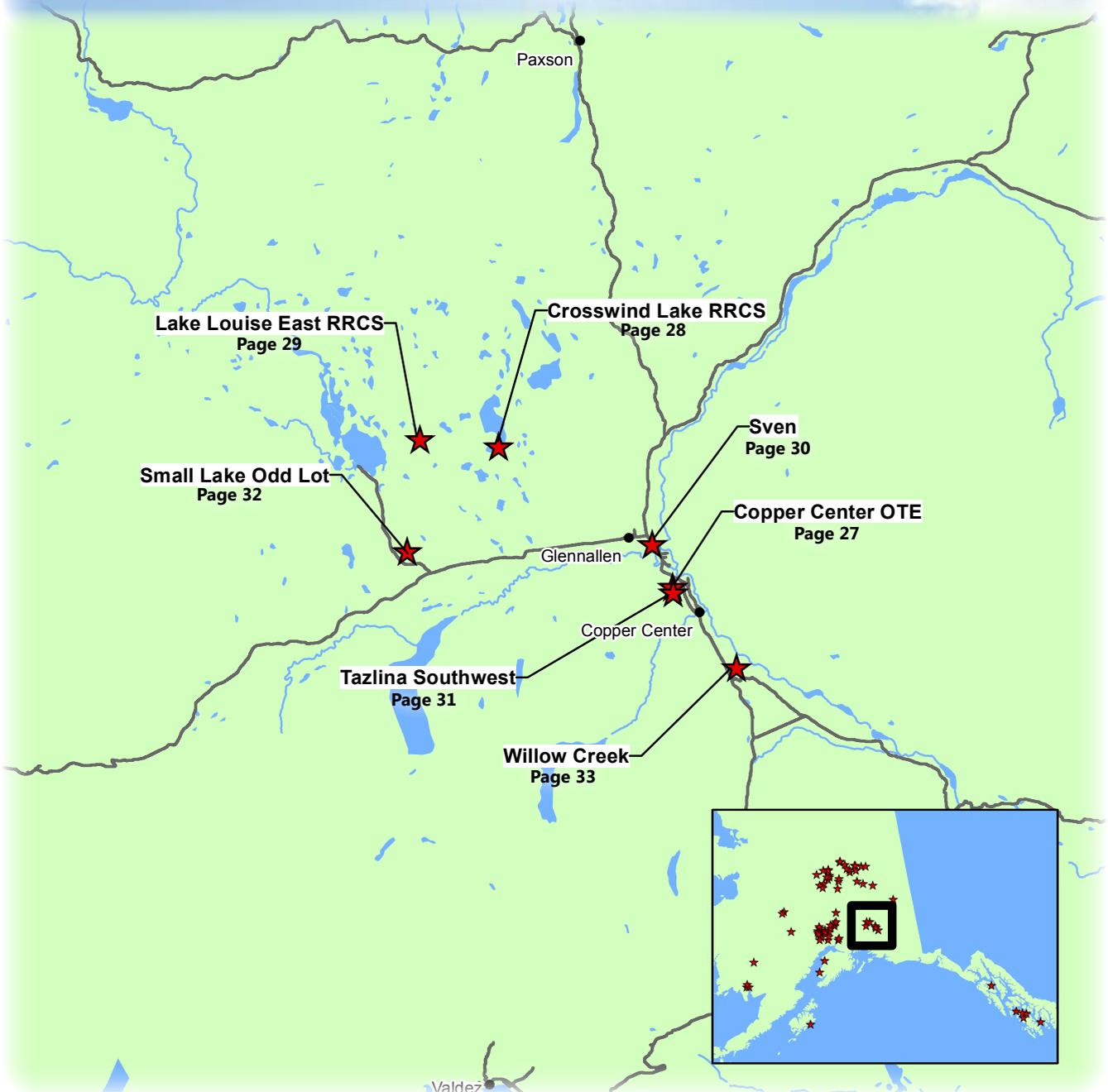
- Southwest AK
- Mat-Su Road
- Kenai & Kodiak**
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliot Highway
- Richardson, AK Highways
- Interior Remote
- General Information



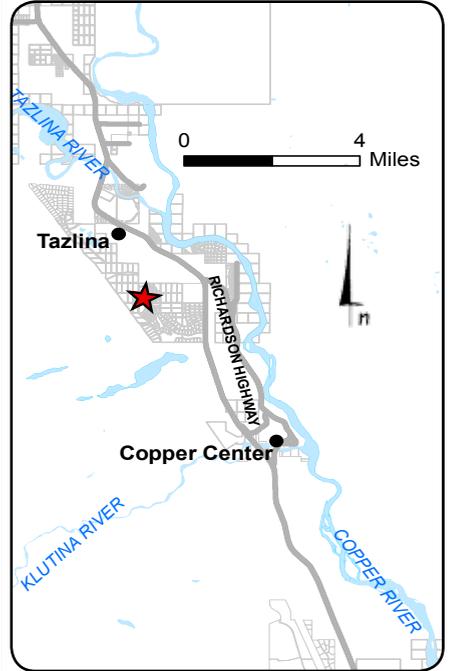
COPPER RIVER BASIN - REMOTE & ROAD ACCESS

The Copper River Basin parcels offer recreational opportunities near Lake Louise, Copper Center and Glennallen. Several parcels are also suitable for residential use. While most of these parcels are not on a maintained road, many are within a few miles of the road and have established trails.

Copper River Basin

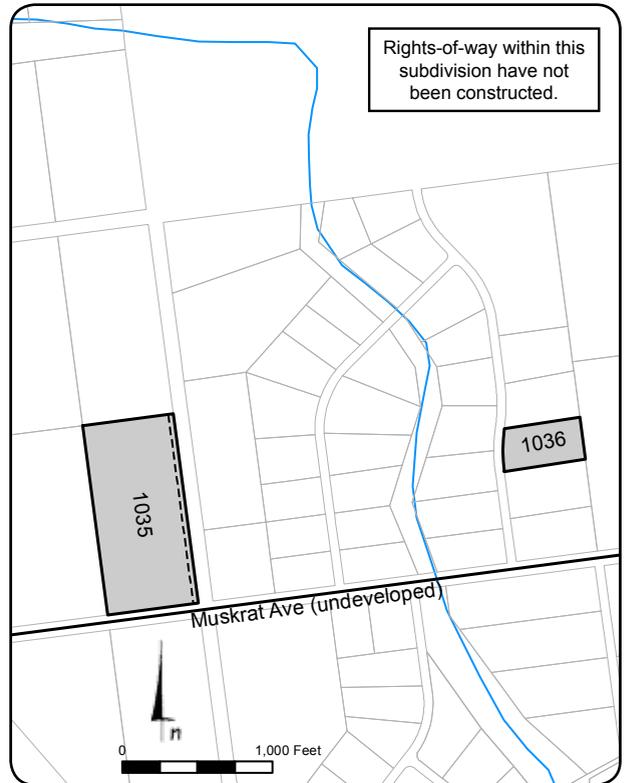


Copper Center OTE



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1035	202173	17.85	6	6	\$16,100
1036	204626	3.5	4	12	\$6,000

LOCATION
Copper Center OTE is located in the Copper River Valley, approximately 2 miles northwest of the community of Copper Center and 7 miles south of the intersection of the Glenn and Richardson Highways.
ACCESS
Access is along platted rights-of-way from the Richardson Highway, some of which may not be developed.
SURVEY & MTRS
Copper Center OTE is survey ASLS 79-42, located in C003N001W27, 28. The survey has been filed as plat 79-17 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 529. Refer to the Mineral Estate section of this brochure for details.



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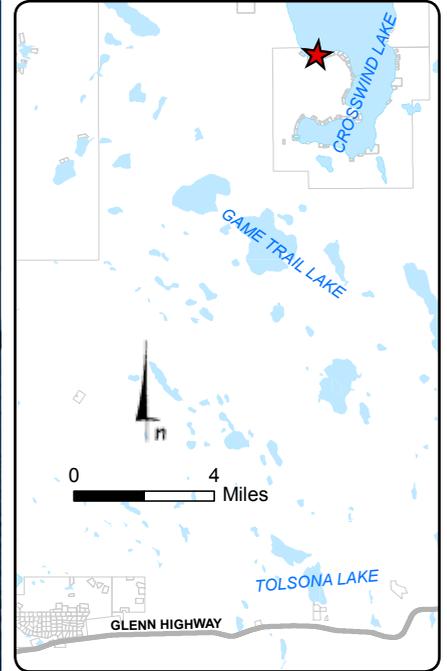
Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote



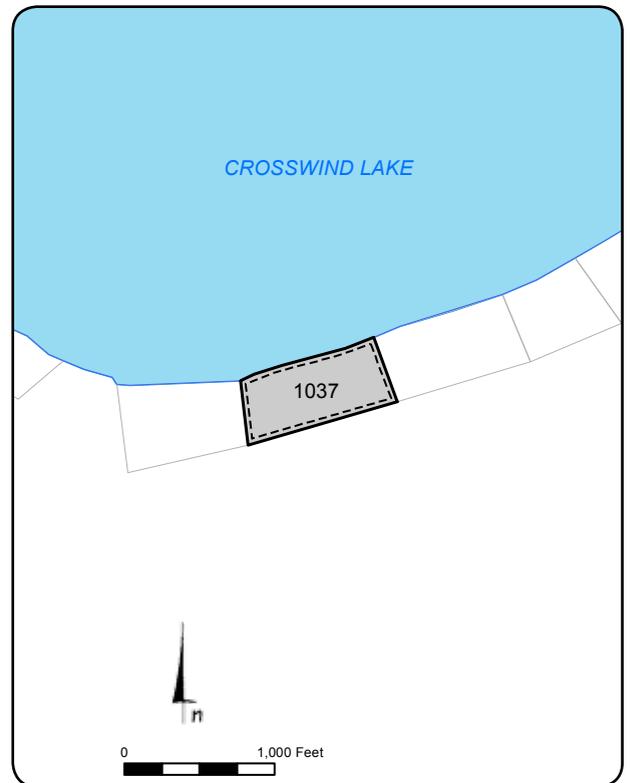
Crosswind Lake RRCS

Copper River Basin



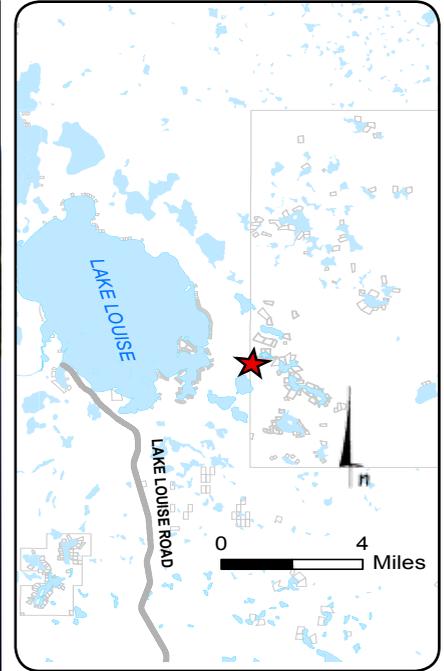
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1037	229255	10	25	\$26,600

WHY BUY?
A waterfront tract on Crosswind Lake with great access to groomed winter trails for snowmachining and skiing.
LOCATION
Crosswind Lake is approximately 25 miles northwest of Glennallen.
ACCESS
Access to Crosswind Lake is by float plane or winter trails from Lake Louise.
SURVEY & MTRS
Crosswind Lake RRCS is survey ASLS 2005-25, located in C006N004W06. The survey has been filed as plat 2007-6 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, 100' building setback from the lake, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 511. Refer to the Mineral Estate section of this brochure for details.



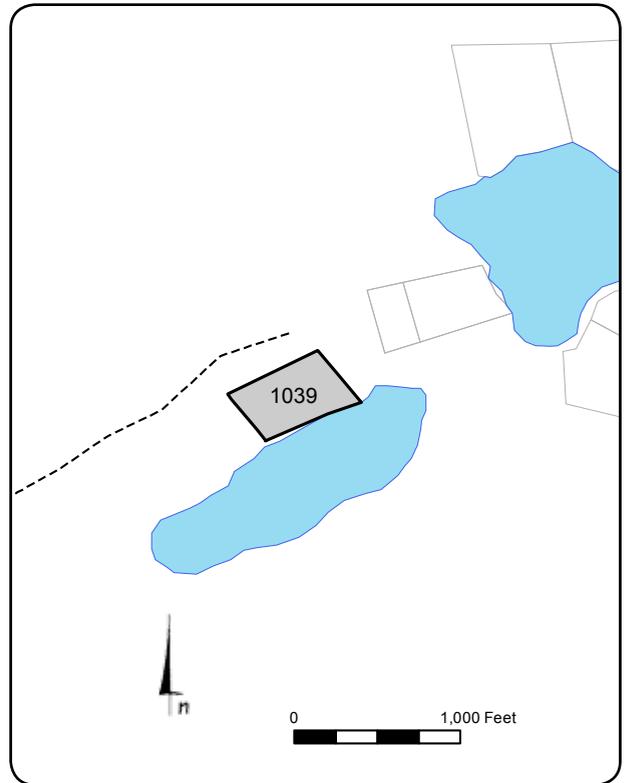
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Lake Louise East RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1039	228106	5.17	0	\$18,200

LOCATION
Lake Louise East RRCS is approximately 120 miles northeast of Anchorage and 30 miles northwest of Glennallen. The parcels are between Lake Louise and Crosswind Lake.
ACCESS
Access is via one of the many trails in the area. Float plane access is also possible to one of the many lakes in the area.
SURVEY & MTRS
Lake Louise East RRCS is survey ASLS 2002-9, located in C006N006W18. The survey has been recorded as plat 2003-12 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, 100 feet from streams and public water, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 283. Refer to the Mineral Estate section of this brochure for details.

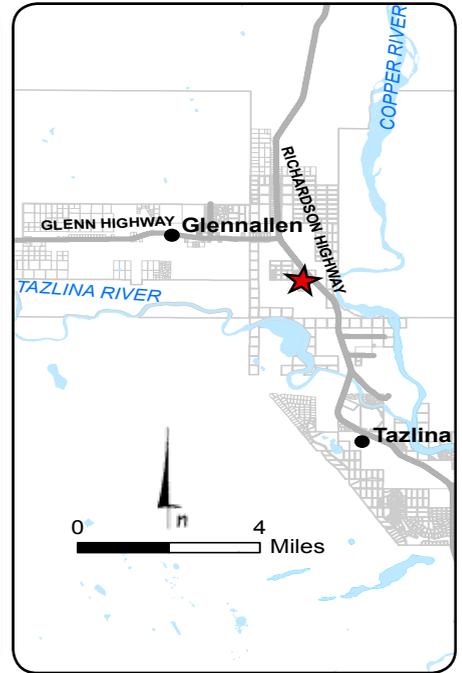


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



Sven



Copper River Basin

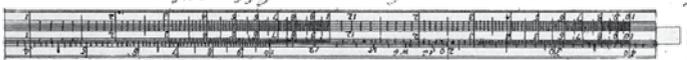
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1040	230125	2.11	1	1	\$12,100
1041	230135	2.1	1	2	\$12,100
1042	230136	2.02	2	2	\$11,700

LOCATION
Sven subdivision is located near Glennallen, approximately 1 mile south of the Glenn and Richardson Highway junction.
ACCESS
Access is from the Richardson Highway via Arne Dr., then to the parcels via platted rights-of-way.
SURVEY & MTRS
Sven is survey ASLS 2004-43, located in C004N001W29. The survey has been filed as plat 2007-4 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. Electric service is available along the Richardson Highway. Purchasers will be responsible for extending the existing lines.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 529. Refer to the Mineral Estate section of this brochure for details.

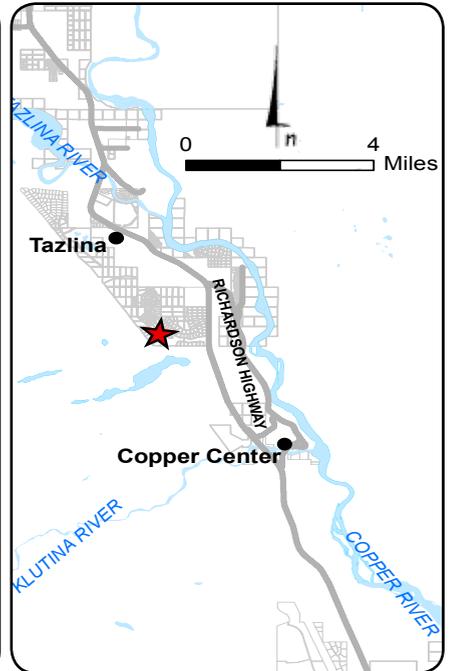
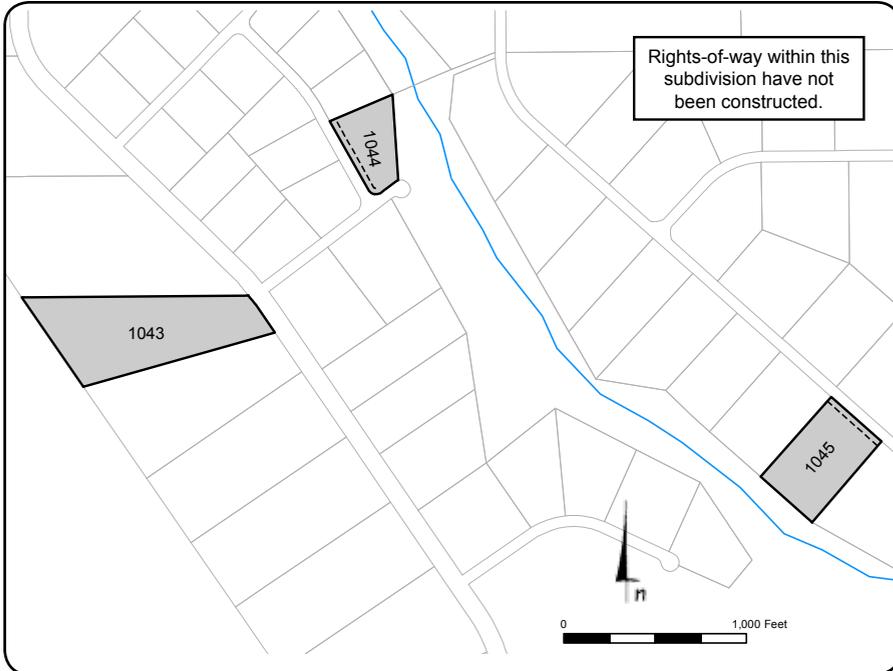


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Fig. 18 Loggshals Sliding Rule

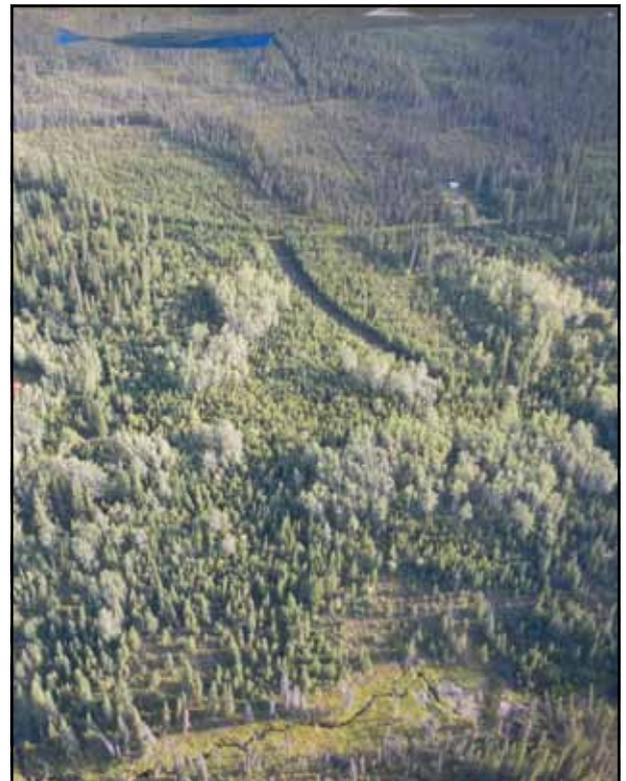


Tazlina Southwest



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1043	204509	10.18	1	1	\$11,400
1044	204525	2.6	1	3	\$5,100
1045	204561	5	8	6	\$7,500

LOCATION
Tazlina Southwest is approximately 4 miles northwest of Copper Center.
ACCESS
Access is from the Richardson Highway by a combination of gravel roads, established trails, and undeveloped rights-of-way.
SURVEY & MTRS
Tazlina Southwest is survey ASLS 79-121, located in C003N001W34. The survey has been filed as plat 80-3 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, utility easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Tazlina Southwest Subdivision Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Chitina Recording District on 11/25/91.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 529. Refer to the Mineral Estate section of this brochure for details.



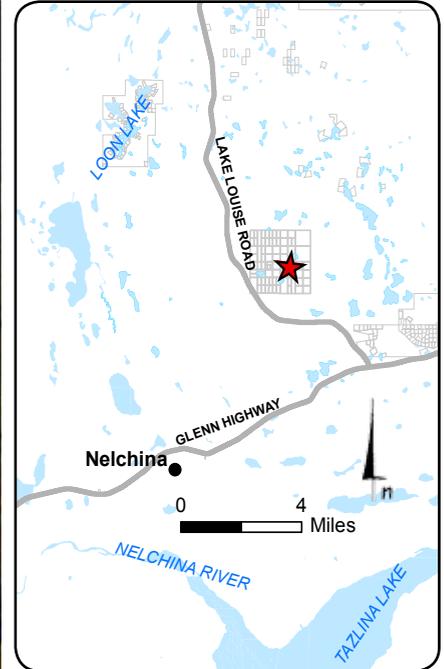
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



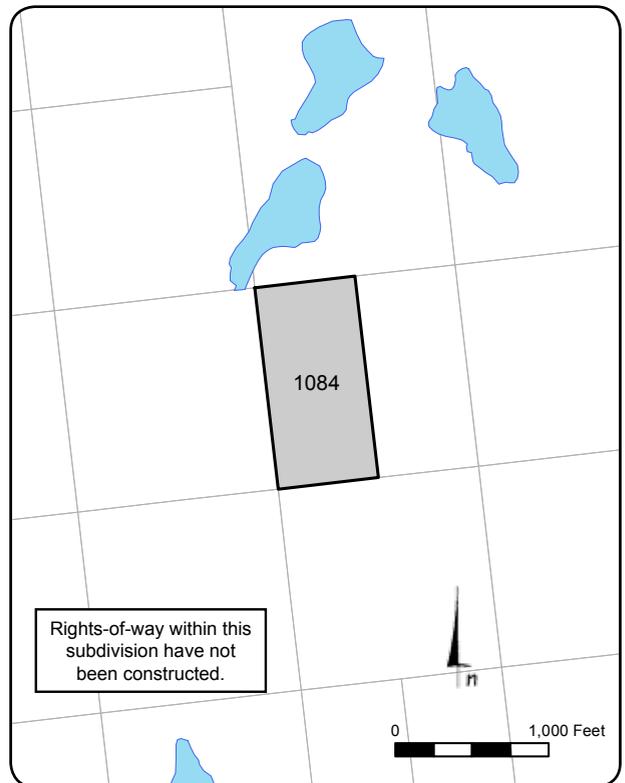
Small Lake Oddlot

Copper River Basin

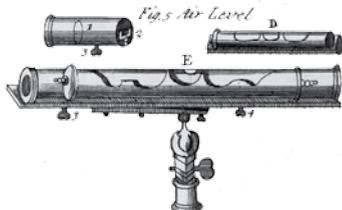


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SECTION	MINIMUM BID
1084	219217	20	D	13	\$16,800

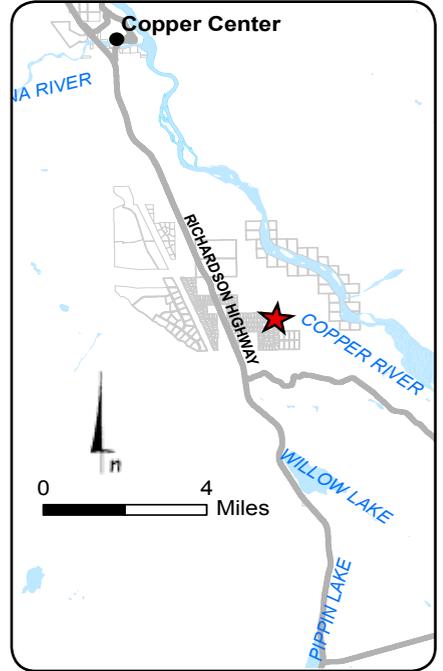
LOCATION
Located east of Lake Louise Rd., approximately 5 miles north of the Glenn Highway.
ACCESS
Access is by snowmachine or ATV along trails from Lake Louise Rd., and along platted easements and lot lines to the individual parcels.
SURVEY & MTRS
Small Lakes Oddlot is survey ASCS C004N007W101, located in C004N007W13. The survey has been filed as plat 83-23 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 324. Refer to the Mineral Estate section of this brochure for details.



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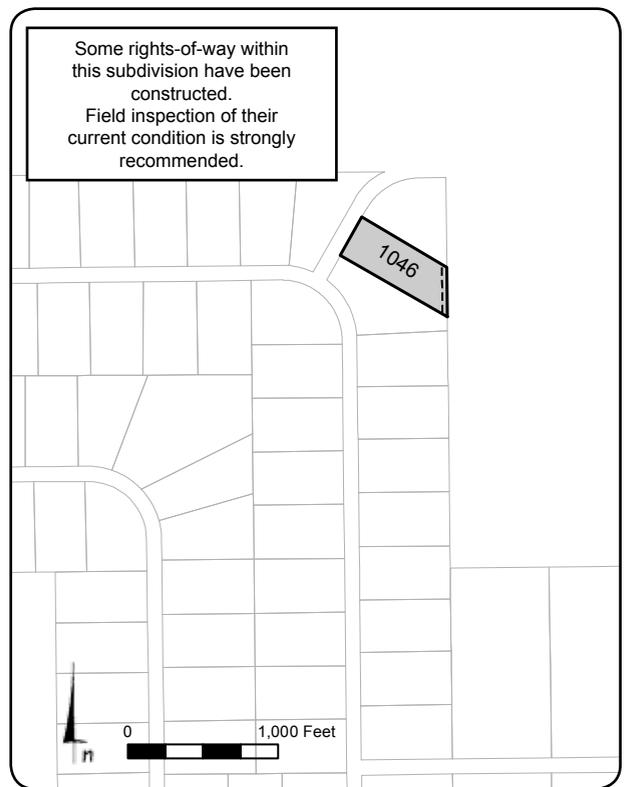


Willow Creek



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1046	203352	4.96	30	\$7,400

LOCATION
This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.
ACCESS
Access is from the Richardson Highway, on Willow Loop Rd, which is improved as a gravel road part way, then becomes a dirt ATV trail.
SURVEY & MTRS
Willow Creek is survey ASLS 79-122, located in C001N001E27. The survey has been filed as plat 79-25 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
Water availability may be affected by low yields, permafrost, mineralized water and sporadic saline waters. Water for domestic use may be obtained by rainwater catchment systems. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity and telephone extend along the beginning portion of Willow Loop Rd.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 780. Refer to the Mineral Estate section of this brochure for details.
NOTES
Trails or roads going through private property within the subdivision are not to be used without permission of the current land owners.



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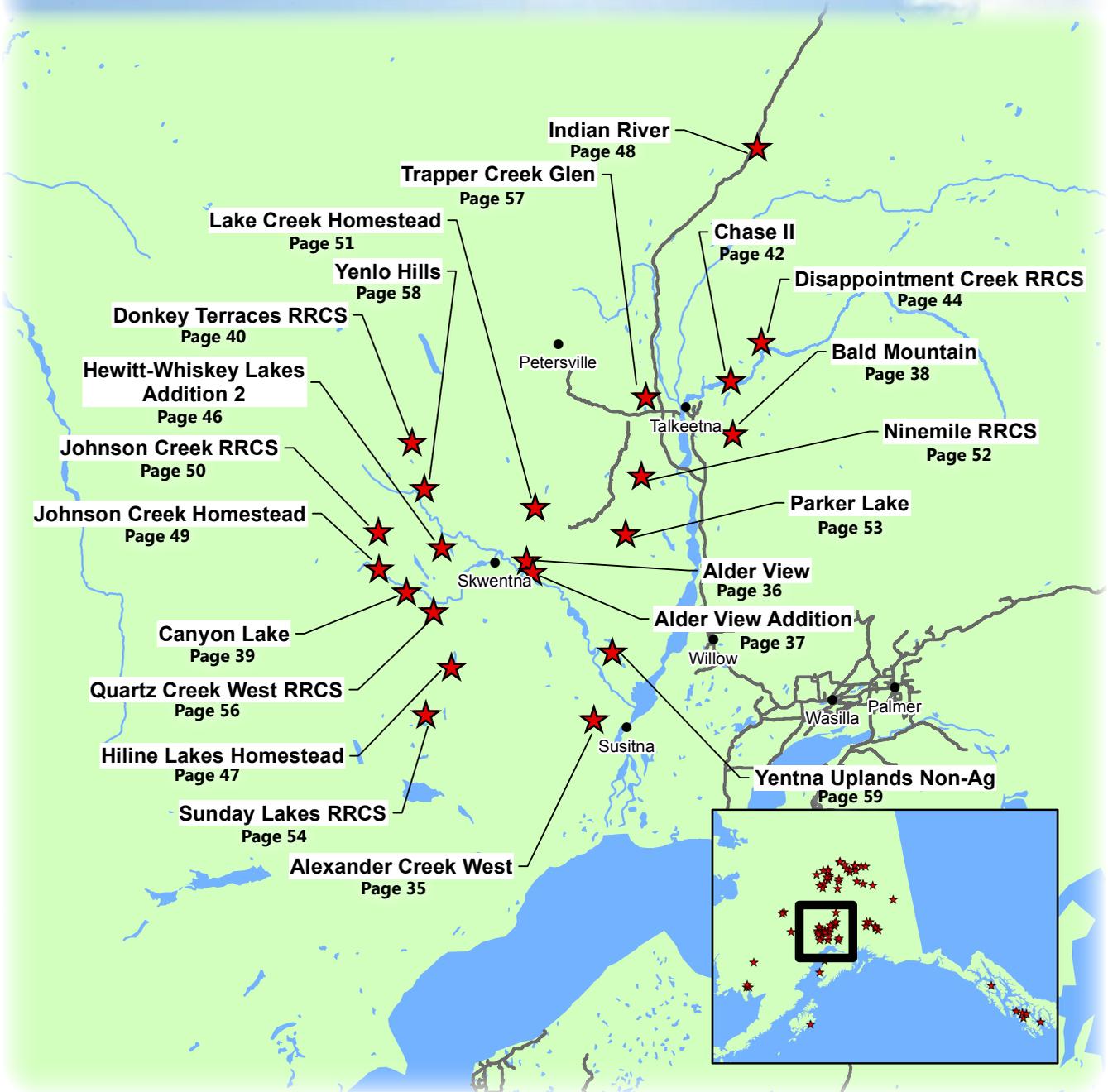
- Southwest AK
- Mat-Su
- Kenai & Kodiak
- Copper River Basin**
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



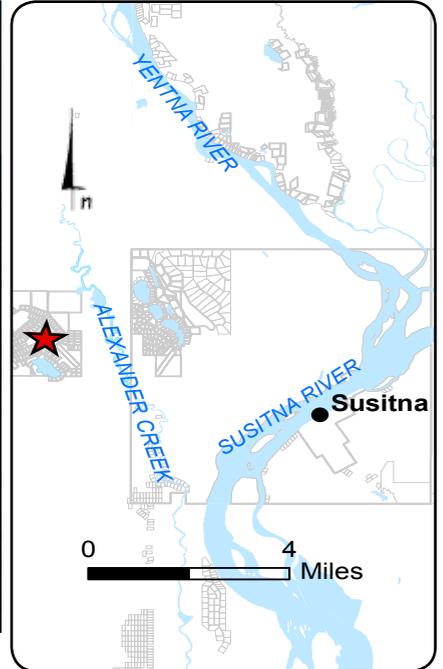
SUSITNA VALLEY - REMOTE

Susitna Valley Remote parcels are ideal for recreation or remote living. Many are located near roads off of short ATV or snowmachine trails. Others are far from the road system and are best accessed by plane.

Susitna
Valley Remote

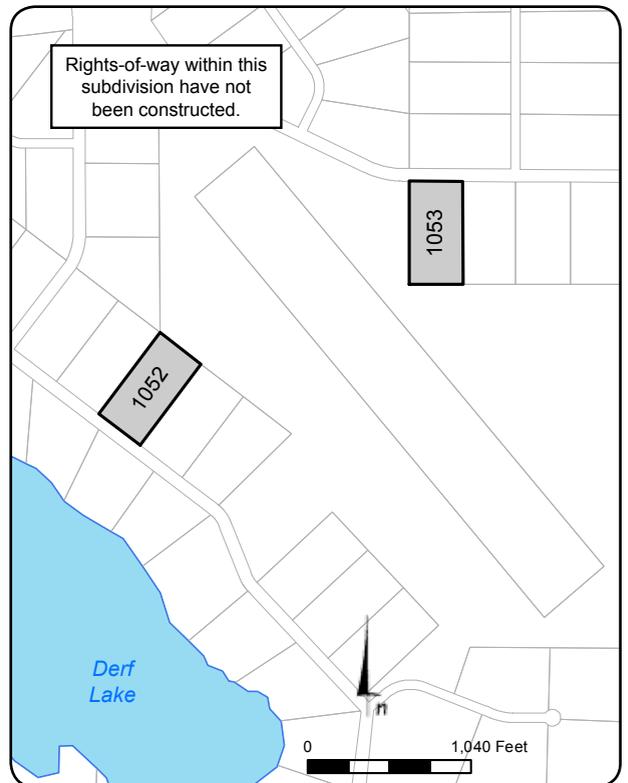


Alexander Creek West



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1052	204967	5	10	6	\$4,700
1053	204973	5	16	6	\$4,800

LOCATION
Alexander Creek is located approximately 35 air miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.
ACCESS
Access is by plane to one of the lakes in the subdivision or via snowmachine or ATV along trails or across general state land from the Susitna River.
SURVEY & MTRS
Alexander Creek West is survey ASLS 79-209, located in S017N008W14. The survey has been filed as plat 80-133 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Alexander Creek West Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on 9/29/1980 in book 529, page 964.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 324. Refer to the Mineral Estate section of this brochure for details.
NOTES
Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.

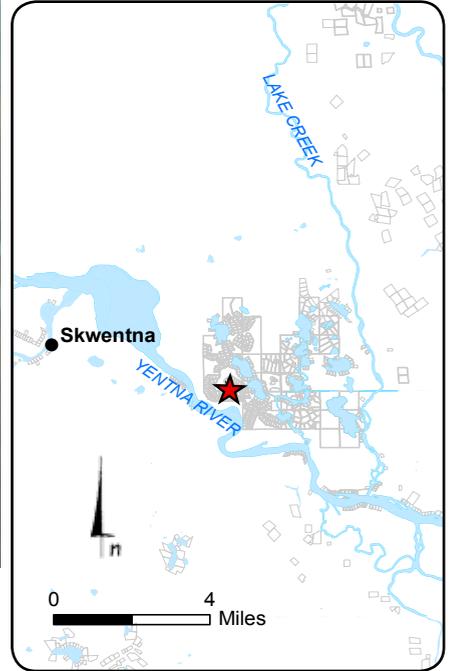


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southwest AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote
Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

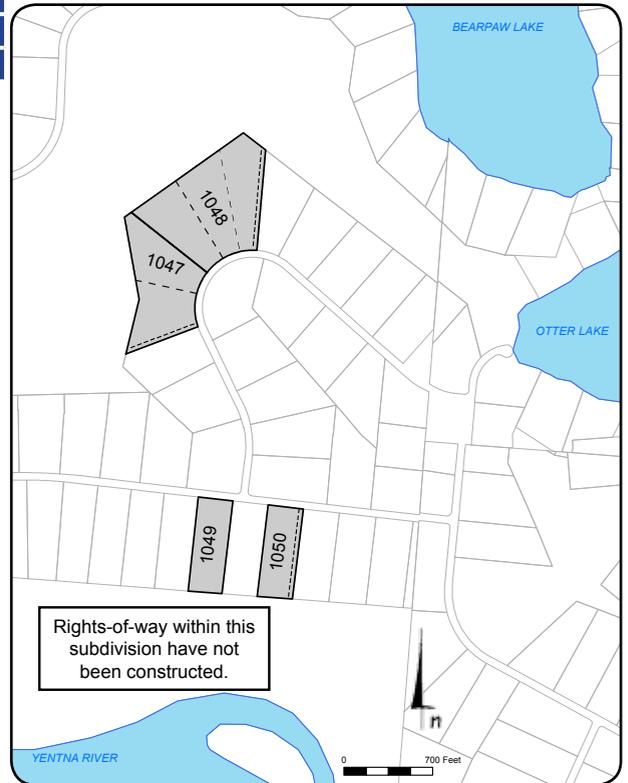


Alder View



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1047	214107	9.5	17, 18	17	\$16,300
1048	214108	14.8	19, 20, 21	17	\$20,700
1049	214140	4.8	17	16	\$5,100
1050	214142	4.8	19	16	\$5,000

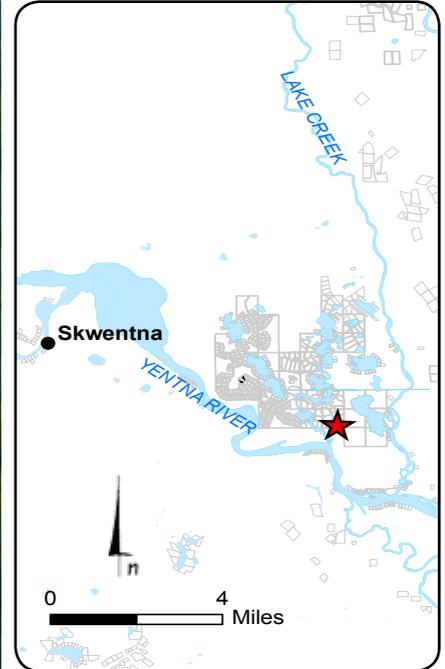
LOCATION
Alder View is approximately 64 air miles northwest of Anchorage, 1/4-1/2 mile off the Yentna River, and approximately 7 air miles southeast of Skwentna landing strip.
ACCESS
Access is by plane to a small local landing strip, or to one of the small lakes in the area, for which landing conditions are unknown. Access is also possible from the Yentna River. Access to individual parcels is along platted rights-of-way or across general state land. See page 117 for details about access across state land.
SURVEY & MTRS
Alder View is survey ASLS 80-137, located in S021N010W01, S022N010W36. The survey has been filed as plat 82-91 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Alder View Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 12/15/1981 in book 83, page 131.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 87. Refer to the Mineral Estate section of this brochure for details. These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure.



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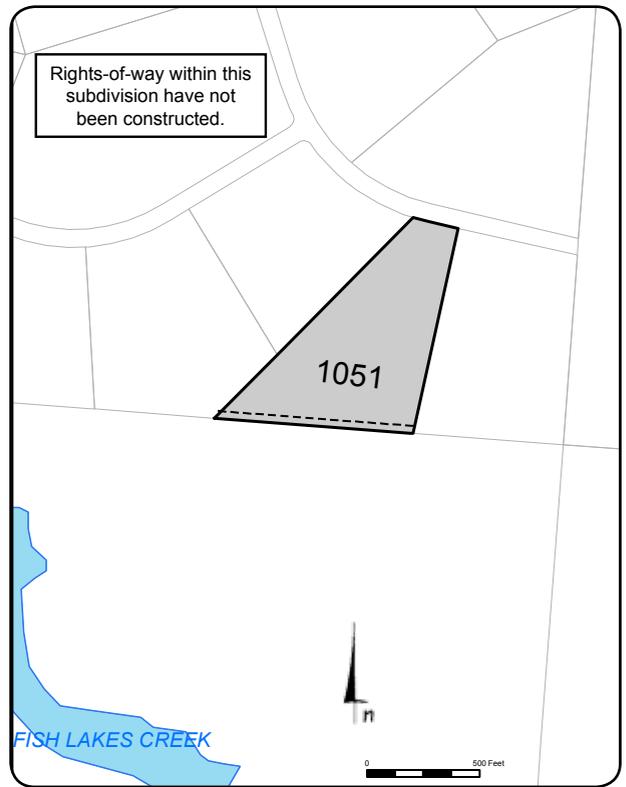
Susitna
Valley Remote

Alder View Addition



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1051	216710	12	6	16	\$8,900

LOCATION
Alder View is approximately 64 air miles northwest of Anchorage, 1/4-1/2 mile off the Yentna River, and approximately 7 air miles southeast of Skwentna landing strip.
ACCESS
Access is by plane to a small local landing strip, or to one of the small lakes in the area, for which landing conditions are unknown. Access is also possible from the Yentna River. Access to individual parcels is along platted rights-of-way or across general state land. See page 117 for details of access across state land.
SURVEY & MTRS
Alder View Addition is survey ASLS 81-207, located in S021N009W05. The survey has been filed as plat 83-10 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Alder View Addition Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 8/4/1982 in book 85, page 172.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 87. Refer to the Mineral Estate section of this brochure for details. These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure.

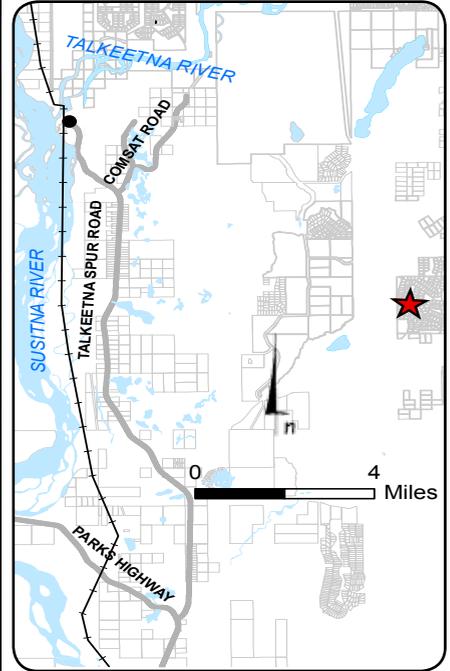


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Southwest AK	Interior Remote	General Information
Southwest AK	Richardson, AK Highways	
Southwest AK	Elliott Highway	
Southwest AK	N. Parks Highway	
Southwest AK	Fairbanks, Steese, Chena	
Southwest AK	Susitna Valley Remote	
Southwest AK	Copper River Basin	
Southwest AK	Kenai & Kodiak	
Southwest AK	Mat-Su Road	
Southwest AK	Southwest AK	



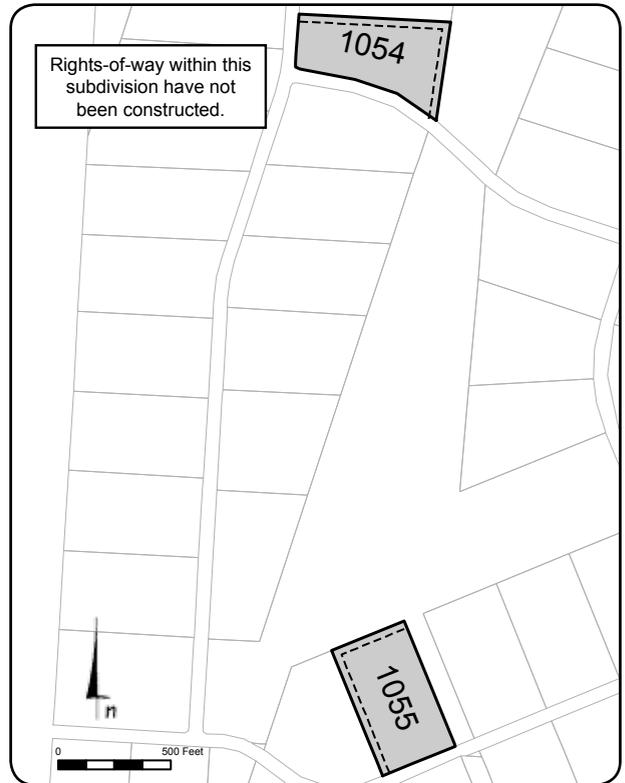
Bald Mountain



Susitna
Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1054	215998	4.7	1	17	\$8,400
1055	216022	4.8	2	21	\$8,700

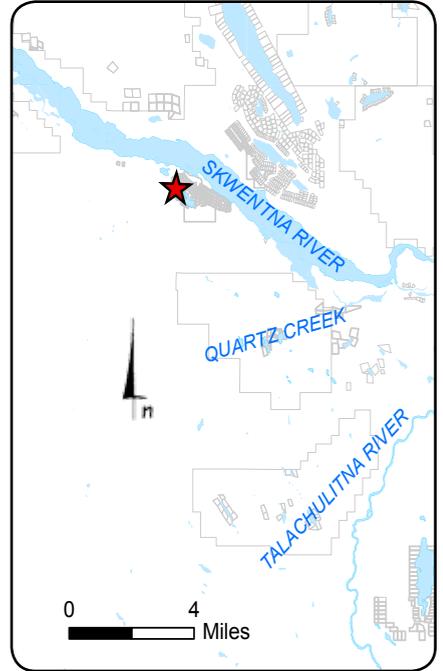
LOCATION
Bald Mountain subdivision is located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
ACCESS
From Mastodon Rd. parking area, 4x4 access is possible along Lorien's Trail (a section line easement between sections 12 & 13) to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of section 17 and continues easterly along a platted right-of-way (Norsk Dr.).
SURVEY & MTRS
Bald Mountain is survey ASLS 80-176, located in S025N003W17, 20. The survey has been filed as plat 81-116 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Bald Mountain Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 11/12/1981 in book 82, page 510.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 132. Refer to the Mineral Estate section of this brochure for details.



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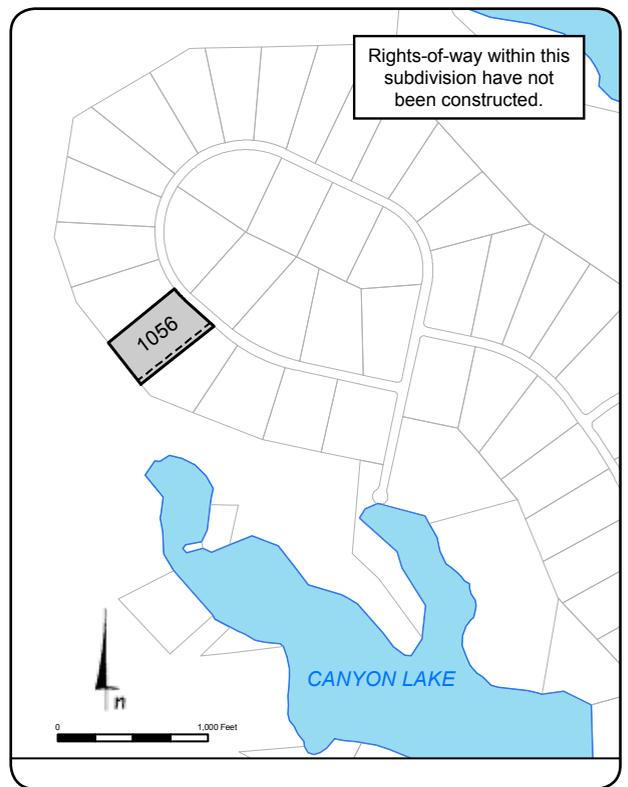


Canyon Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1056	213714	4.8	5	2	\$4,500

LOCATION
Canyon Lake subdivision is located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south bank of the Skwentna River.
ACCESS
Access is by float plane to Canyon Lake or by boat or snowmachine via the Skwentna River.
SURVEY & MTRS
Canyon Lake is survey ASLS 80-139, located in S021N013W15, 22. The survey has been filed as plat 82-63 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Canyon Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on 12/1/1981 in book 674, page 927.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 102. Refer to the Mineral Estate section of this brochure for details.



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Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote

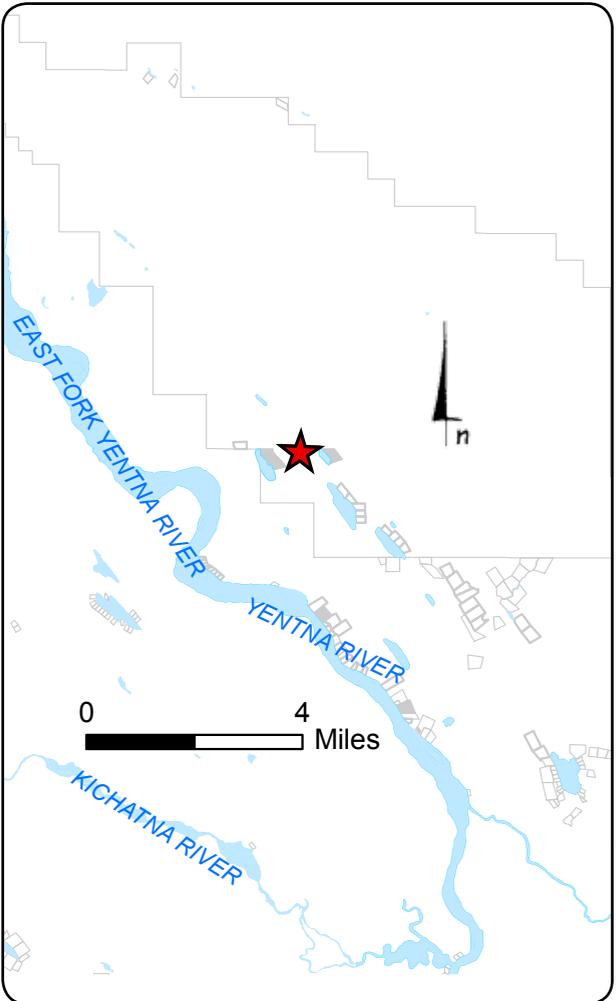


Donkey Terraces RRCS



Susitna
Valley Remote

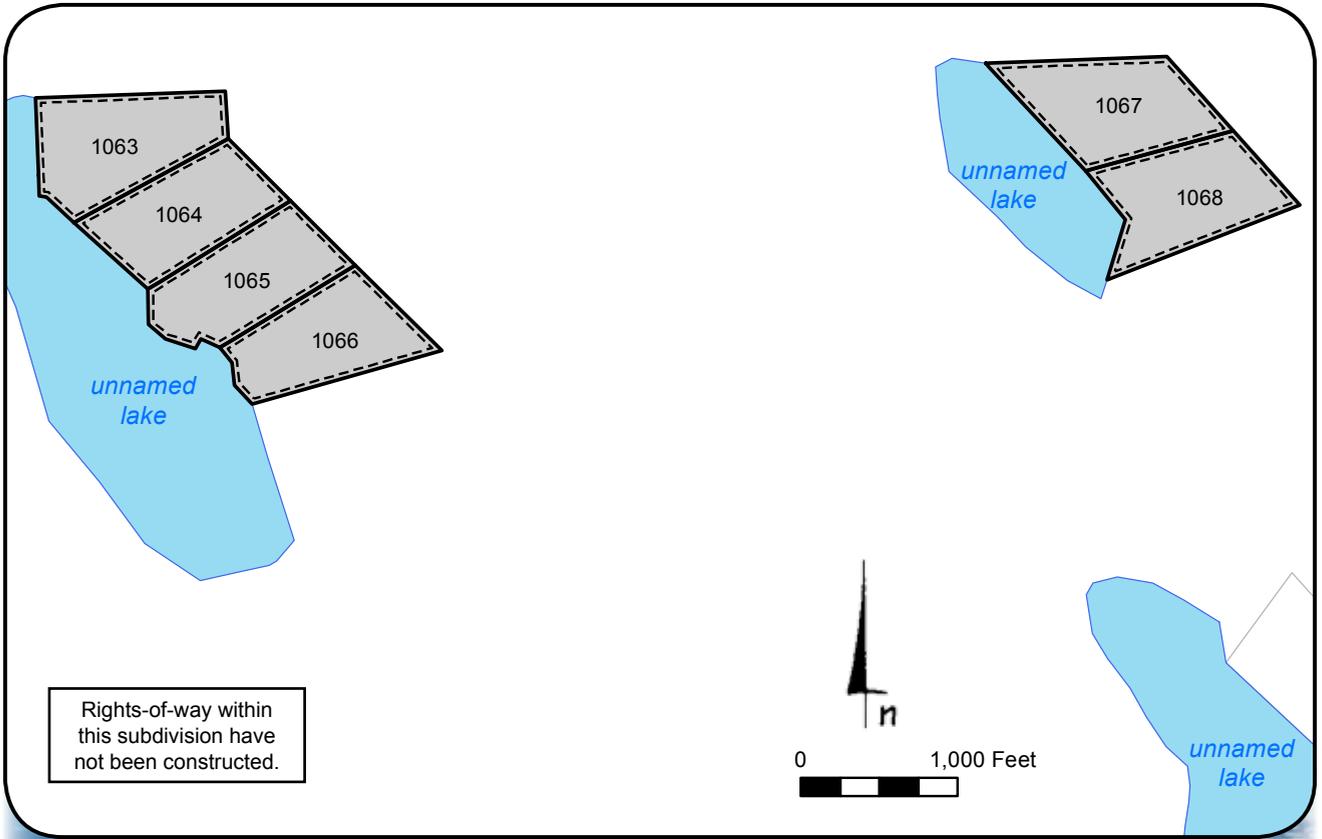
LOCATION
Donkey Terraces area is approximately 92 air miles northwest Anchorage, 23 air miles northwest of Skwentna landing strip and 1 to 2 miles east of the Skwentna River.
ACCESS
Access is by plane to Skwentna landing strip or small lakes in area, or by boat or snowmachine via the Yentna and Skwentna River, then across state land. See page 117 for details about access across state land.
SURVEY & MTRS
Donkey Terraces RRCS is survey ASLS 2007-20, located in S025N012W30, S025N013W25. The survey has been filed as plat 2011-11 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from all navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1065. Refer to the Mineral Estate section of this brochure for details.



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Donkey Terraces RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1063	230681	15.7	E	\$21,700
1064	230682	14.4	F	\$20,200
1065	230683	14.9	G	\$20,900
1066	230684	14.7	H	\$20,500
1067	230685	15.4	I	\$21,600
1068	230686	15.4	J	\$21,600



Southeast AK
 Mat-Su Road
 Kenai & Kodiak
 Copper River Basin
Susitna Valley Remote
 Southwest AK
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information

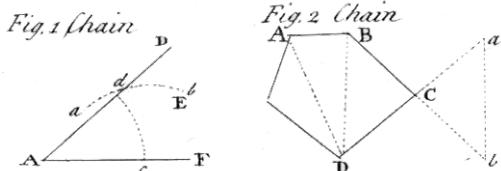
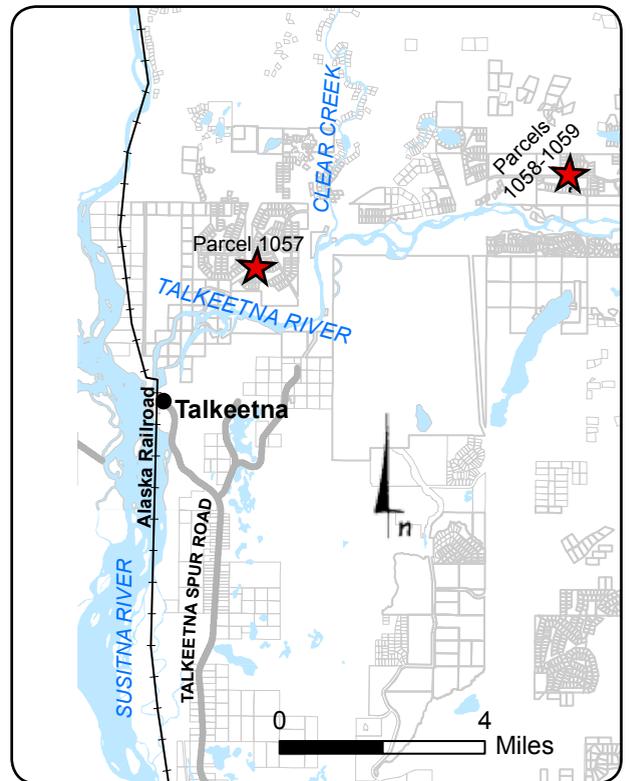


Chase II



Susitna Valley Remote

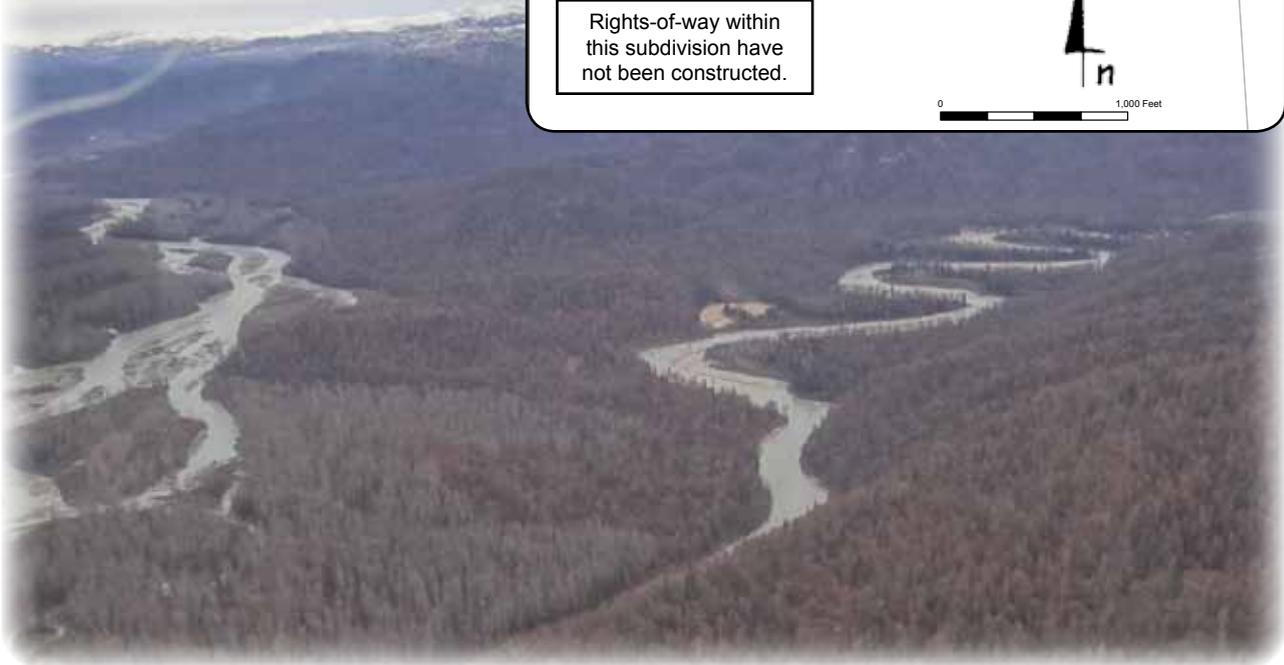
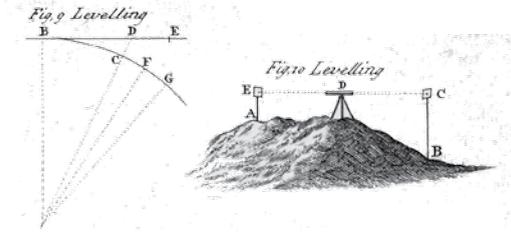
LOCATION
Chase II is north east of Talkeetna, approximately a half mile north of the Talkeetna River.
ACCESS
The Chase Trail crosses the railroad bridge from downtown Talkeetna, and provides access to easements and platted rights-of-way leading to the parcels. Parcels 1058 and 1059 are east of Clear (Chunilna) Creek, and may be more easily accessed from the Talkeetna River.
SURVEY & MTRS
Chase II is survey ASLS 79-149, located in S026N004W08, S027N003W32, 36. The survey has been filed as plat 80-134 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Chase II Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 10/22/1980 in book 77, page 419.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 455. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Chase II

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	UNIT	MINIMUM BID
1057	214441	10	5, 6	12	II B	\$9,000
1058	214499	15	1, 2, 3	8	V A	\$11,700
1059	214544	10	3, 4	3	V A	\$9,000



- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote**
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information

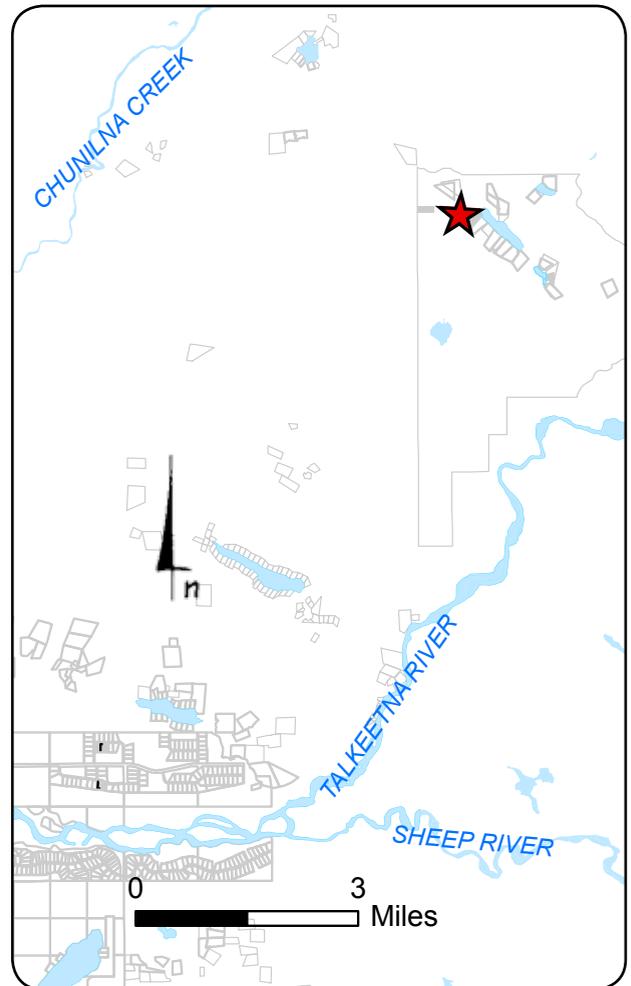


Disappointment Creek RRCS



Susitna
Valley Remote

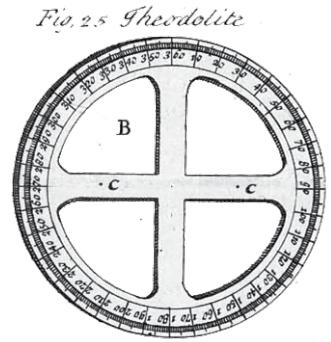
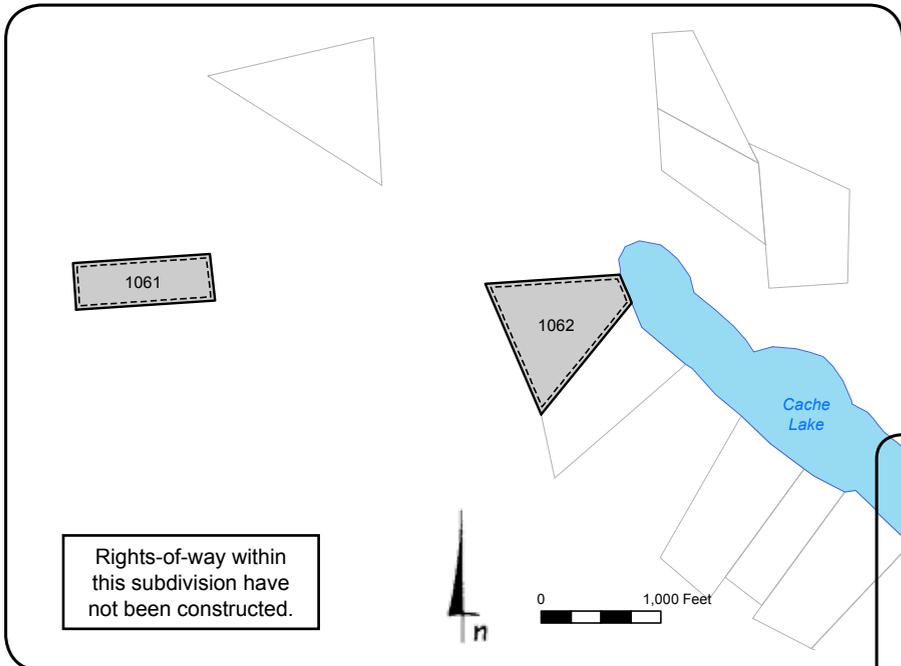
LOCATION
Disappointment Creek area is approximately 17 miles northeast of Talkeetna, 2 to 3 miles north of the Talkeetna River.
ACCESS
Access is by plane to Cache Lake. Parcel 1062 is on Cache Lake. Parcels 1060 and 1061 may be reached from Cache Lake via easements or across general state land. Overland access from the Talkeetna River across state land may be possible but has not been verified. See page 117 for details of access across state land.
SURVEY & MTRS
Disappointment Creek RRCS is survey ASLS 2009-4, located in S028N002W19, 29, 30. The survey has been filed as plat 2012-11 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from all navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1064. Refer to the Mineral Estate section of this brochure for details.



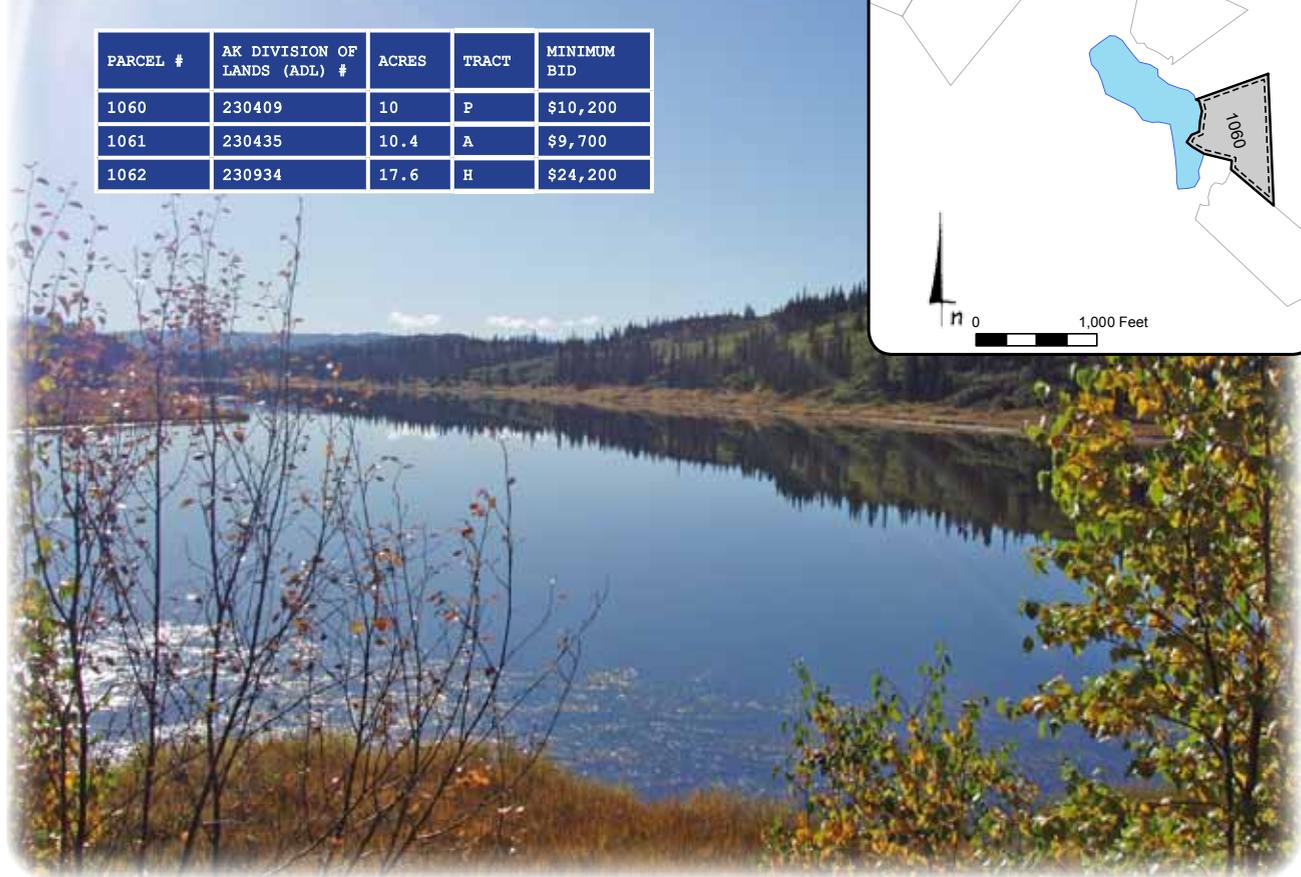
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Disappointment Creek RRCS



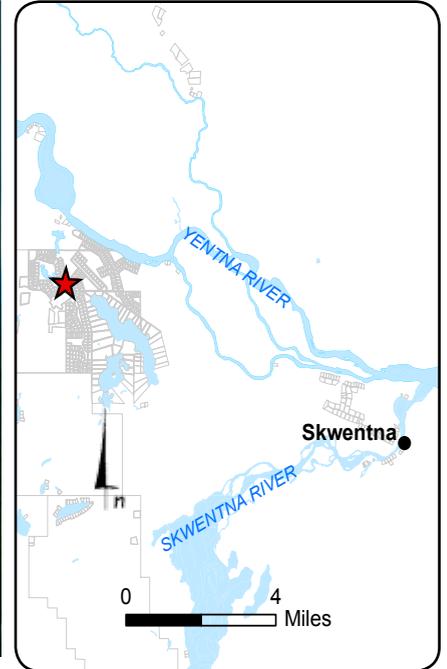
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1060	230409	10	P	\$10,200
1061	230435	10.4	A	\$9,700
1062	230934	17.6	H	\$24,200



- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote**
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information

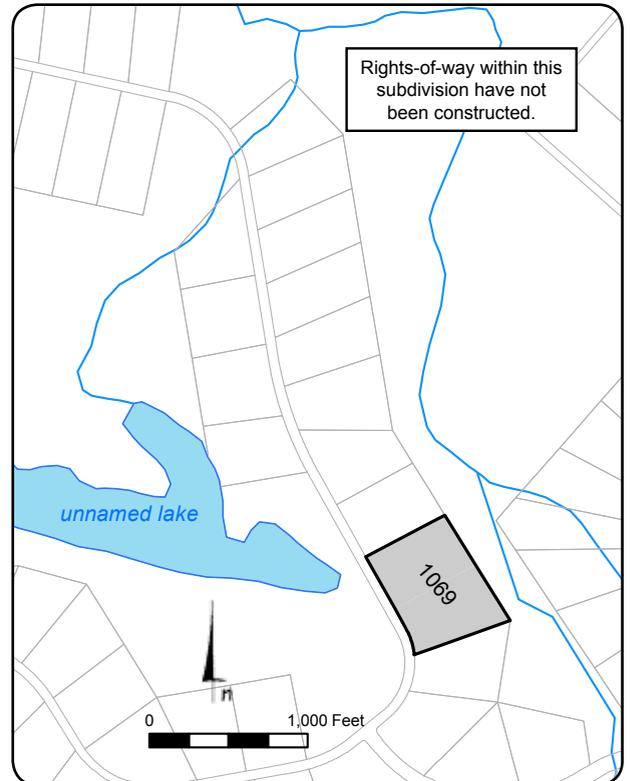


Hewitt Whiskey Lakes, Addition 2



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1069	214232	9.93	39, 40	10	\$16,000

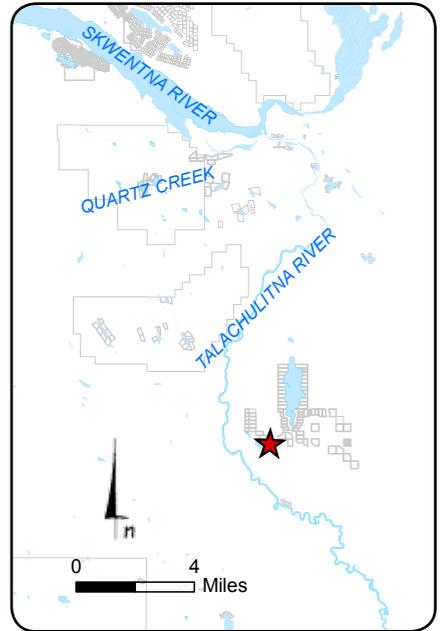
LOCATION
This subdivision is located between the Yentna River and Hewitt Lake, approximately 60 air miles northwest of Anchorage and 8 miles northwest of Skwentna.
ACCESS
Access is by boat or snowmachine on the Yentna River, then across state land or along platted rights-of-way to the subdivision. Aircraft access to Hewitt or Whiskey Lakes is also possible.
SURVEY & MTRS
Hewitt Whiskey Lakes, Addition 2 is survey ASLS 80-134, located in S022N012W02, 03. The survey has been filed as plat 81-297 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Hewitt Whiskey Lakes Addition 2 Subdivision Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on 12/3/1981.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 149. Refer to the Mineral Estate section of this brochure for details.
NOTES
Tract G within the subdivision has been designated for future use as a landing strip, conditions of which are unknown.



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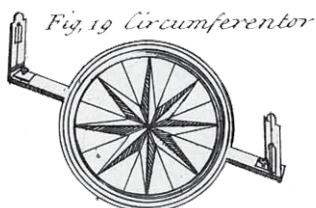
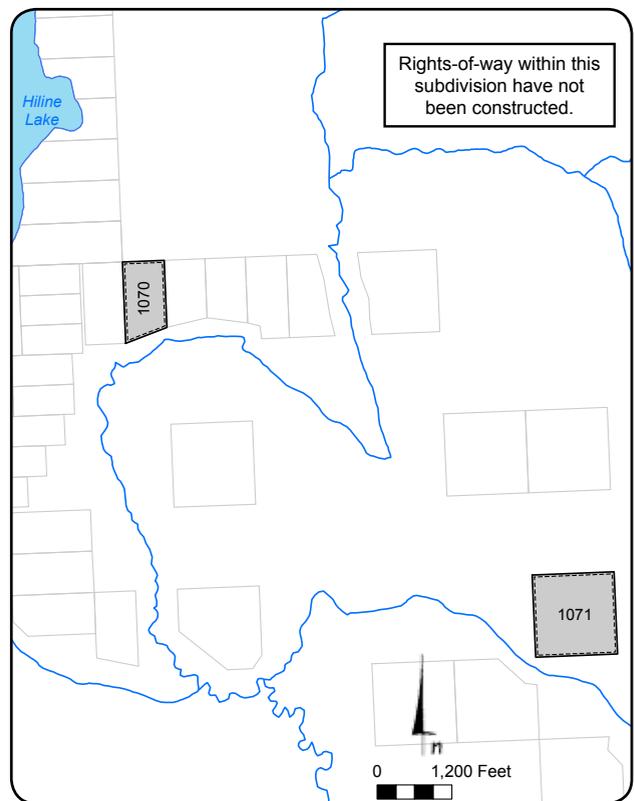
Susitna
Valley Remote

Hiline Lakes Homestead



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1070	224497	18.2	B	\$11,400
1071	228809	40.1	D	\$17,600

LOCATION
Approximately 60 air miles northwest of Anchorage, 18 air miles southwest of Skwentna
ACCESS
Access is by plane or snow machine across state land. See page 117 for details of access across state land.
SURVEY & MTRS
Hiline Lakes Homestead is surveys ASLS 91-257 and ASLS 91-191, located in S019N011W30, S019N012W24. The surveys have been filed as plats 93-53 and 94-62, respectively, in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 449. Refer to the Mineral Estate section of this brochure for details.



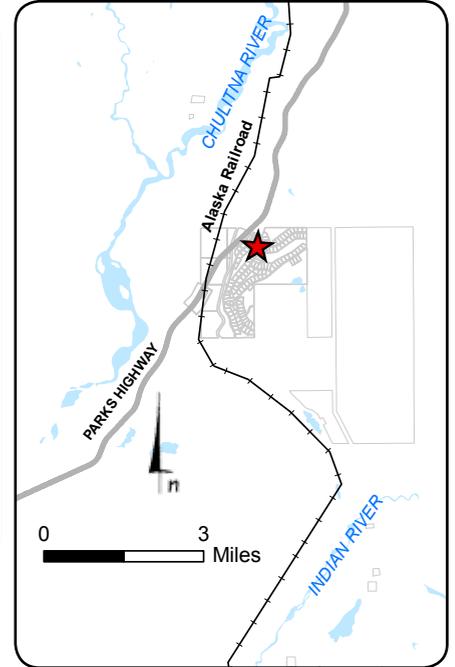
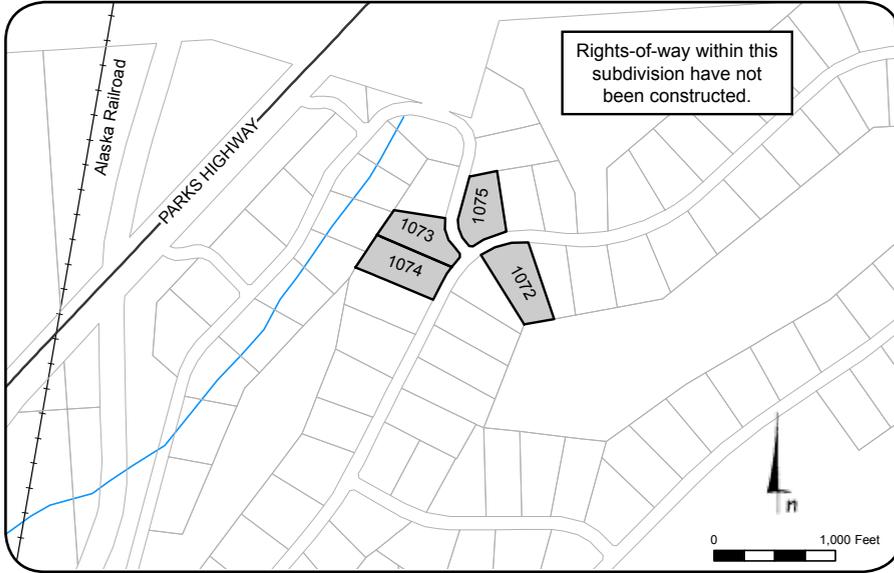
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote



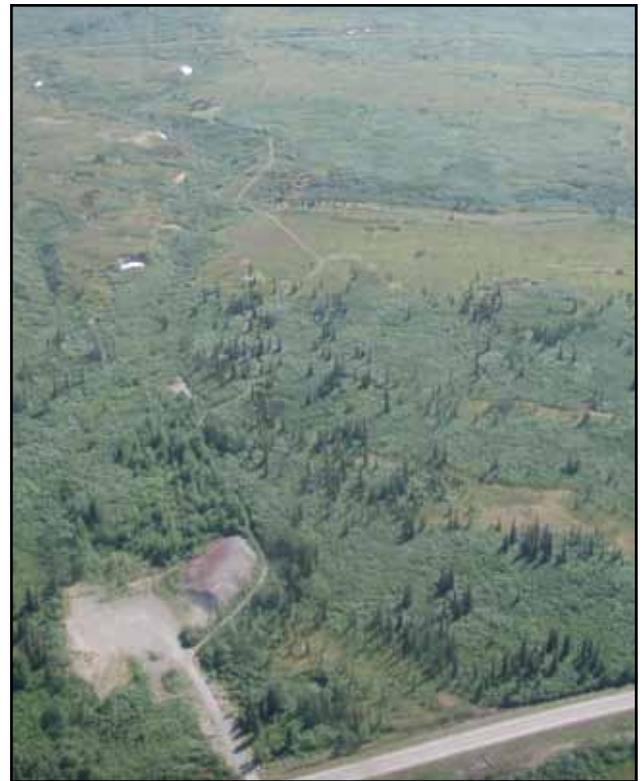
Indian River



Susitna
Valley Remote

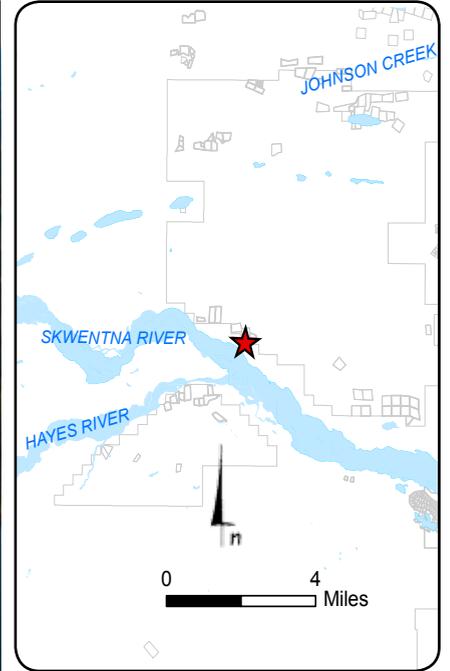
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1072	210212	4.3	13	6	\$6,400
1073	210419	4.1	12	2	\$6,200
1074	210420	5	13	2	\$7,000
1075	210430	4.1	3	4	\$6,200

LOCATION
Approximately 40 miles northwest of Talkeetna, adjacent to and east of the Alaska Railroad and the Parks Highway.
ACCESS
From the Parks highway at mile 169, just north of the railroad crossing, using one of the two platted rights of way: Kienn Lane or Travios Lane. These rights of way are ATV trails, and are not currently usable by highway vehicles. The Alaska Railroad right of way is NOT legal access.
SURVEY & MTRS
Indian River is survey ASLS 80-131, located in S033N002W15, 16. The survey has been filed as plat 81-50 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Indian River Subdivision Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 4/21/1981.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 91. Refer to the Mineral Estate section of this brochure for details.



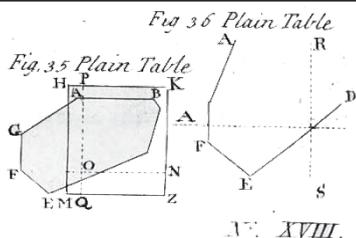
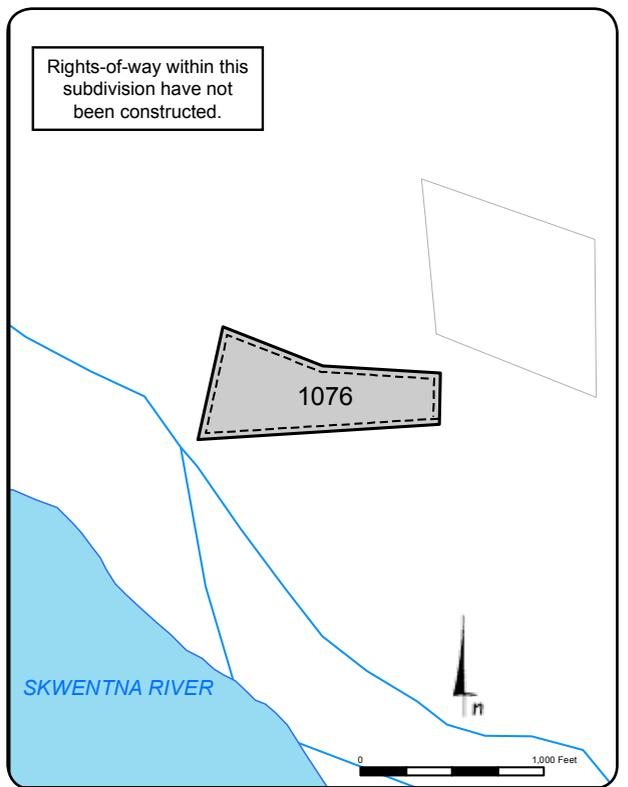
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Johnson Creek Homestead



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1076	225018	11.7			\$9,600

LOCATION
Approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yentna River. The area is bound on the north by Johnson Creek and the south by Skwentna River.
ACCESS
Access is by boat via the Skwentna river or Johnson Creek during high water. Further access is by floatplane to Shell Lake or other local lakes. From there, access is across state land, see page 117 for details about access across state land.
SURVEY & MTRS
Johnson Creek Homestead is survey ASLS 89-79, located in S022N014W25. The survey has been filed as plat 91-82 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 156. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

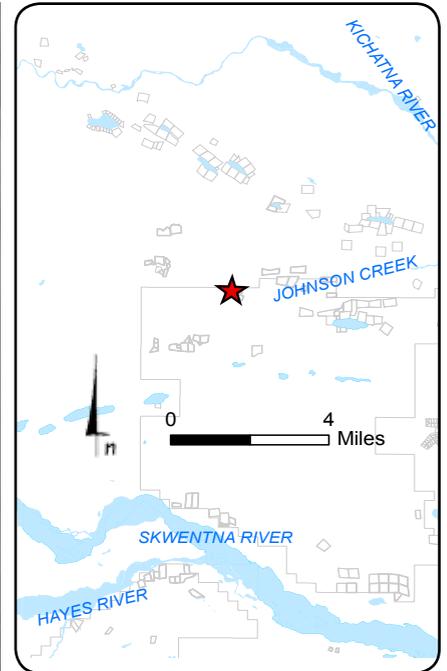
Southwest AK
Fairbanks, Steese, Chena
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Interior Remote
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Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote



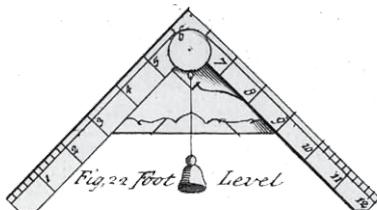
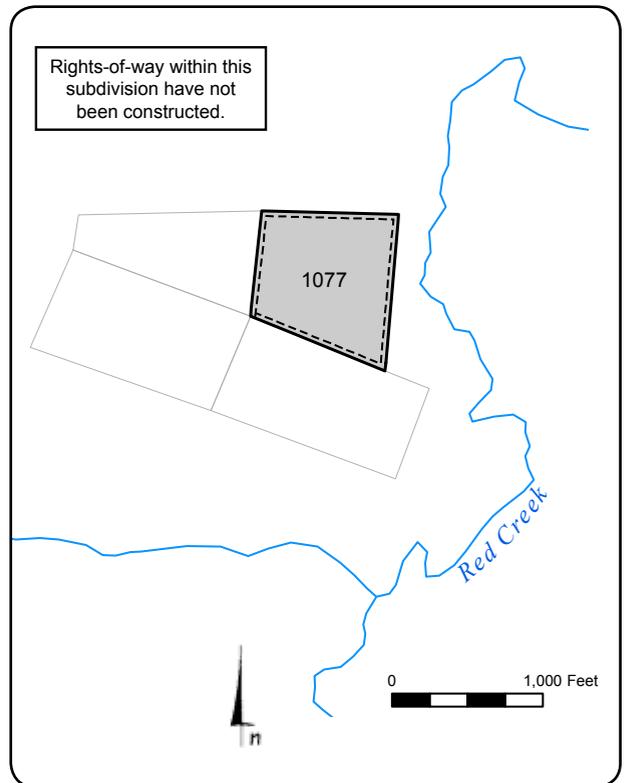
Johnson Creek RRCS

Susitna
Valley Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1077	228391	18.3	E	\$12,000

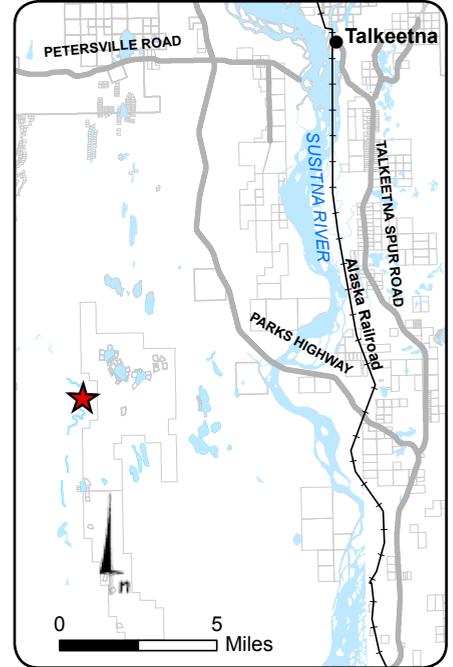
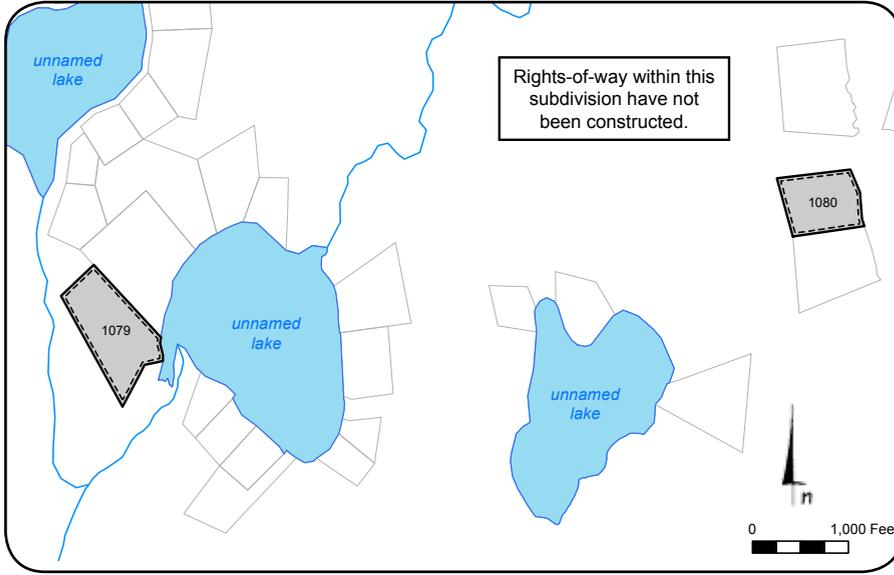
LOCATION
Approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yentna River. It is 15 miles west of Skwentna and northwest of Shell Lake.
ACCESS
Primary access is by snowmachine in the winter via the Iditarod Trail or the Skwentna River. Wheeled aircraft may land on some of the gravel bars on the Skwentna River in summer and fall. Also, float plane access to a lake in T23NR13W called "673" or "Karen's Lake" is possible.
SURVEY & MTRS
Johnson Creek RRCS is survey ASLS 2003-10, located in S023N014W25. The survey has been filed as plat 2005-168 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 156. Refer to the Mineral Estate section of this brochure for details.



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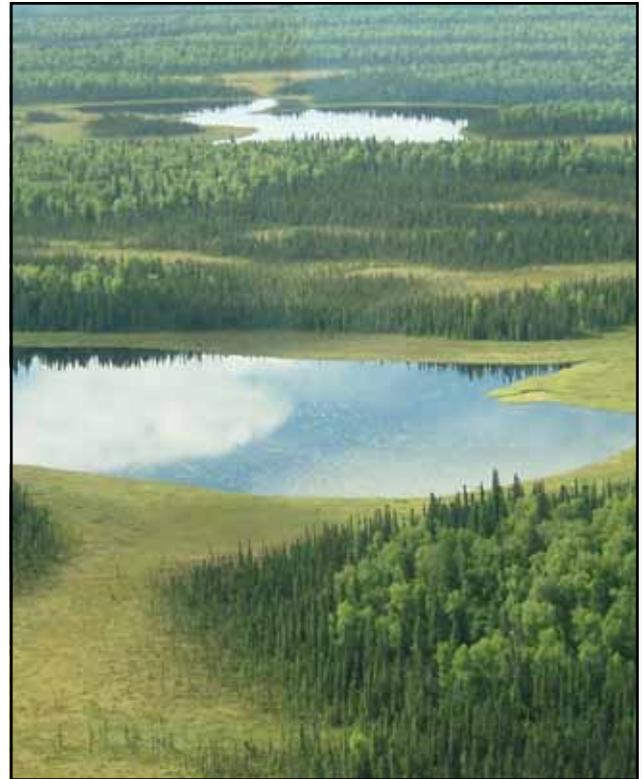
Ninemile RRCS



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1079	229065	16.7	B	\$16,000
1080	229069	10.99	L	\$15,500

LOCATION
The Ninemile staking area is located approximately 108 road miles northwest of Anchorage, approximately 3 miles west of the Parks Highway and 10 miles south of Mile 3 of the Petersville Road.
ACCESS
Winter access is by snowmachine or ski plane. Summer access is by ATV or float plane. There is a public easement (ADL 228646) at milepost 105 of the Parks Highway which has been issued for the Amber Lake-Trapper Lake Trail system within the area, and which connects the Parks Highway and Sustina River.
SURVEY & MTRS
Ninemile RRCS is survey ASLS 2003-43, located in S024N006W13, 14, 15. The survey has been filed as plat 2006-13 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 101. Refer to the Mineral Estate section of this brochure for details.
These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure or contact the DNR Division of Oil & Gas.



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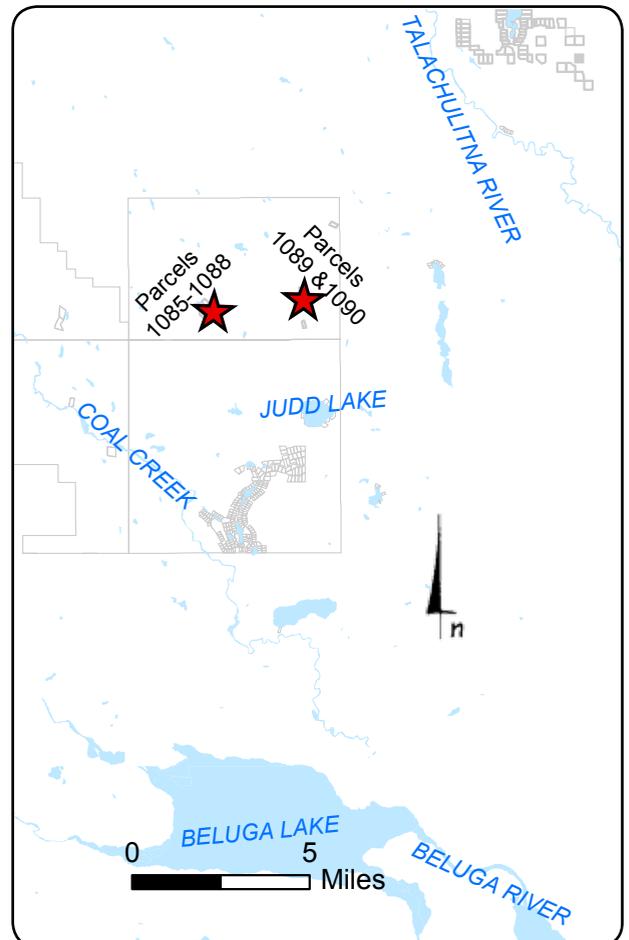


Sunday Lakes RRCS

Susitna
Valley Remote



LOCATION
Sunday Lakes area is 10 air miles west of the Talachulitna River, 3 miles west of Trinity Lake and 2 miles North of Judd Lake. Located 25 air miles southwest of Skwentna.
ACCESS
Access is by plane to the small lakes.
SURVEY & MTRS
Sunday Lakes RRCS is survey ASLS 2009-06, located in S018N013W26, 33. The survey has been filed as plat 2011-96 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 161. Refer to the Mineral Estate section of this brochure for details.

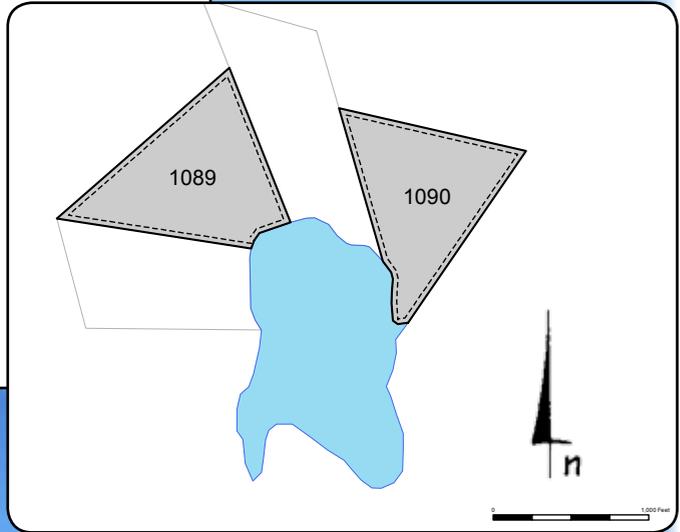
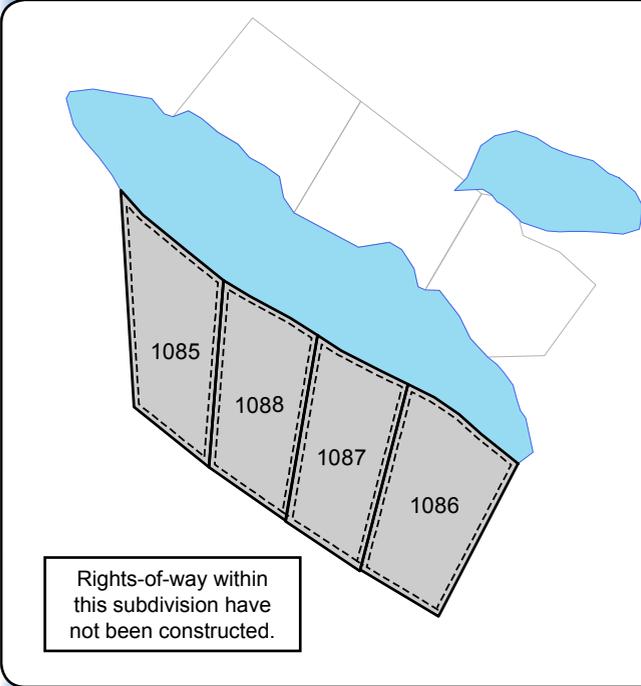


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Sunday Lakes RRCS

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1085	230661	15.9	A	\$21,900
1086	230662	18	D	\$23,200
1087	230663	15.1	C	\$21,200
1088	230664	15.1	B	\$21,200



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1089	230665	19.8	G	\$23,900
1090	230666	18.5	I	\$23,800

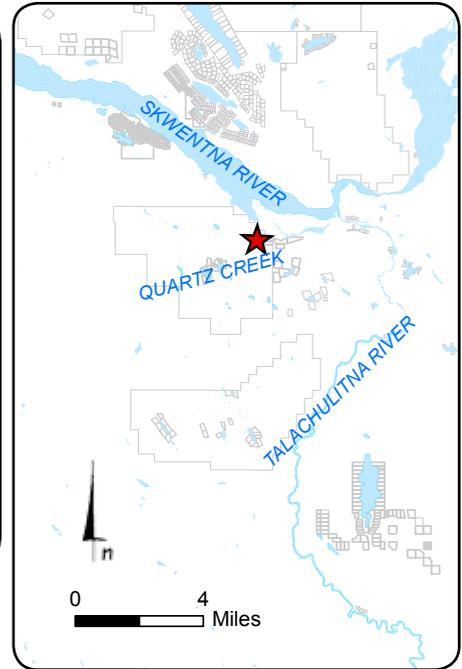
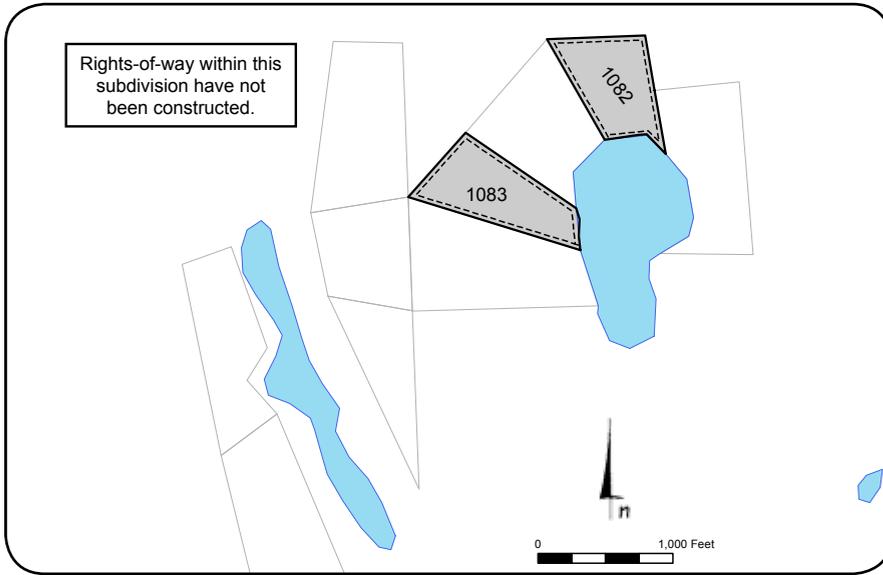


- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote**
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



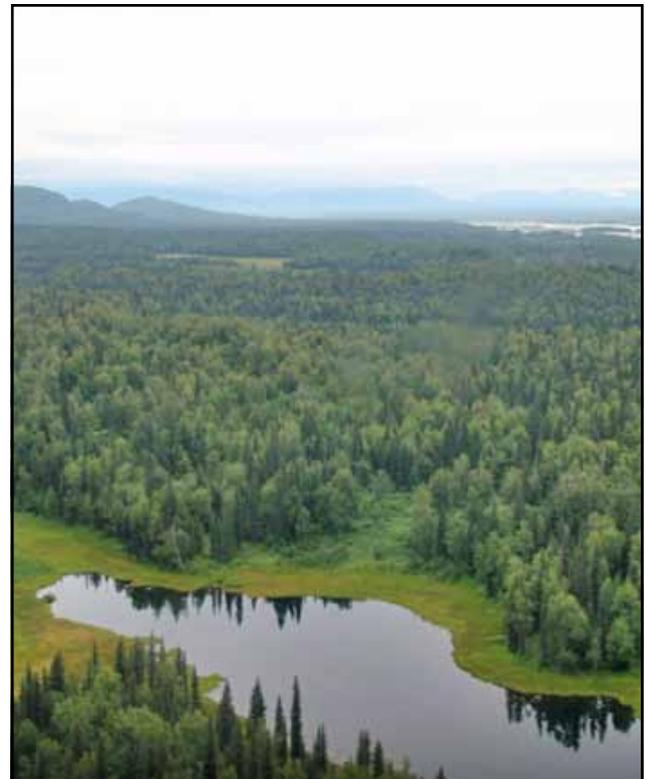
Quartz Creek West RRCS

Susitna
Valley Remote



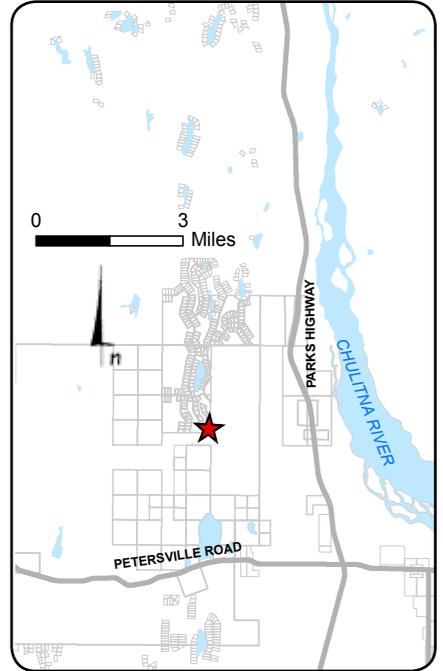
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1082	229077	11.1	I	\$17,400
1083	229079	12.54	G	\$18,600

LOCATION
Quartz Creek West is located south of the Skwentna River, 3 miles southwest of the confluence of the Skwentna and Talachulitna Rivers and 10 air miles from the community of Skwentna.
ACCESS
Access is up the Skwentna River by boat or snowmachine and then across state land to the parcels. Access by plane to one of the small lakes in the area or to the gravel bars of the Skwentna River may also be possible. The Iditarod trail is across the Skwentna River, approximately 4 miles north.
SURVEY & MTRS
Quartz Creek West RRCS is survey ASLS 2003-42, located in S020N012W07. The survey has been filed as plat 2007-124 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access and utility easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 785. Refer to the Mineral Estate section of this brochure for details.



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Trapper Creek Glen



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1091	205664	4.683	1	3	\$9,300

LOCATION
This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and a mile west of the Parks Highway.
ACCESS
Access to the subdivision is via the platted easement (ADL 60022) from mile 120 of the Parks Highway. Platted rights-of-way within the subdivision may not have been constructed.
SURVEY & MTRS
Trapper Creek Glen is survey ASLS 79-242, located in S026N006W02. The survey has been filed as plat 80-119 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity is available along the Parks Highway.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Trapper Creek Glen Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 9/29/1980 in book 76, page 604. See HOA website at www.tcghoa.org
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1042. Refer to the Mineral Estate section of this brochure for details.

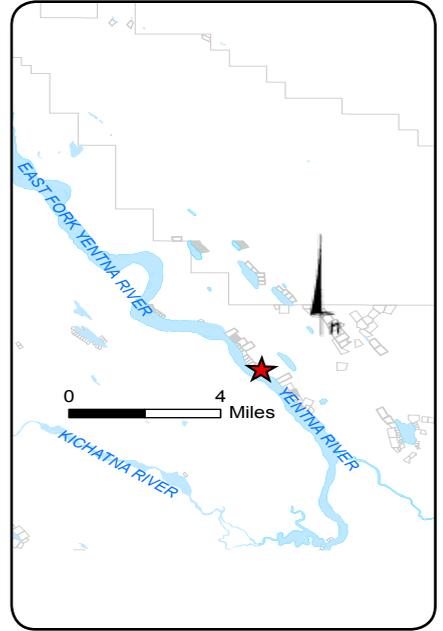


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- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



Yenlo Hills II Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1092	216461	39.22	I	\$47,100
1093	217099	39.99	B	\$42,300

LOCATION
Yenlo Hills II Remote is located approximately 85 air miles northwest of Anchorage and 20 miles northwest of Skwentna.
ACCESS
Access is by boat from the Yentna River or by plane to Donkey Creek Lake.
SURVEY & MTRS
Yenlo Hills II Remote is survey ASLS 86-86, located in S024N012W17, 18, S024N013W01, 12. The survey has been filed as plat 87-28 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 204. Refer to the Mineral Estate section of this brochure for details.

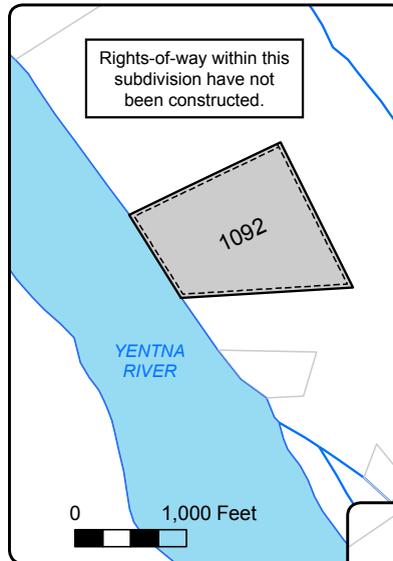


Fig. 31 Plain Table

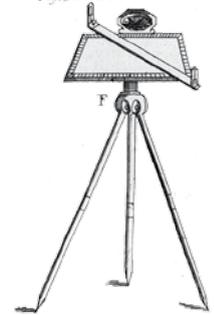
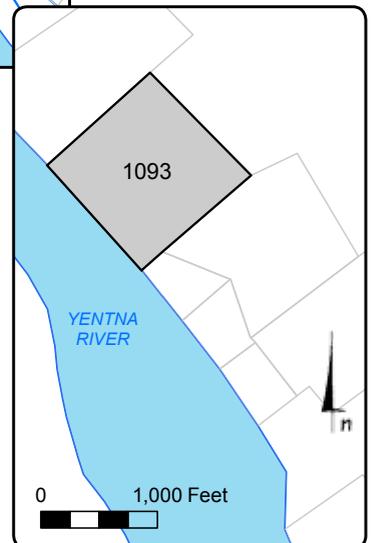
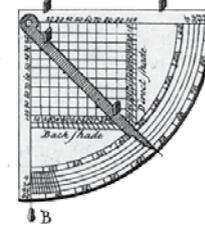


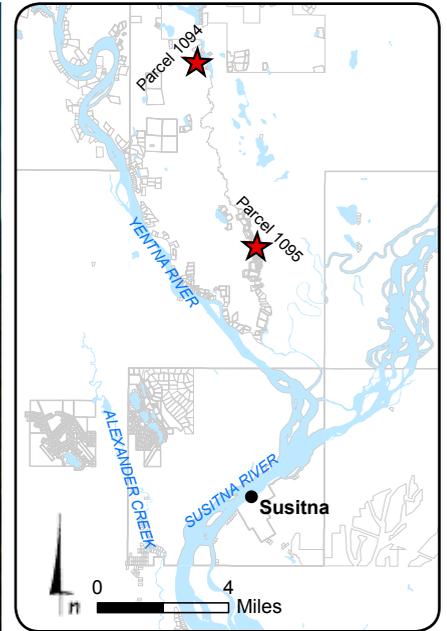
Fig. 30 Quadrant



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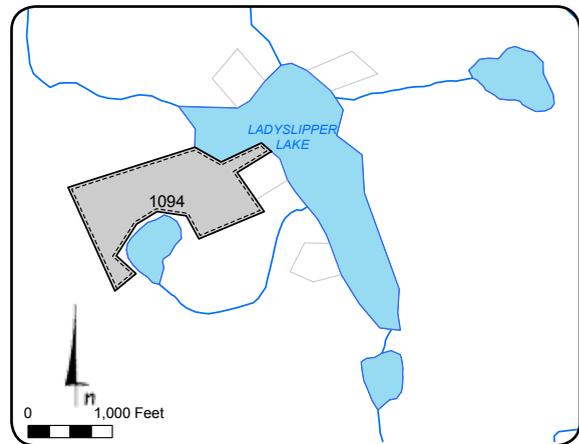
Susitna Valley Remote

Yentna Uplands Homesteads

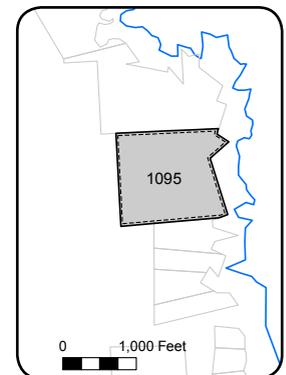
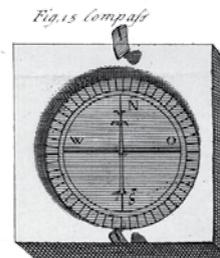


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1094	221613	39.95		\$36,400
1095	222468	39.99	B	\$18,300

LOCATION
Parcel 1094 is located on Ladyslipper Lake. Parcel 1095 is located on Fish Creek. Both parcels are approximately 2 miles east of the Yentna River, and approximately 18 air miles west of Willow.
ACCESS
Access is by plane to Ladyslipper Lake or other small lakes in the area or by snowmachine across state owned land. Overland access from the Yentna River may be possible in the summer. See page 117 for details of access across state land.
SURVEY & MTRS
Yentna Uplands parcels are surveys ASLS 87-214 and 87-222, located in S018N007W14, 15, S019N007W16. The surveys have been filed as plats 90-59 and 90-36 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 137. Refer to the Mineral Estate section of this brochure for details.
These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure or contact the DNR Division of Oil and Gas.



Rights-of-way within this subdivision have not been constructed.



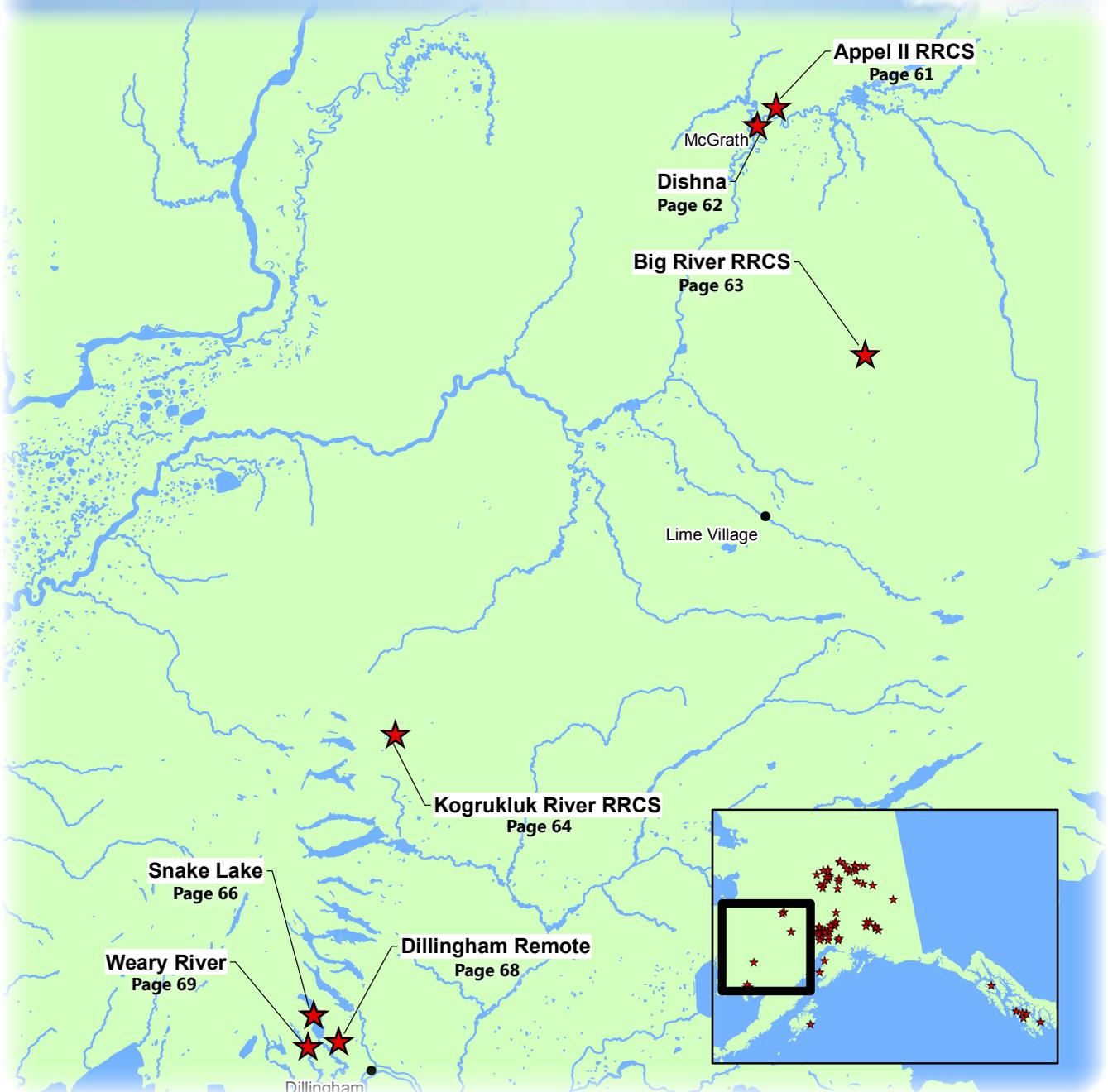
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- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote**
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliot Highway
- Richardson, AK Highways
- Interior Remote
- General Information



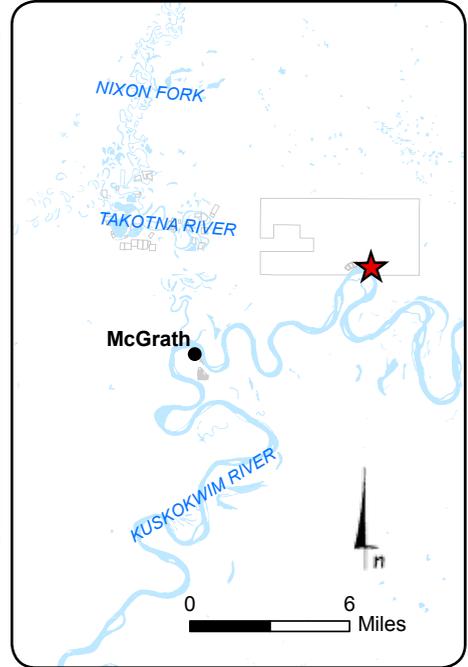
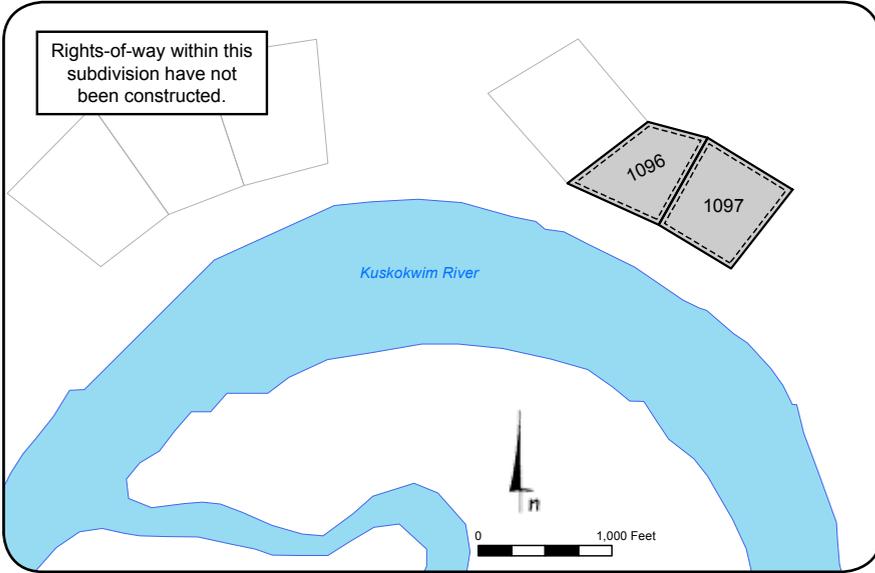
SOUTHWEST ALASKA - REMOTE

These are remote parcels in southwestern Alaska. Dishna features residential lots on constructed roads on the edge of McGrath. The other parcels are all remote and are accessible by plane, boat, or snowmachine.



Southwest
AK

Appel II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1096	229615	9.5	E	\$12,400
1097	229616	11.4	F	\$13,700

LOCATION
North of the Kuskokwim River, 8 air miles and 15 river miles northeast of the town of McGrath.
ACCESS
Airline service to McGrath. From McGrath, the Kuskokwim River will be the major transportation route to the staking area. Access by boat or float plane during summer. Winter access is via snowmachine, dog sled, or ski plane.
SURVEY & MTRS
Appel II is survey ASLS 2005-23, located in K029S018E02. The survey has been filed as plat 2007-2 in the Mt. McKinley Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, 100 ft setback from all water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1018. Refer to the Mineral Estate section of this brochure for details.

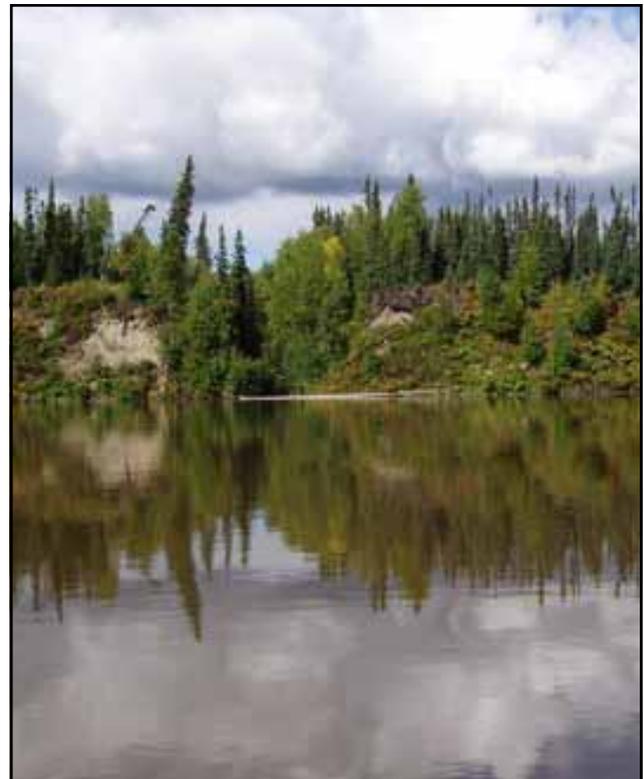
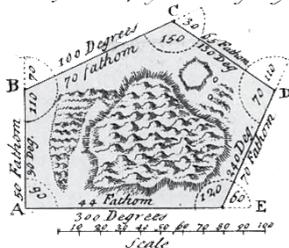


Fig. 12 compass surveying

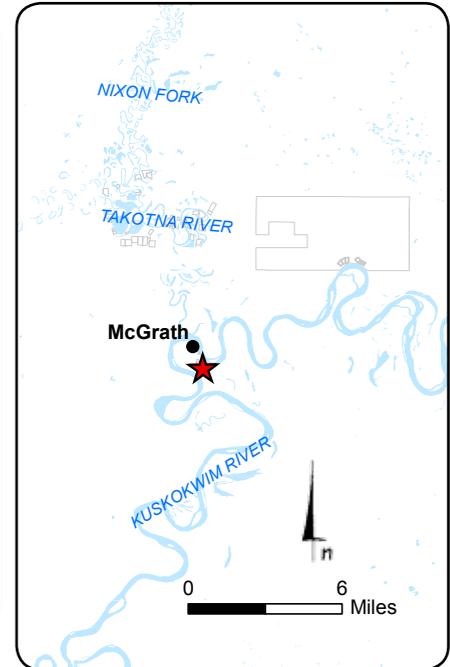
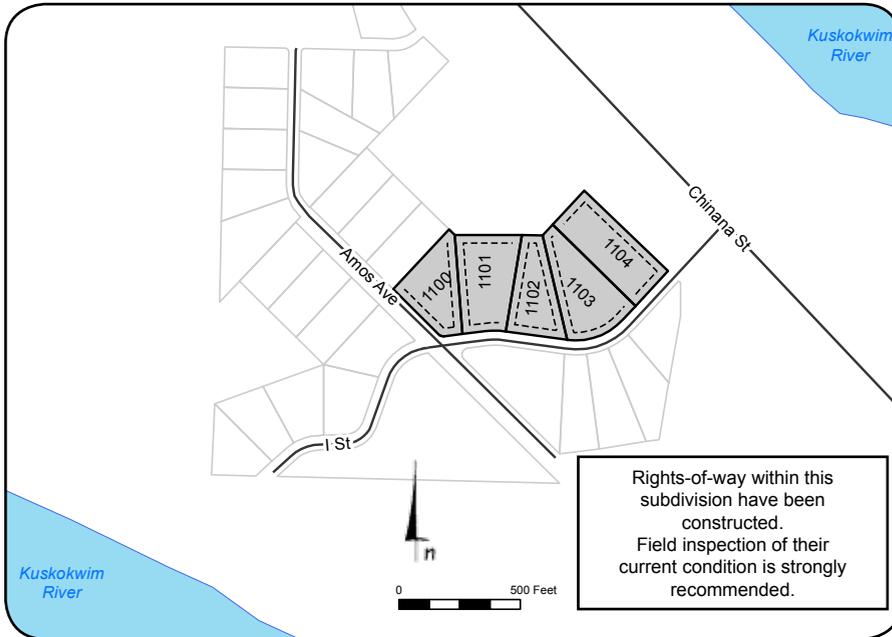


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- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
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- N. Parks Highway
- Fairbanks, Steese, Chena
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



Dishna



Southwest
AK

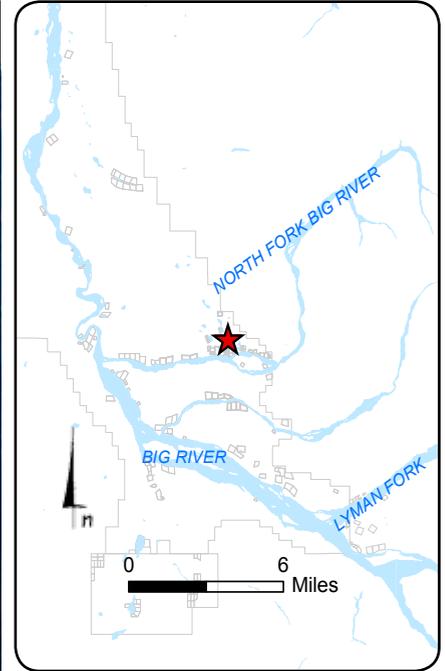
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1100	230628	1.61	4	1	\$6,100
1101	230629	2.1	5	1	\$5,600
1102	230630	1.6	6	1	\$4,900
1103	230631	2.12	7	1	\$5,600
1104	230632	2.19	8	1	\$5,800

WHY BUY?
Dishna offers residential lots within McGrath with constructed roads.
LOCATION
Dishna is in the city of McGrath, a remote community west of the Alaska Range.
ACCESS
Access is by scheduled airline service to McGrath, then by road to the parcels.
SURVEY & MTRS
Dishna is survey ASLS 2005-45, located in S033N033W17. The survey has been filed as plat 2011-1 in the Mt McKinley Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. Electricity is available near the subdivision, purchasers will be responsible for extending the existing lines.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1056. Refer to the Mineral Estate section of this brochure for details.



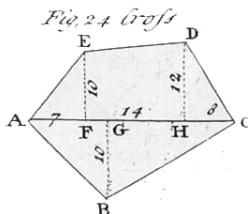
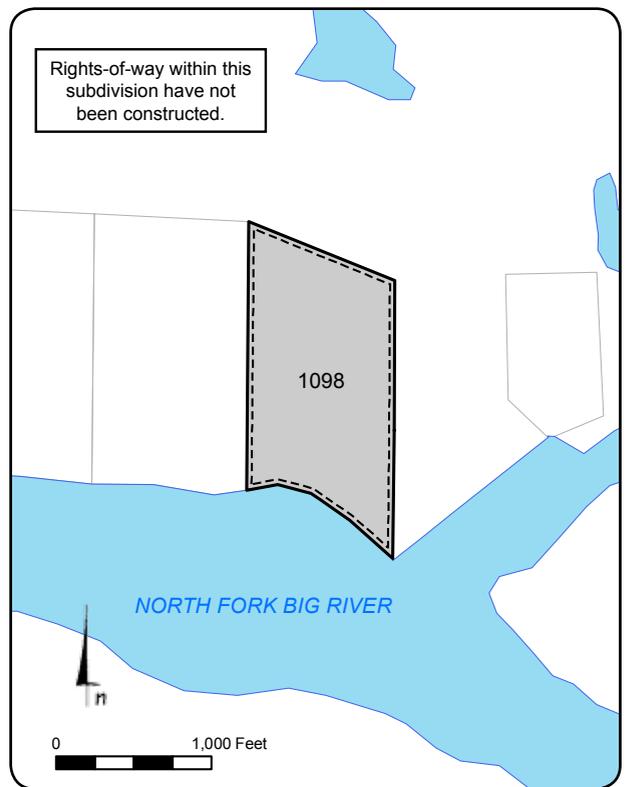
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Big River Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1098	216930	36.1	A	\$39,700

LOCATION
Located along the Big River on the western slope of the Alaska Range, approximately 60 miles southeast of McGrath and 40 miles southwest of Farewell Lake Lodge.
ACCESS
Access is fly-in via wheeled aircraft to sandbars along Big River, and by floatplane to some of the larger lakes in or near the area.
SURVEY & MTRS
Big River Remote is survey ASLS 87-319, located in S022N028W29. The survey has been filed as plat 93-8 in the Kuskokwim Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 168. Refer to the Mineral Estate section of this brochure for details.



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Southwest AK	Interior Remote	General Information
Steele, Chena	Richardson, AK Highways	
Fairbanks, N. Parks Highway	Elliot Highway	
Kodiak & Kenai	AK Highways	
Copper River Basin	Interior Remote	
Susitna Valley Remote	General Information	
Mat-Su Road		
Southwest AK		
Southwest AK		
Southwest AK		

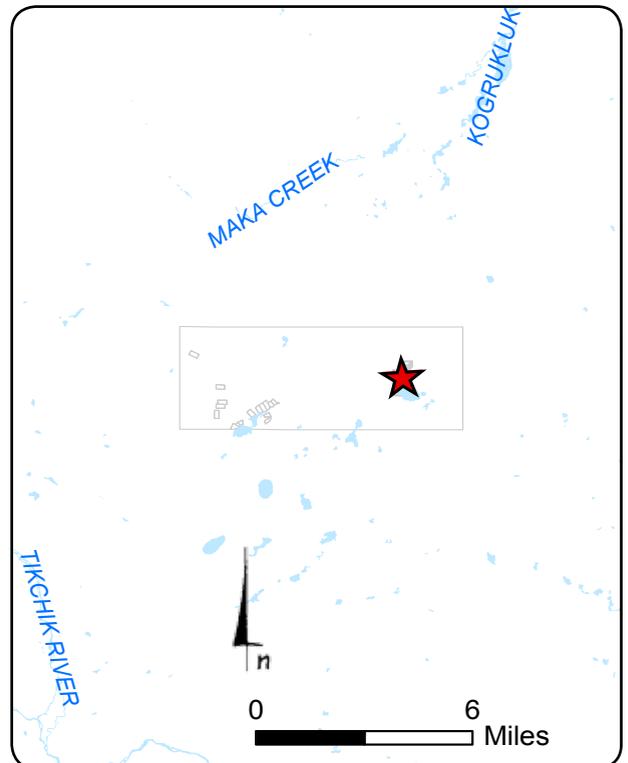


Kogrukluk River RRCS



Southwest
AK

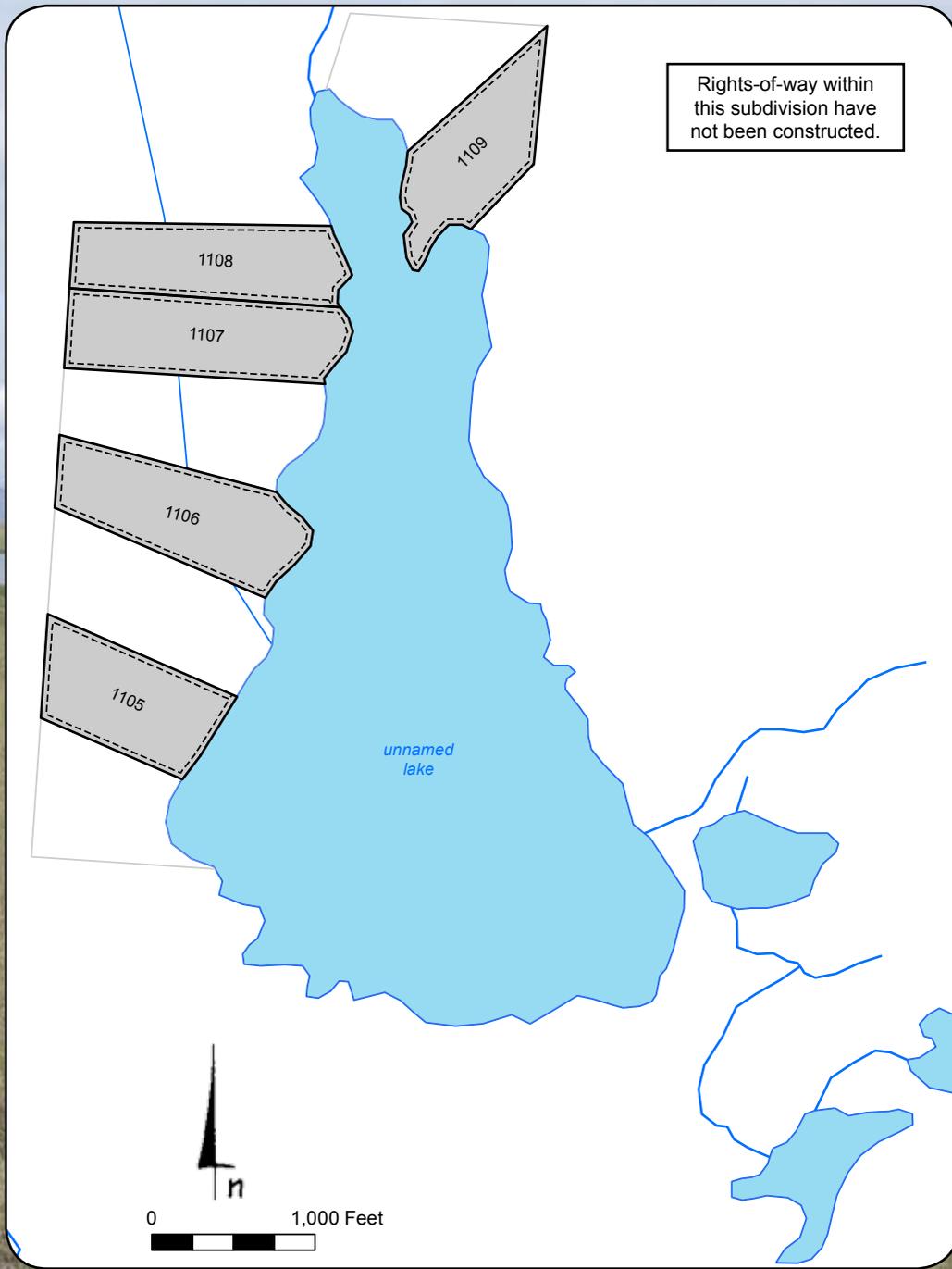
LOCATION
The Kogrukluk River staking area is located approximately 94 miles north of Dillingham, just north and east of the Wood-Tikchik State Park boundary.
ACCESS
Access is primarily by plane to one of the three larger lakes within the staking area. Access across state land by snowmachine may also be possible. See page 117 for details about access across state land.
SURVEY & MTRS
Kogrukluk River RRCS is survey ASLS 2007-8, located in S004N052W30. The survey has been filed as plat 2009-5 in the Kuskokwim Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access, utility, and section line easements, etc. Setbacks depicted on the plat include, but are not limited to, 100 feet from water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1050. Refer to the Mineral Estate section of this brochure for details.
NOTES
This area has been designated limited fire protection by the DNR Division of Forestry.



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Kogrukluk River RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1105	230108	14.79	R	\$9,400
1106	230110	19.48	T	\$10,900
1107	230112	19.79	V	\$10,900
1108	230113	18.31	W	\$10,600
1109	230115	14.43	Y	\$9,400

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK

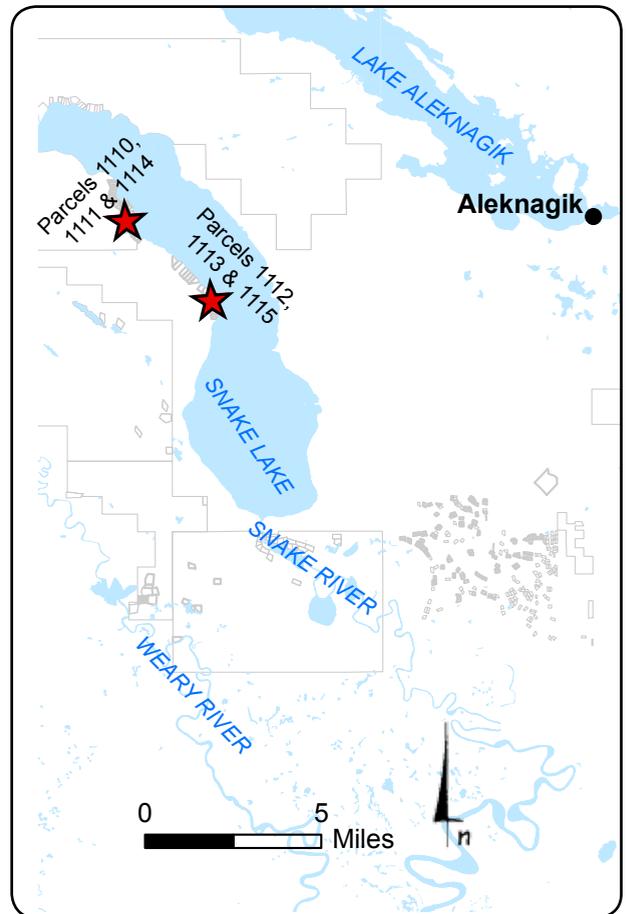


Snake Lake



Southwest
AK

LOCATION
Approximately 20 miles northwest of Dillingham on the western edge of Snake Lake (Nunavaugaluk Lake).
ACCESS
Access is by plane to Snake Lake, or via boat or snowmachine across the lake. Note that the road to Snake Lake may cross land owned by Choggiung Limited, the ANCSA village corporation. Please contact them for details of access.
SURVEY & MTRS
Snake Lake is survey ASLS 85-85, located in S010S058W26, 35, 36, S011S057W08. The survey has been recorded as plat 85-41 in the Bristol Bay Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 304. Refer to the Mineral Estate section of this brochure for details.

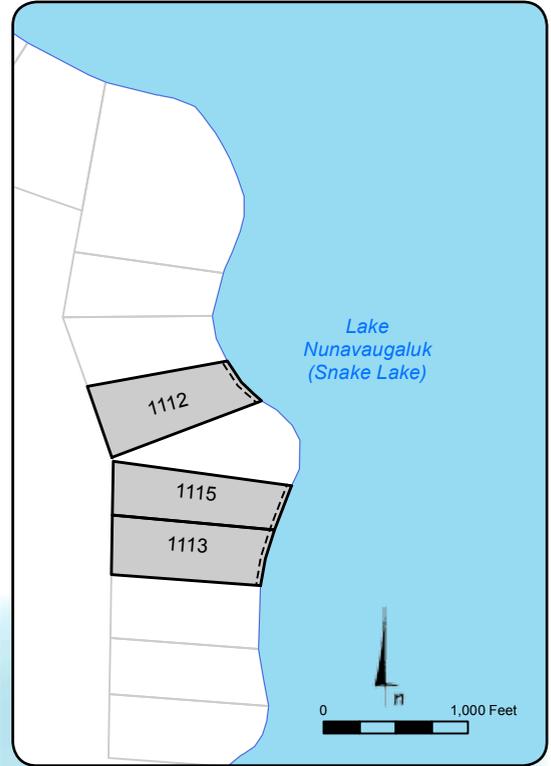
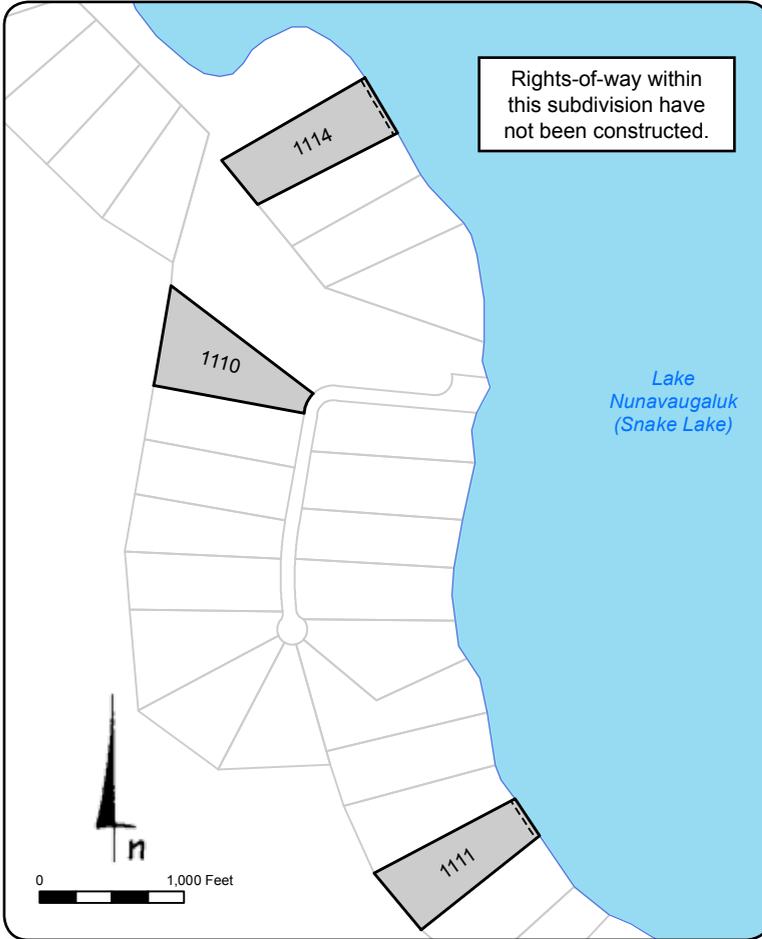


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Snake Lake

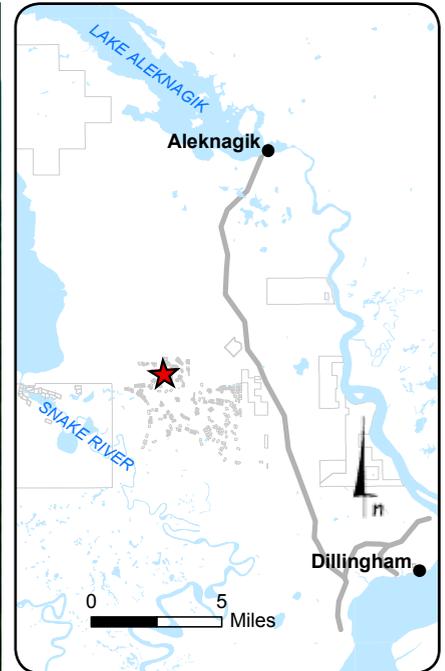
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1110	223033	10.96	1	9	\$21,900	1113	223061	10.25	6	15	\$15,900
1111	223046	10.214	3	11	\$23,200	1114	223070	10.93	1	8	\$16,500
1112	223059	10.547	3	15	\$21,200	1115	223075	9.674	5	15	\$15,200



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southwest AK
- Southwest AK



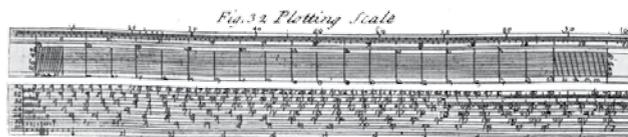
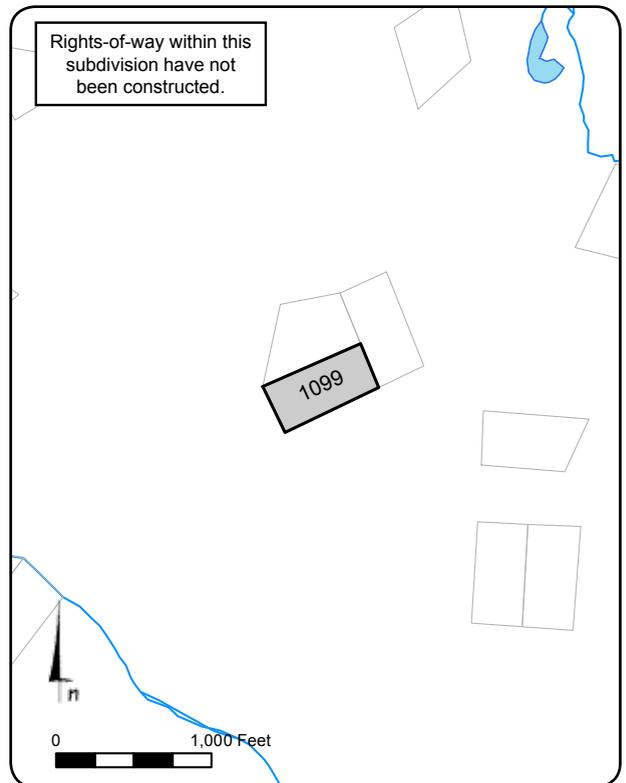
Dillingham Remote



Southwest
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1099	215340	5	B	\$3,800

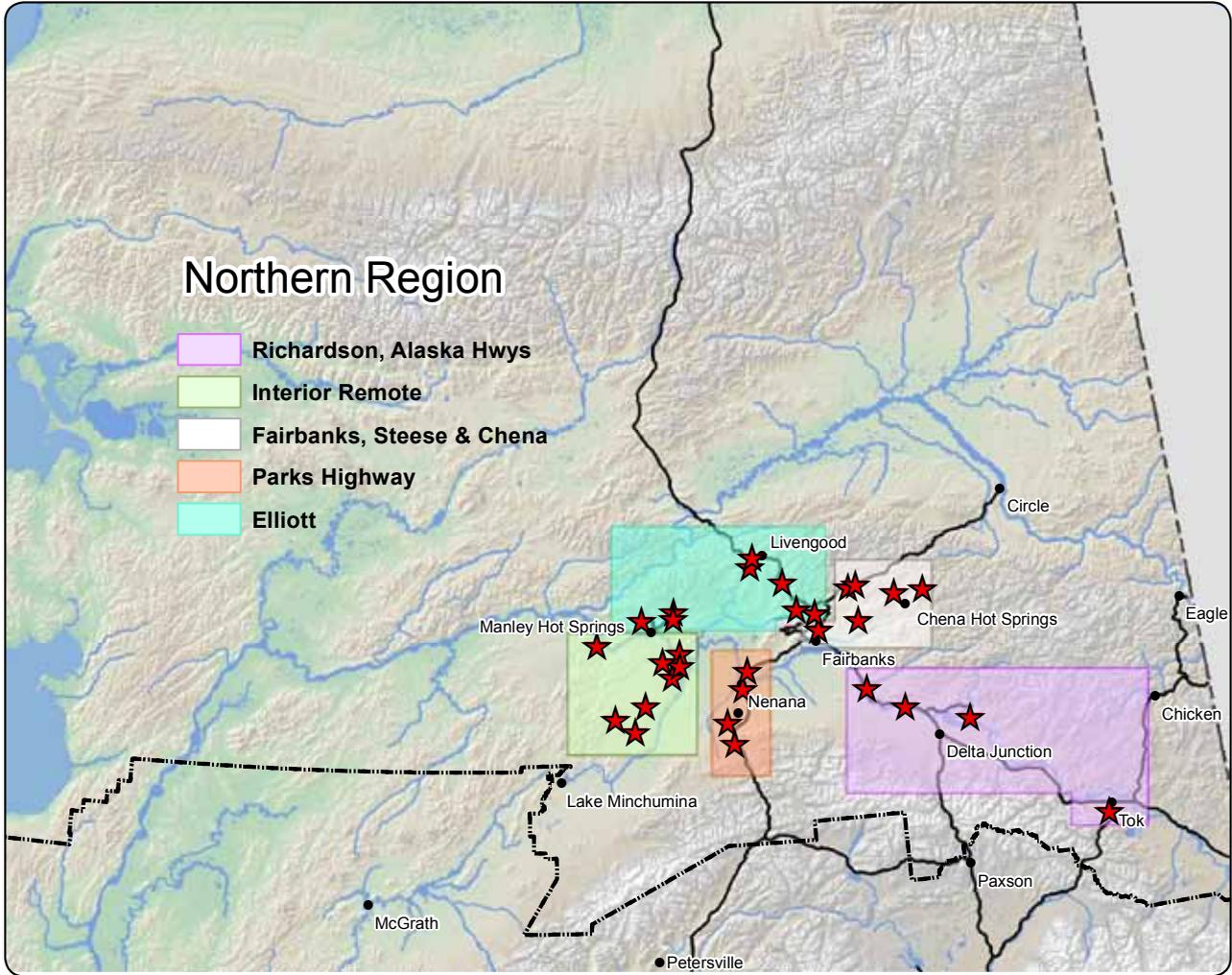
LOCATION
Located approximately 11 miles northwest of Dillingham.
ACCESS
Access is from Aleknagik Road along trail easements or by ski plane during winter.
SURVEY & MTRS
Dillingham Remote is survey ASLS 83-200, located in S012S056W08, 09. The survey has been filed as plat 87-7 in the Bristol Bay Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 196. Refer to the Mineral Estate section of this brochure for details.



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NORTHERN AREA



Fairbanks, Steese, Chena

N. Parks Highway

Elliott Highway

Richardson, AK Highways

Interior Remote

Fairbanks, Steese Highway & Chena Hot Springs Road Pages 71 - 80

Road Access & Remote

Northern Parks Highway Pages 81 - 86

Road Access & Remote

Elliott Highway Pages 87 - 96

Road Access & Remote

Richardson and Alaska Highways Pages 97 - 102

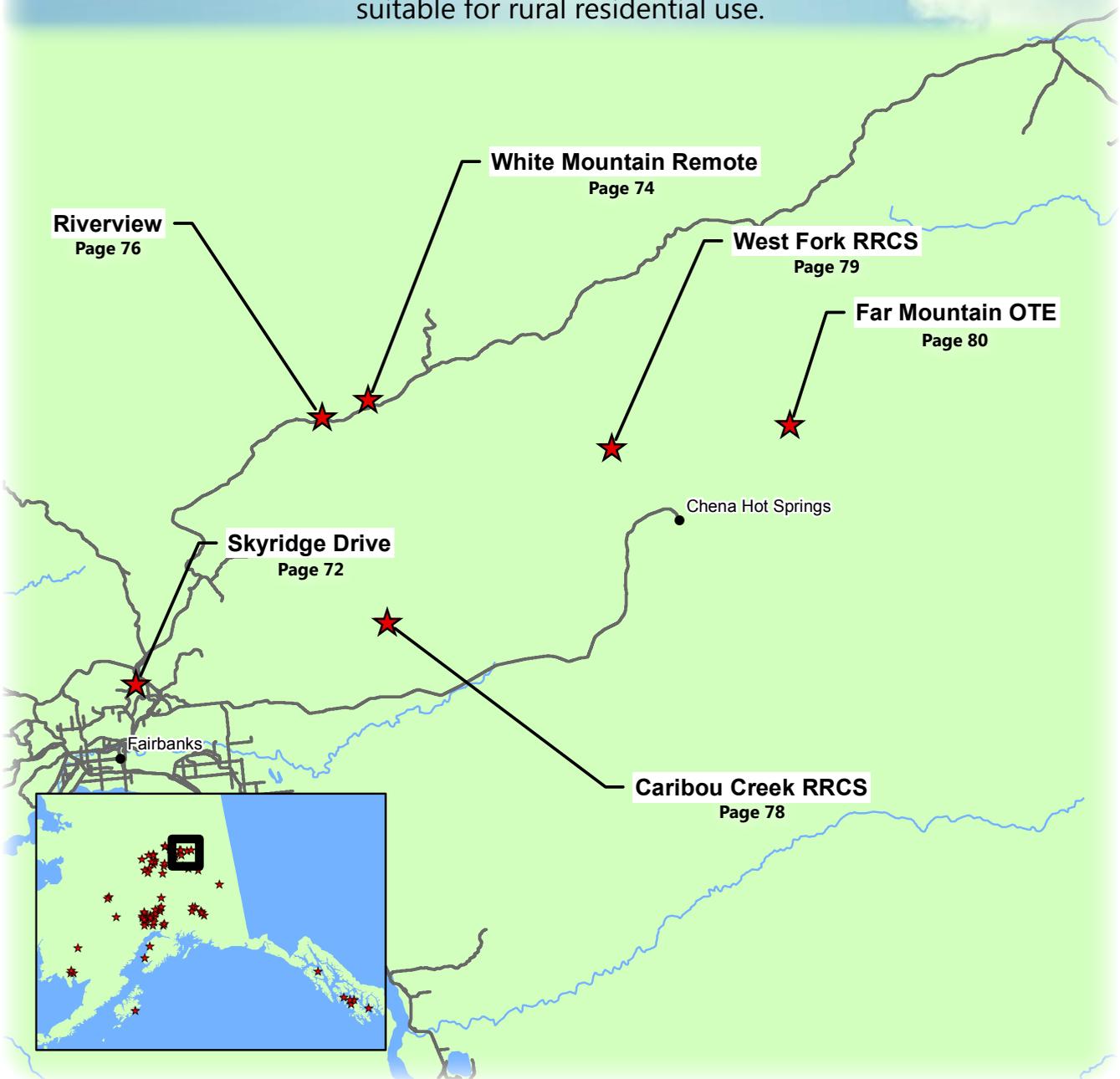
Remote and Road Accessible

Interior Remote Pages 103 - 113



Fairbanks, Steese Highway & Chena Hot Springs Road - Road Access & Remote

Skyridge Drive is a residential subdivision with roads near Fairbanks. The other parcels in this region are located near the Steese Highway or Chena Hot Springs Road. Most of these parcels are located off of maintained roads, and are accessed from established trails or un-built rights-of-way by all-terrain vehicle or snowmachine. These parcels offer recreational opportunities, including hunting, fishing, snowmachining, hiking, and ATV riding. Several of the areas would also be suitable for rural residential use.



- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena**
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



Skyridge Drive

ELIGIBLE FOR VETERAN'S PREFERENCE AUCTION



WHY BUY?

Residential parcels near Fairbanks with roads already built. Parcels in Skyridge Drive are eligible for the Veteran's Preference Auction. See page 130 for details.

LOCATION

Skyridge Drive is approximately 6 miles north of Fairbanks between Farmers Loop Rd. and the Elliott Highway along Skyridge Drive.

ACCESS

Access is by constructed gravel roads from Skyridge Drive.

SURVEY & MTRS

Skyridge Drive is survey ASLS 2007-13, located in F001N001W12. The survey has been filed as plat 2012-104 in the Fairbanks Recording District.

RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, 50-foot setback from Skyridge Drive, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.

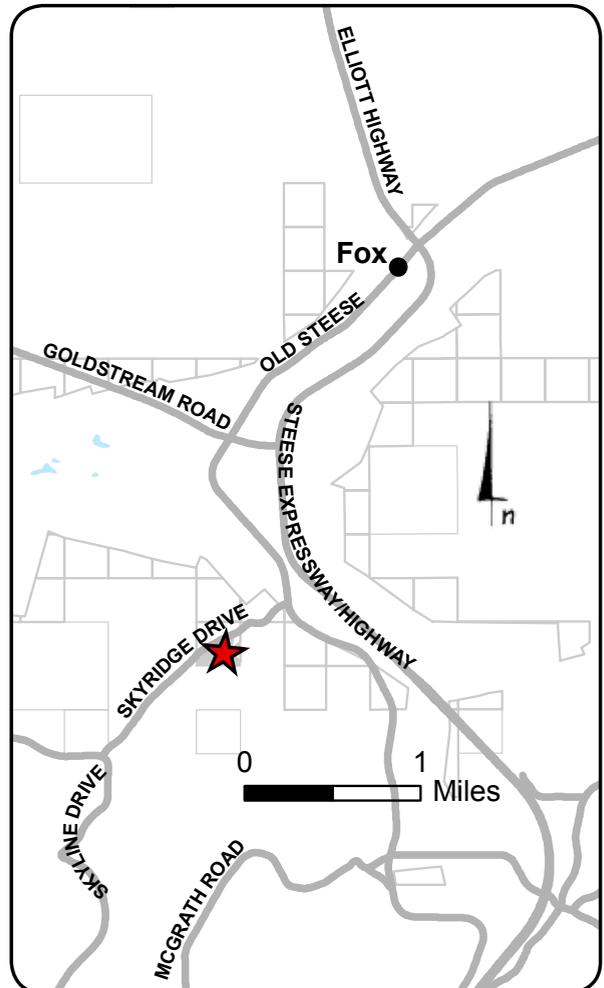
Electric service is adjacent to the subdivision. Electric lines may need to be extended at the expense of the purchaser.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments. The area is currently zoned Rural Residential by the FNSB.

MINERAL ESTATE

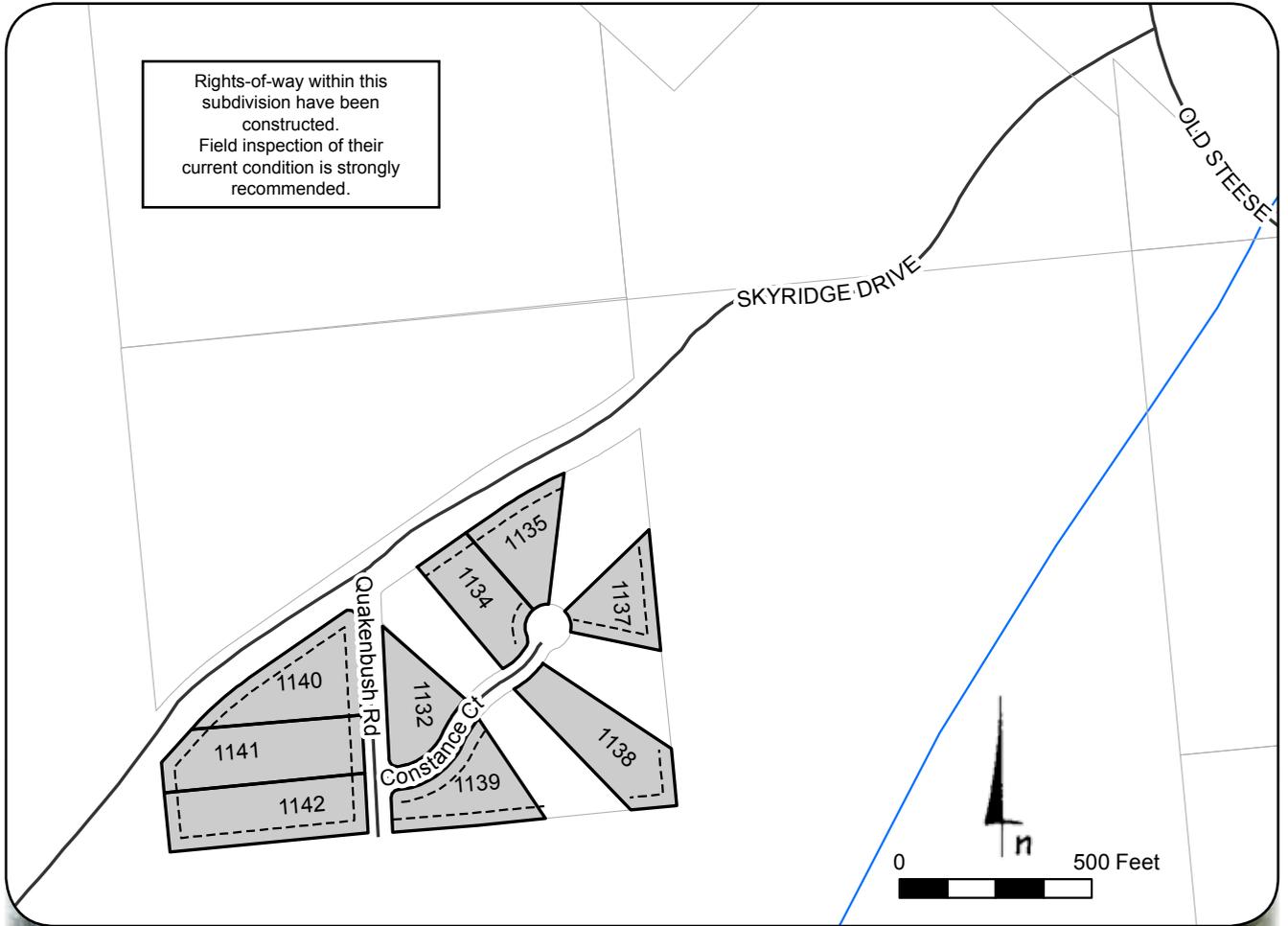
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1090. Refer to the Mineral Estate section of this brochure for details.



Fairbanks, Steese, Chena

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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers online at <http://dnr.alaska.gov/landrecords/>.

Skyridge Drive



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1132	418591	1.004	1	1	\$28,500
1134	418593	1.57	1	3	\$28,500
1135	418594	1.104	4	1	\$28,500
1137	418596	1.019	6	1	\$31,000

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1138	418598	1.573	8	1	\$31,000
1139	418600	1.377	10	1	\$31,000
1140	418601	1.59	1	2	\$28,500
1141	418602	1.803	2	2	\$31,600
1142	418603	1.833	3	2	\$34,100



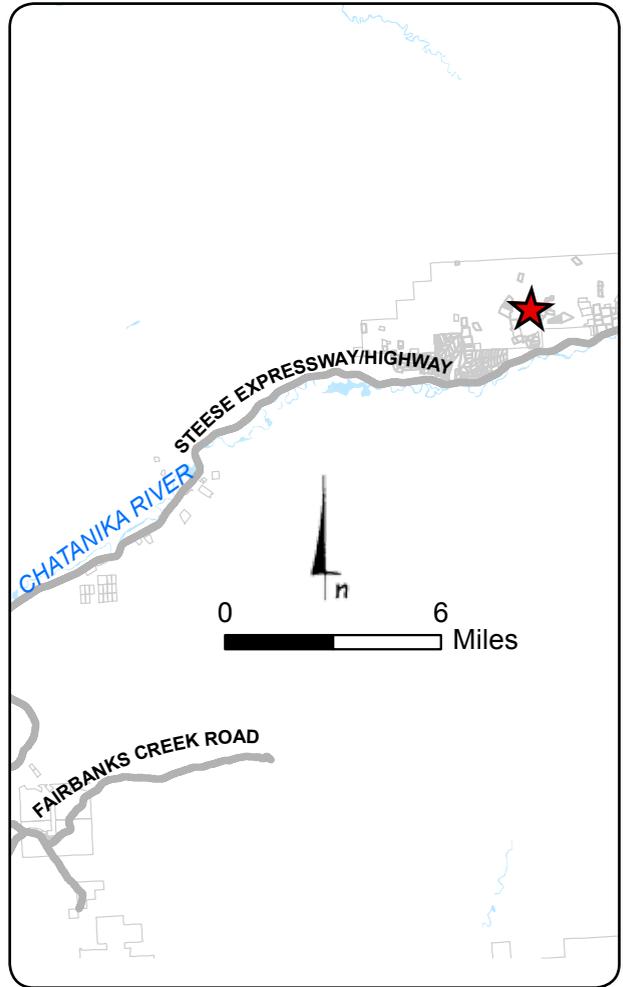
Southwest AK
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information



White Mountain Remote/RRCS



LOCATION
White Mountain is located approximately 45 miles northeast of Fairbanks, north of the Steese Highway.
ACCESS
Access is from miles 43-48 of the Steese Highway and along existing trails and platted rights-of-way. Access to White Mountain Remote Area requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details of access.
SURVEY & MTRS
White Mountain Remote is survey ASLS 93-142, White Mountain RRCS is survey ASLS 2011-18, located in F005N004E20, 21, 22. The surveys have been filed as plats 95-116 and 2013-94, respectively, in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access, utility, and section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity is available in some portions of the nearby Riverview Subdivision.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 270. Refer to the Mineral Estate section of this brochure for details.

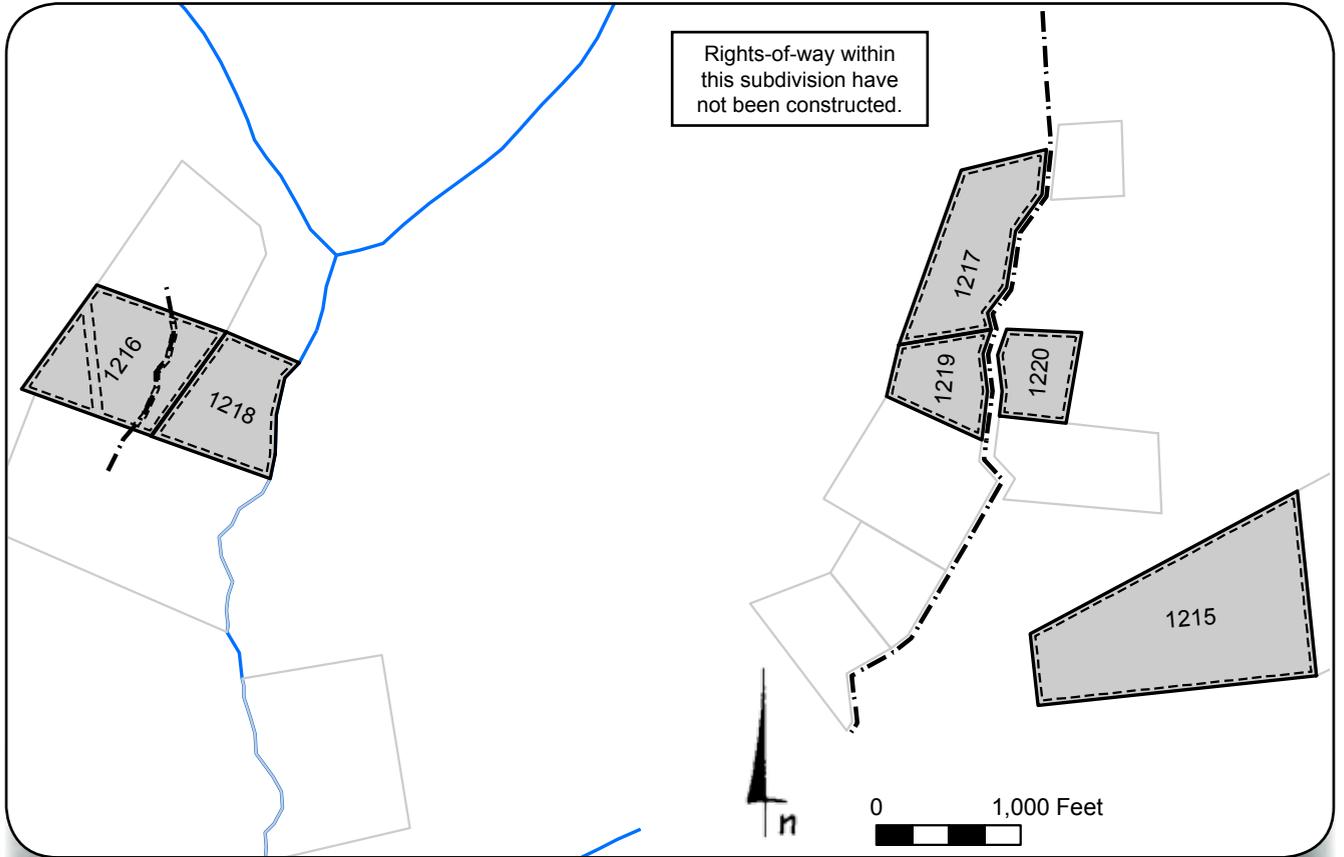


Fairbanks, Steese, Chena

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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



White Mountain Remote/RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1215	411697	40	A	\$21,200
1216	418948	18.79	E	\$10,700
1217	418959	16.18	I	\$10,900
1218	419002	13.6	F	\$15,500
1219	419219	8.48	J	\$7,400
1220	419220	7.2	K	\$6,800



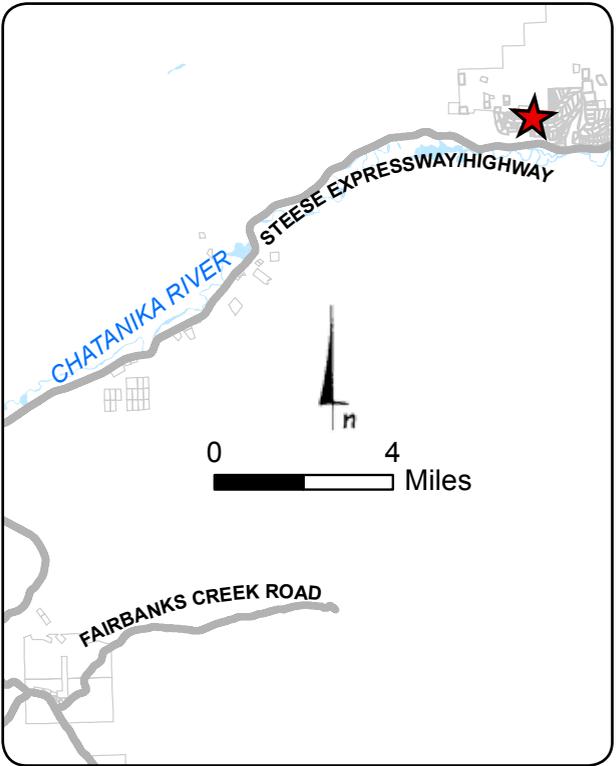
Southeast AK
 Mat-Su Road
 Kenai & Kodiak
 Copper River Basin
 Susitna Valley Remote
 Southwest AK
Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information



Riverview



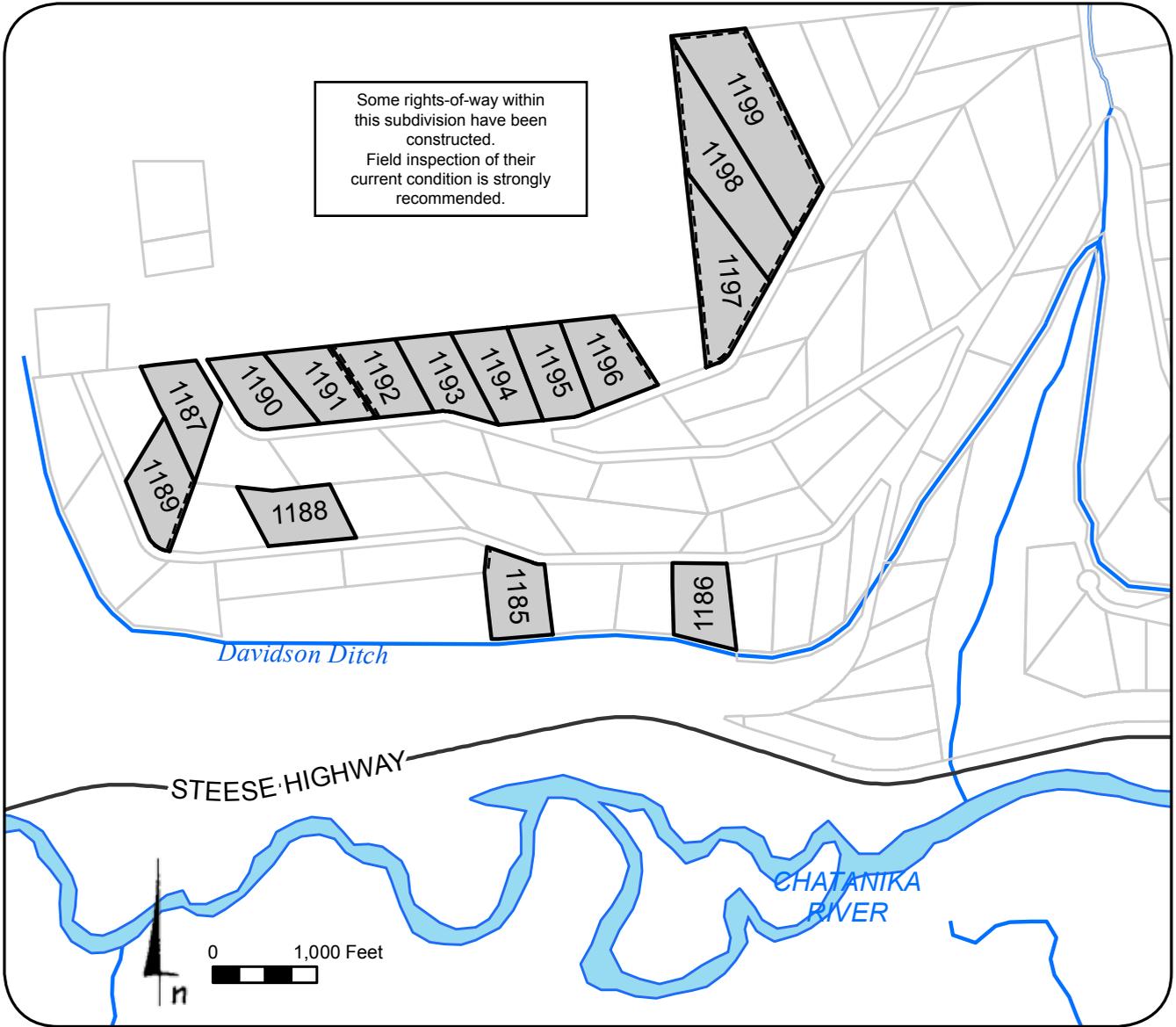
LOCATION
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.
ACCESS
Access is from miles 43-48 of the Steese Highway, then north on to rights-of-way. The rights-of-way have been cleared but are unimproved. Access to much of Riverview Subdivision requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details of access across the ditch.
SURVEY & MTRS
Riverview is survey ASLS 83-128, located in F005N003E25, 26, 30, F005N004E30. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public walkway easement, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the lines at their own expense.
MUNICIPAL AUTHORITY
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 270. Refer to the Mineral Estate section of this brochure for details.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1090. Refer to the Mineral Estate section of this brochure for details.
NOTES
Direct access to the Steese Highway from any lot is prohibited. Parcels may have burned during the 2004 fire season. This subdivision is in a "Full" fire management option.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Fairbanks, Steese, Chena

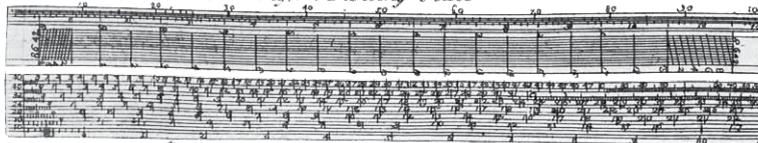
Riverview



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1185	411118	10.6	6	1	\$13,400
1186	411121	9.6	9	1	\$12,700
1187	411126	10.5	1	2	\$9,500
1188	411140	10.8	15	2	\$9,700
1189	411142	10.9	17	2	\$9,800
1190	411144	10.1	1	3	\$9,100
1191	411145	10	2	3	\$9,000
1192	411146	10	3	3	\$9,000

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1193	411147	10	4	3	\$9,000
1194	411148	10.4	5	3	\$9,400
1195	411149	10.885	6	3	\$9,800
1196	411150	11.274	7	3	\$10,100
1197	411152	16.867	9	3	\$12,900
1198	411153	21.6	10	3	\$14,600
1199	411154	25.979	11	3	\$16,600

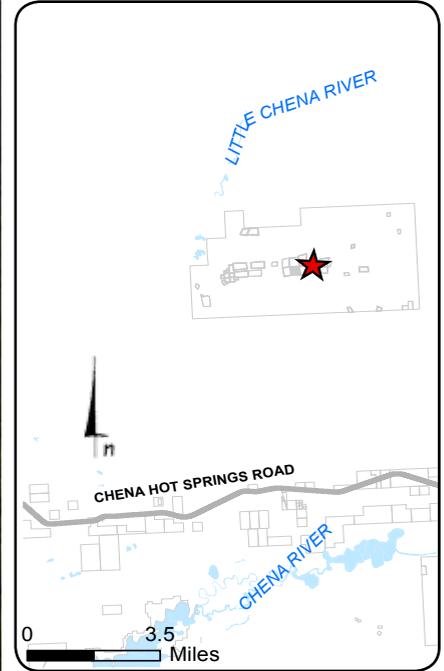
Fig. 32 Plotting Scale



Southwest AK Steese, Chena
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information



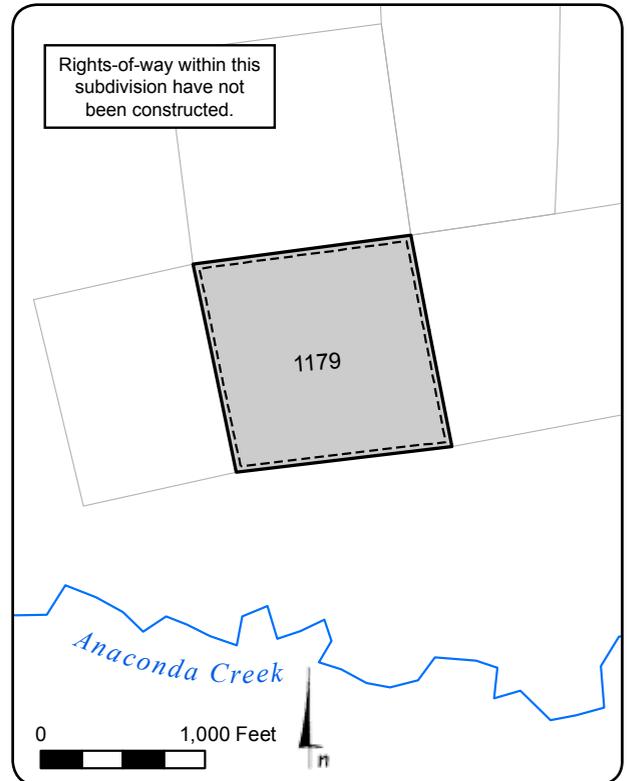
Caribou Creek Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1179	410708	39.77	D	\$27,400

Fairbanks, Steese, Chena

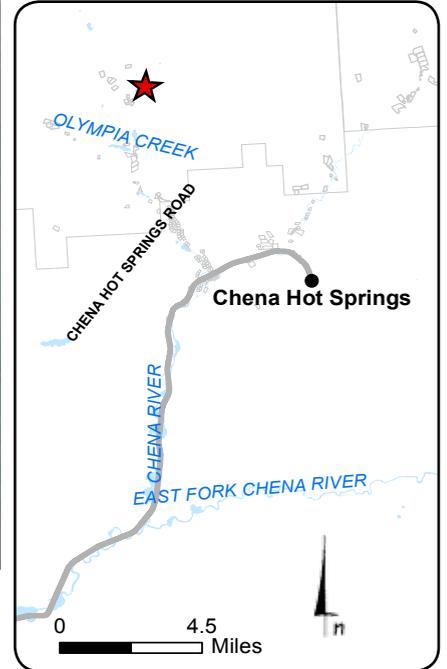
WHY BUY?
Caribou Creek RRCS offers a great remote getaway in the hills with excellent access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the surrounding hills and the Chena Road
LOCATION
Caribou Creek RRCS is located approximately 30 miles east of Fairbanks.
ACCESS
Caribou Creek RRCS is accessible from Chena Hot Springs Road via the Little Chena River trail or via the Two Rivers Road. Access along the Little Chena River Trail may be seasonal only (winter).
SURVEY & MTRS
Caribou Creek Remote is survey ASLS 85-112, located in F002N004E28. The survey has been filed as plat 88-86 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line and trail easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 229. Refer to the Mineral Estate section of this brochure for details.
NOTES
Not all existing trails may be shown.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

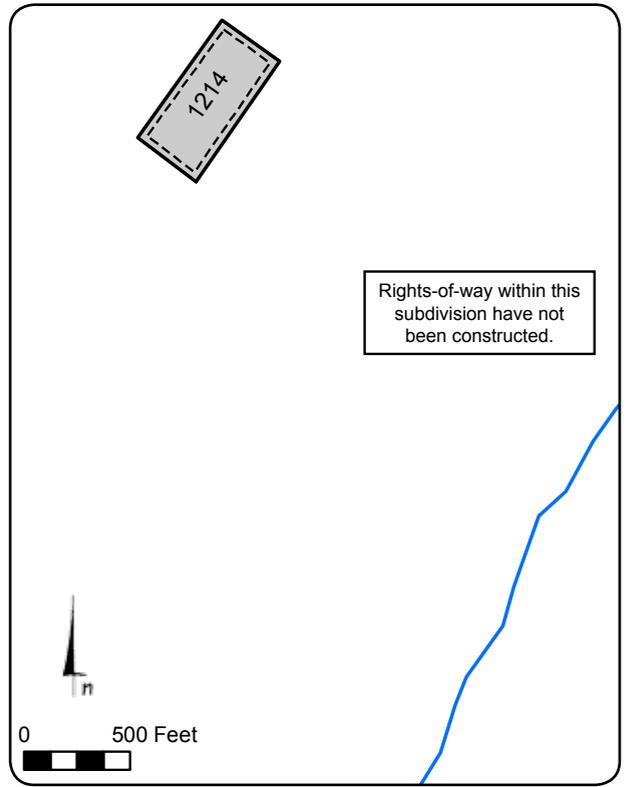


West Fork RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1214	416722	5.4	A	\$6,700

WHY BUY?
West Fork RRCS offers a remote getaway in the hills with great access for relaxing, four-wheeling, snow machining, and other outdoor pursuits. The recreational opportunities are seemingly limitless with the West Fork Chena River and the Chena River nearby.
LOCATION
West Fork RRCS is located approximately 50 miles east of Fairbanks and north of Chena Hot Spring Road. The final few miles to the parcels are via a trail accessible by snow machine and ATV.
ACCESS
West Fork RRCS is accessible via Chena Hot Springs Road, the West Fork Road, platted rights-of-way of ASLS 80-138, a 60-foot easement (ADL 402674), Chena Hot Springs – Olympia Creek Trail (RST 1908), and North Fork Chena River Trail (RST 231).
SURVEY & MTRS
West Fork RRCS is survey ASLS 2002-8, located in F004N007E07. The survey has been filed as plat 2006-20 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, a 60-foot trail easement (30 feet on either side of the center line) along ADL 402674 (West Fork Trail, King Trail, and Frozen Foot Trail). There is a 100-foot easement along RST 1908 (Chena Hot Springs – Olympia Creek Trail) and RST 231 (North Fork, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 136. Refer to the Mineral Estate section of this brochure for details.
NOTES
High flooding and glaciation potentially exists in stream valleys, and steep slopes may be unstable and subject to landslides.

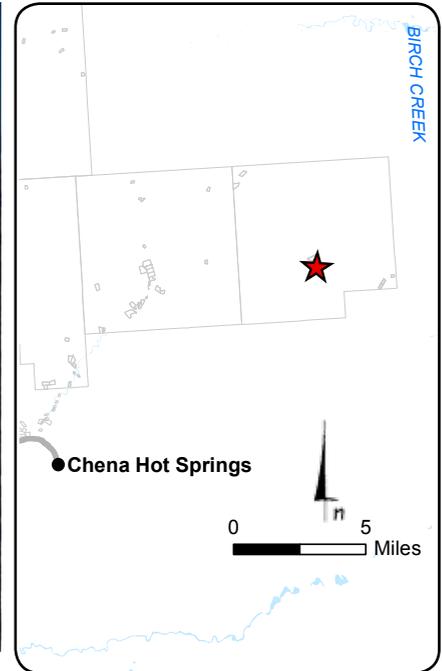


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southwest AK
 Fairbanks, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
 General Information

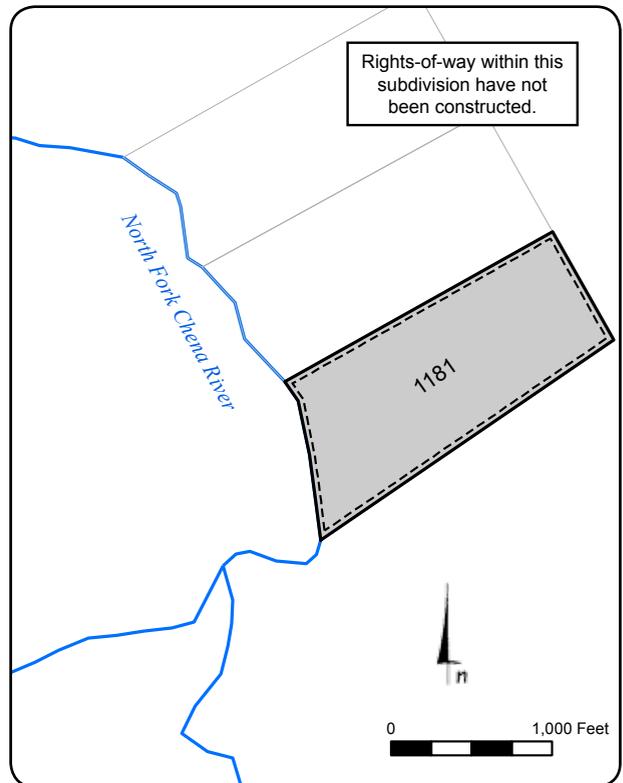


Far Mountain OTE



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1181	408866	39.9	C	\$23,100

WHY BUY?
Far Mountain RRCS offers a great remote getaway in the hills with excellent access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the surrounding hills and North Fork Chena River.
LOCATION
Far Mountain RRCS is located approximately 60 miles east of Fairbanks.
ACCESS
Far Mountain RRCS is accessible from Chena Hot Springs Road via the North Fork Chena River trail (RST 231), the Chena Hot Springs – Steese Highway Trail (ADL 417490) or via the Boulder Creek Trail (ADL 417491).
SURVEY & MTRS
Far Mountain OTE is survey ASLS 84-100, located in F004N010E21, 22. The survey has been filed as plat 88-28 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line and public access easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 200. Refer to the Mineral Estate section of this brochure for details.
NOTES
All development within the flood hazard areas shall comply with Federal regulations and Title 15 of the Fairbanks North Star Borough Code. Any construction or substantial improvement within Flood Zone "A" requires a flood plain permit from the borough.



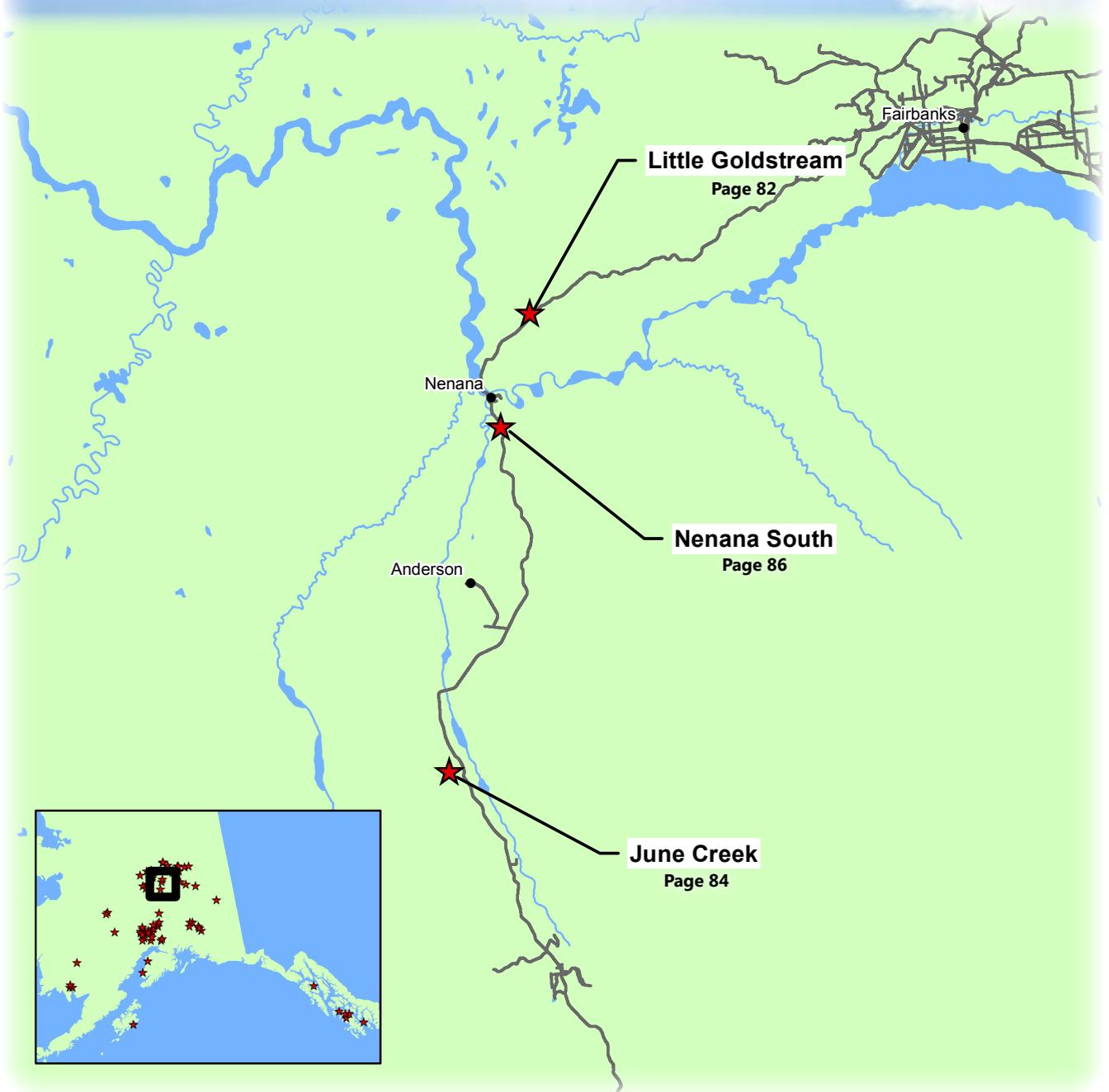
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Fairbanks, Steese, Chena



Northern Parks Highway - Road Access & Remote

The parcels in this region are located near the Parks Highway, between Healy and Fairbanks. Little Goldstream subdivision is new this year, and includes 6 parcels with road access, near Nenana. The Nenana South parcels also have road access. Both Little Goldstream and Nenana South would be suitable for residential or recreational use. June Creek parcels are accessed by a combination of maintained roads, established trails, and un-built rights-of-way.



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway**
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



Little Goldstream



**NEW SUBDIVISION!
FIRST YEAR FOR SALE**

WHY BUY?

Little Goldstream offers a getaway with great access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Little Goldstream Creek and the Tanana and Nenana Rivers nearby.

LOCATION

Little Goldstream subdivision is located approximately 54 miles southwest of Fairbanks and 7 miles north of Nenana, Alaska.

ACCESS

Little Goldstream subdivision is accessible off the Parks Highway by dirt/gravel road. The east boundary of the subdivision is approximately 0.3 miles from the Parks Highway.

SURVEY & MTRS

Little Goldstream is survey ASLS 2006-13, located in F003S007W09. The survey has been filed as plat 2012-5 in the Nenana Recording District.

RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, utility, and public access easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot development setback upland from the ordinary high water mark of Little Goldstream Creek. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

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.

UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.

There are no utilities (electric, phone, internet, etc.) currently in this area.

MUNICIPAL AUTHORITY

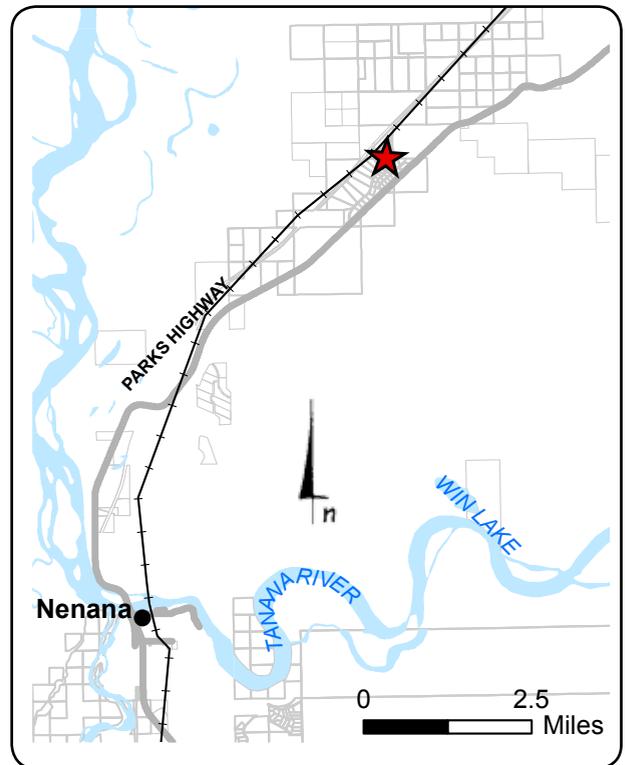
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.

MINERAL ESTATE

This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1105. Refer to the Mineral Estate section of this brochure for details.

NOTES

The utility companies shall have the right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.

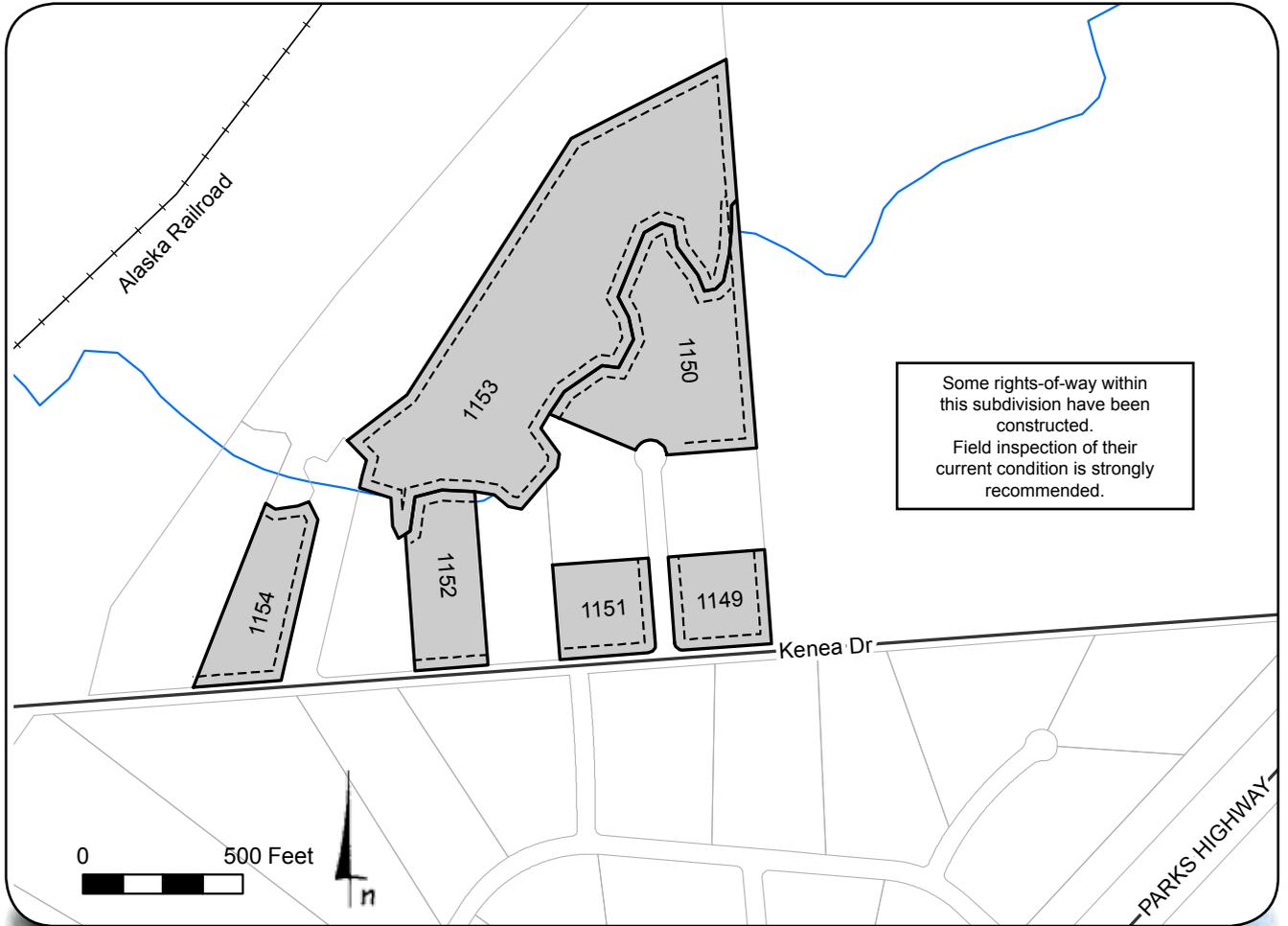


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

N. Parks Highway



Little Goldstream



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1149	419420	2.02	1	\$8,900
1150	419422	6.24	3	\$11,200
1151	419424	2.02	5	\$8,900

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1152	419426	2.8	7	\$12,400
1153	420002	15.8	9	\$14,400
1154	420004	2.82	11	\$12,500



- Southwest AK
- Steele, Chena
- Fairbanks, N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information

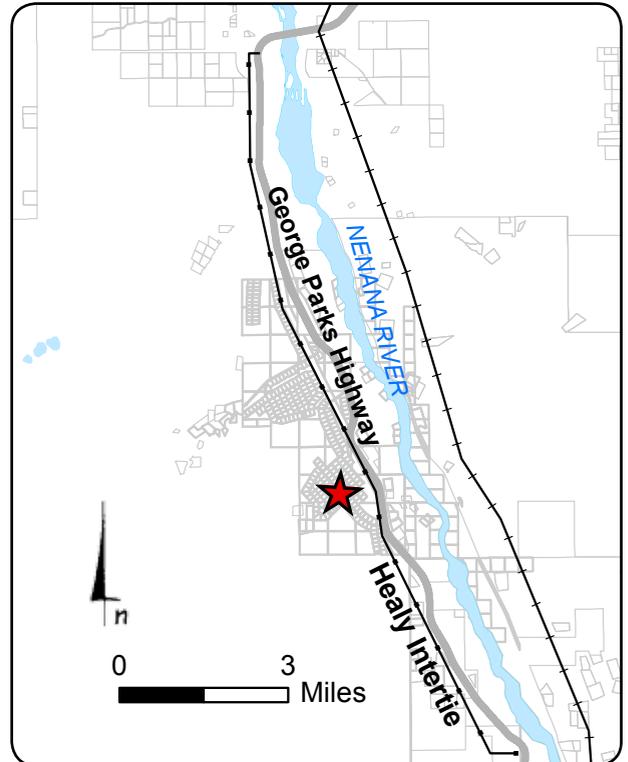


June Creek



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 to 269, to platted rights-of-way within the subdivision. Many of the rights-of-way in the subdivision have been brushed, but not constructed.
SURVEY & MTRS
June Creek is survey ASLS 79-166, located in F009S009W23, 25, 26, 35, 36. The survey has been filed as plat 80-8 in the Nenana Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Denali Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the June Creek Homeowner's Association, if active.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 71. Refer to the Mineral Estate section of this brochure for details. This parcel is subject to oil and gas exploration license ADL 390606. For more information, please refer to the Mineral Estate section on page 119 of this brochure or contact the DNR Division of Oil and Gas.
NOTES
Currently, the subdivision is covered by full fire protection.

N. Parks Highway



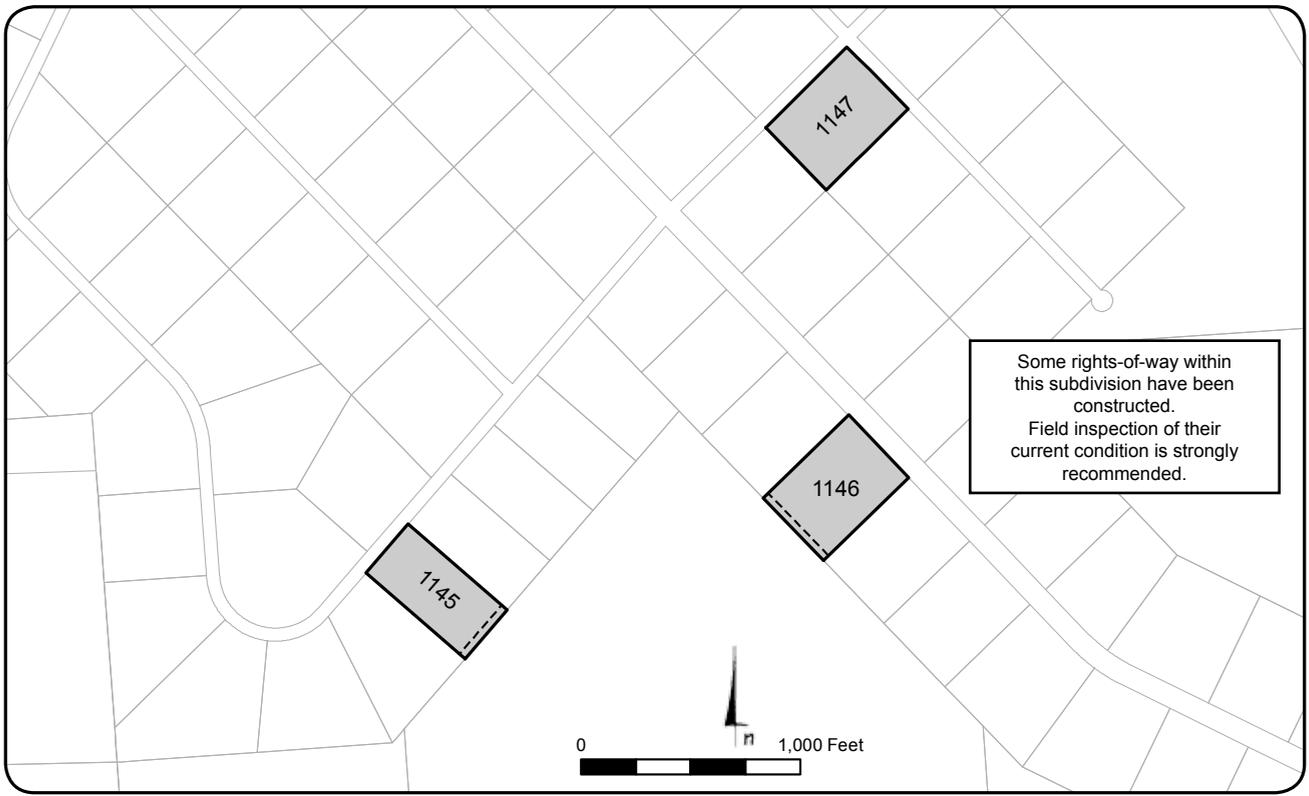
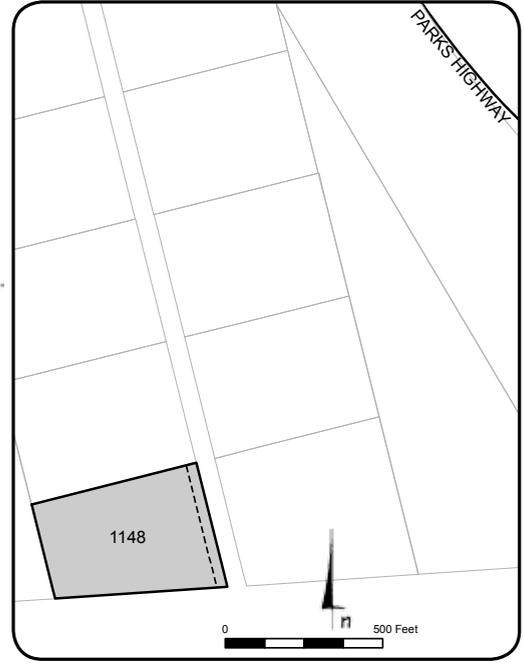
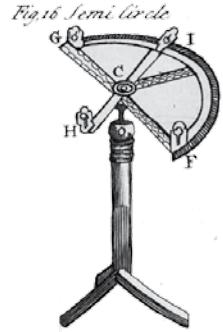
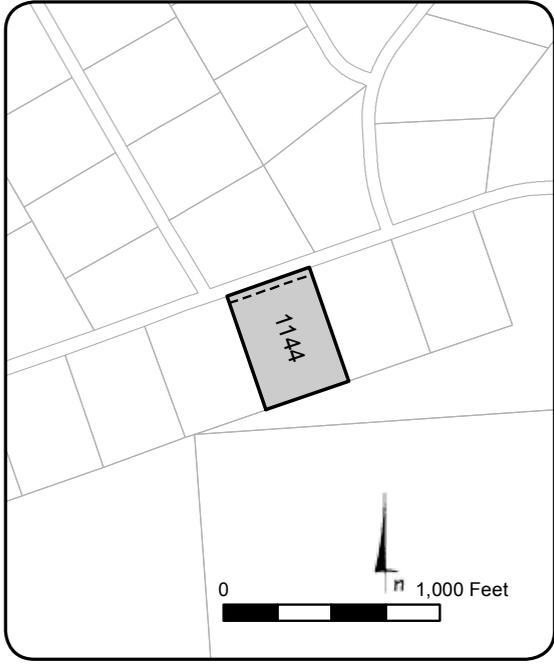
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



June Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1144	405250	5.1	14	11	\$6,600
1145	405366	4.1	2	23	\$9,200
1146	405374	5	10	23	\$11,100

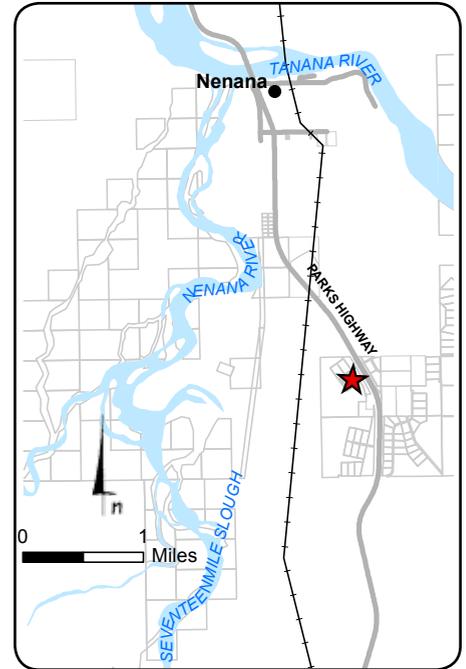
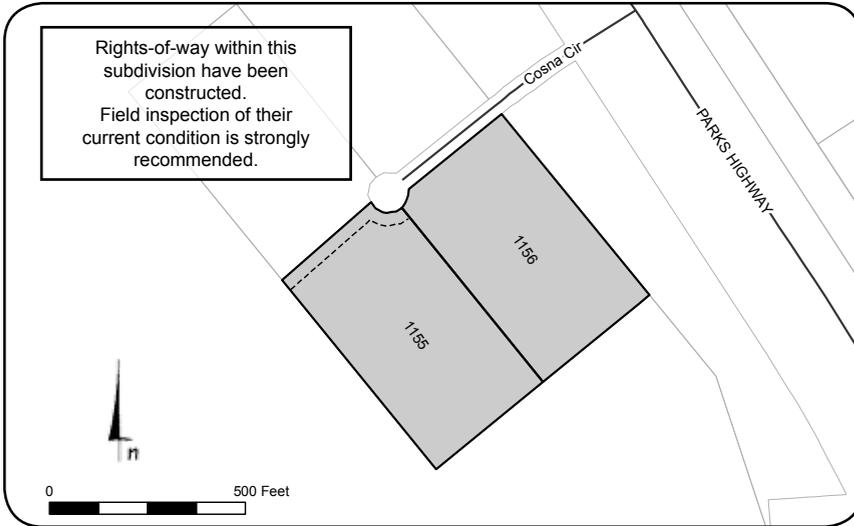
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1147	405381	5	4	24	\$11,100
1148	405404	4.5	10	26	\$5,300



- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway**
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



Nenana South



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1155	407056	5	3	G	\$14,400
1156	407057	4.8	4	G	\$13,900

WHY BUY?
Nenana South offers a very accessible getaway with great access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with the Tanana and Nenana Rivers nearby.
LOCATION
Nenana South subdivision is located approximately 3 miles south of Nenana near Mile Marker 302.
ACCESS
Nenana South subdivision is accessible off the Parks Highway by dirt/gravel road (FAA Way and Tonsona Road).
SURVEY & MTRS
Nenana South is survey ASLS 80-106, located in F004S008W36. The survey has been filed as plat 81-4 in the Nenana Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line and lot line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. 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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There is power into the subdivision. The extent of power infrastructure within the subdivision is unknown. Purchasers will be responsible for extending the existing power lines.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Nenana South Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Nenana Recording District on 4/13/1981 in book 26, page 306.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 113. Refer to the Mineral Estate section of this brochure for details.
NOTES
The utility companies shall have the right to remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.



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N. Parks Highway



Elliott Highway - Road Access & Remote

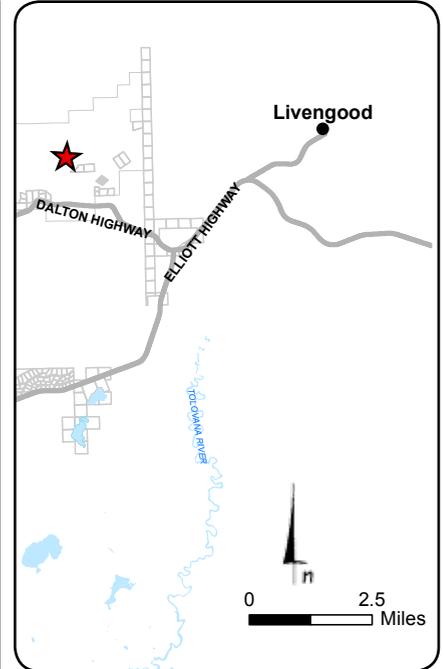
These parcels are located near the Elliott Highway northwest of Fairbanks. Most of them are located off of maintained roads and are accessed by established trails or un-built rights-of-way by all-terrain vehicle or snowmachine. These parcels are ideal for recreational or rural residential use.



- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway**
- Richardson, AK Highways
- Interior Remote
- General Information

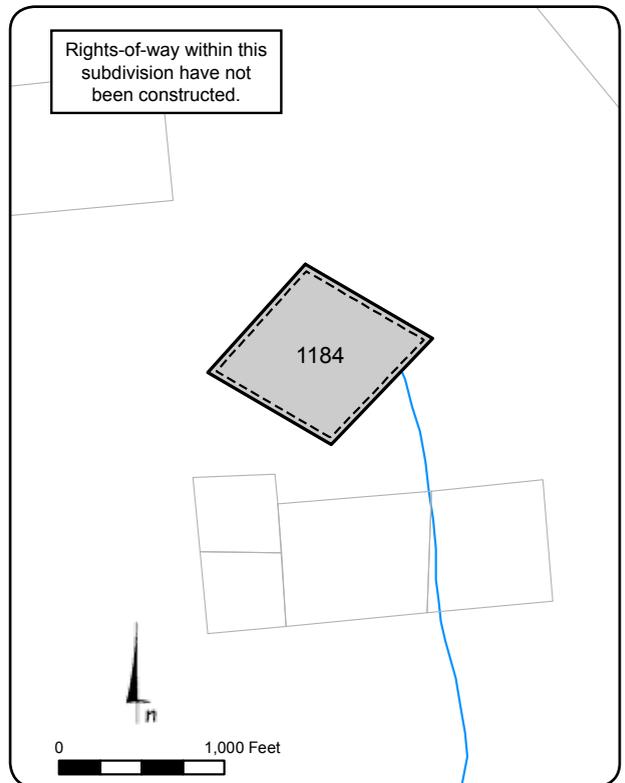


Lost Creek RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1184	417978	17.41	F	\$18,800

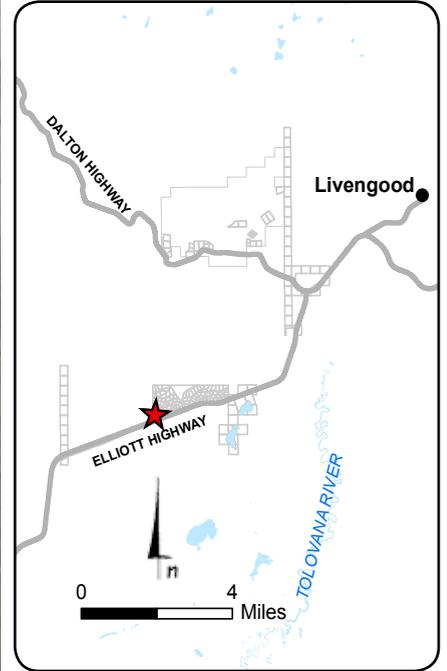
LOCATION
Lost Creek is located approximately 83 miles northwest of Fairbanks, along the north side of the Dalton Highway, 2 miles west of the Elliot Highway junction.
ACCESS
Access is from the Dalton Highway across state land or on section lines. The TAPS right-of-way maintenance pad is not public access. Travel along the maintenance pad within the right-of-way is not allowed without specific permission from Alyeska Pipeline Service Co. The nearest public runway is Livengood Camp Airport, several road miles from the staking area.
SURVEY & MTRS
Lost Creek RRCS is survey ASLS 2007-9, located in F008N006W24. The survey has been filed as plat 2009-61 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access, utility, and section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 362. Refer to the Mineral Estate section of this brochure for details.
NOTES
Limited protection fire management.



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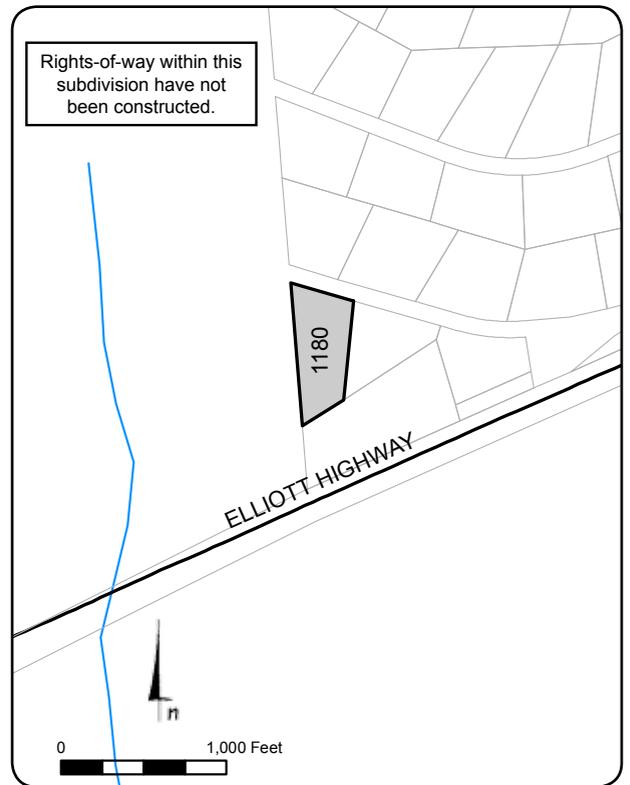
Elliott Highway

Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1180	419364	5.4	1	1	\$11,900

LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open on to the dedicated rights-of-way.
SURVEY & MTRS
Cascaden is survey ASLS 86-98, located in F007N006W09. The survey has been filed as plat 87-20 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, non-motorized trail easement, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 558. Refer to the Mineral Estate section of this brochure for details.

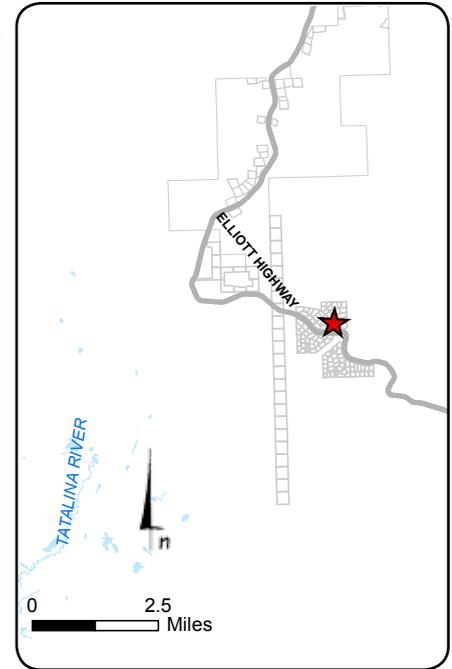
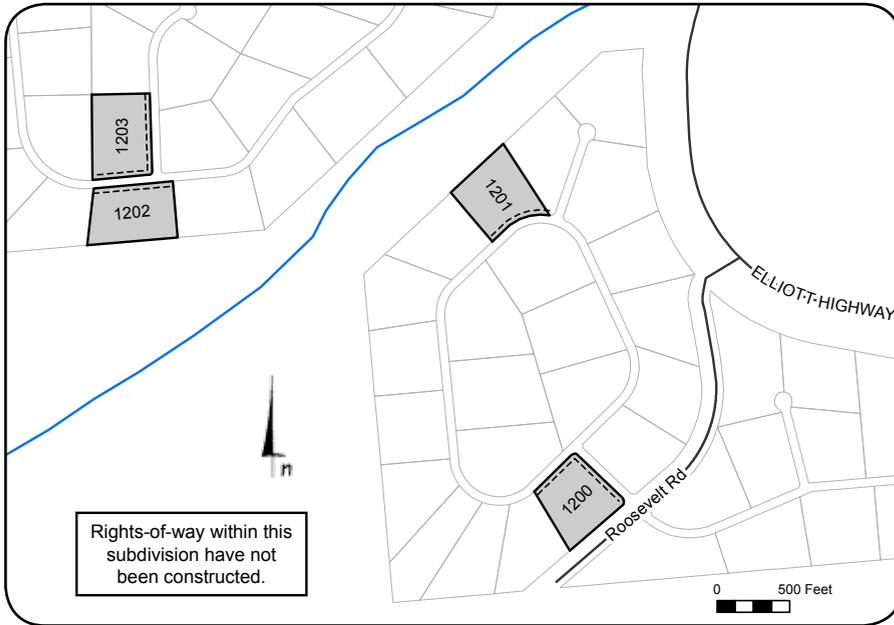


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southwest AK



Tatalina



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1200	417271	5.03	1	7	\$11,100
1201	417280	5.06	10	7	\$11,100
1202	417748	5.07	6	6	\$11,200
1203	418287	5.29	9	5	\$11,600

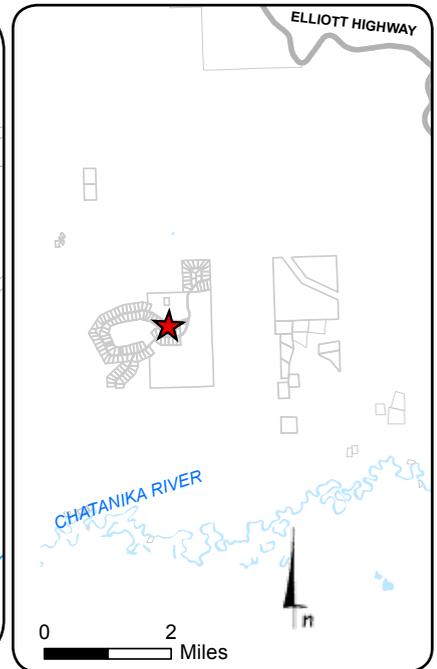
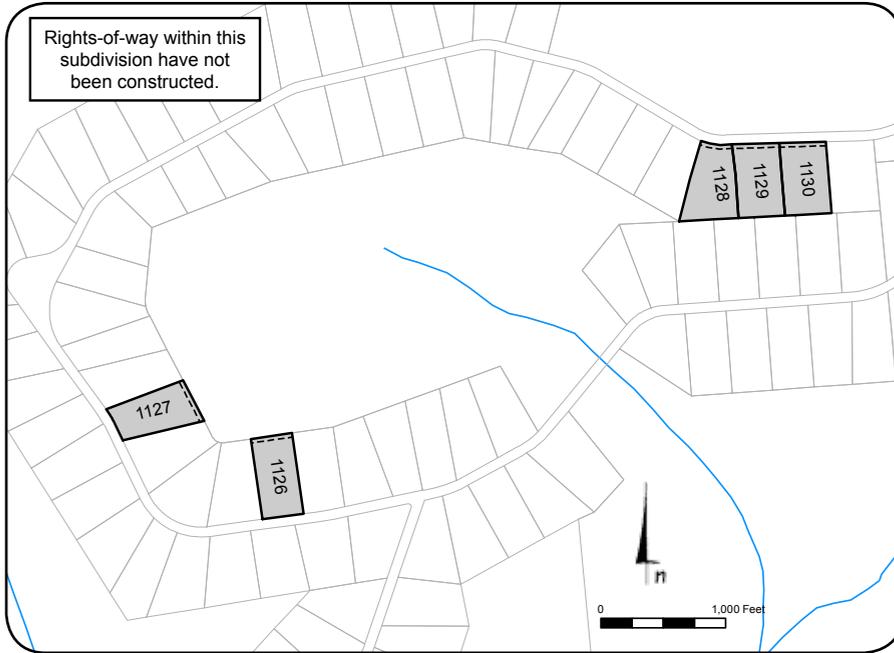
LOCATION
Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliot Highway.
ACCESS
Access is via platted rights-of-way from mile 43 of the Elliot Highway Rights-of-way have been cleared but are unimproved. Direct access from the Elliott Highway to any lot is prohibited.
SURVEY & MTRS
Tatalina is survey ASLS 2003-14, located in F006N003W31, 32. The survey has been filed as plat 2005-52 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Tatalina Subdivision Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Fairbanks Recording District on 3/29/2005.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 0. Refer to the Mineral Estate section of this brochure for details.
NOTES
Full fire management. There are active mining claims in the vicinity of this subdivision.



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Elliott Highway

Hayes Creek



WHY BUY?
Hayes Creek offers a quick getaway from Fairbanks for relaxing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Washington Creek and Chatanika River nearby.
LOCATION
Hayes Creek subdivision is located approximately 18 miles north of Fairbanks and 7 miles west of the Elliott Highway on Himalaya Road. The final few miles to the parcels are via a trail accessible by snow machine and ATV.
ACCESS
Hayes Creek Subdivision is accessible by Himalaya road, which is dirt and gravel for the first 4.5 miles, then via snow machine or ATV along a trail for approximately 2 miles.
SURVEY & MTRS
Hayes Creek is survey ASLS 81-20, located in F003N002W08, 17, 18. The survey has been filed as plat 82-124 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easement ADL 403097 provides access from Elliott Highway, across Alyeska Pipeline to Hayes Creek Subdivision. The access easement is 100 feet wide. Easements depicted on the plat include, but are not limited to, utility, pedestrian, and section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 0. Refer to the Mineral Estate section of this brochure for details.
NOTES
The utility companies shall have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct support devices within such lots and tracts as necessary to serve ASL 81-21 and adjacent properties.

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1126	409300	5	7	3	\$7,000
1127	409304	4.9	11	3	\$6,900
1128	409358	5	32	3	\$7,000
1129	409359	5	33	3	\$7,000
1130	409360	5	34	3	\$7,000



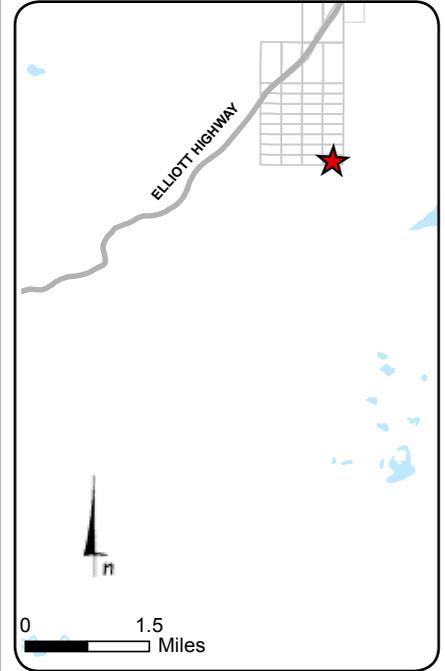
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Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote

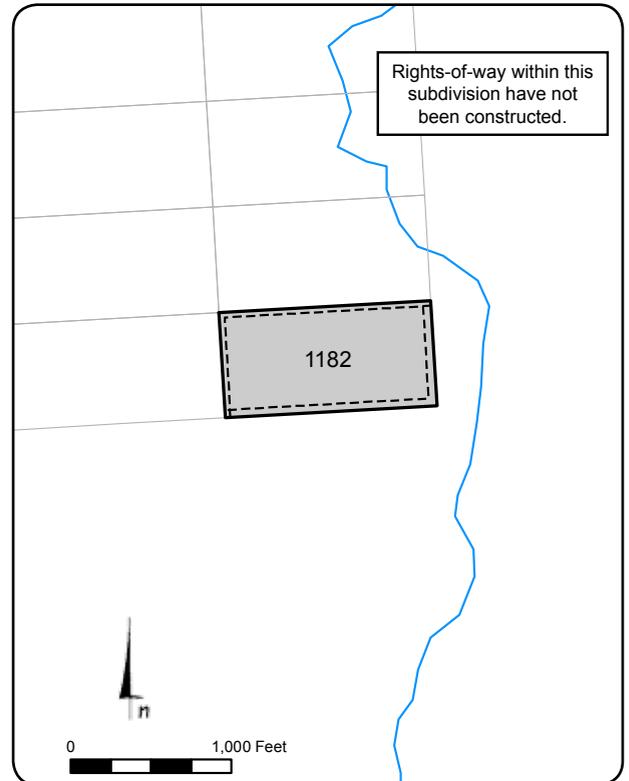


Kentucky Creek II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1182	417561	20	33	\$17,600

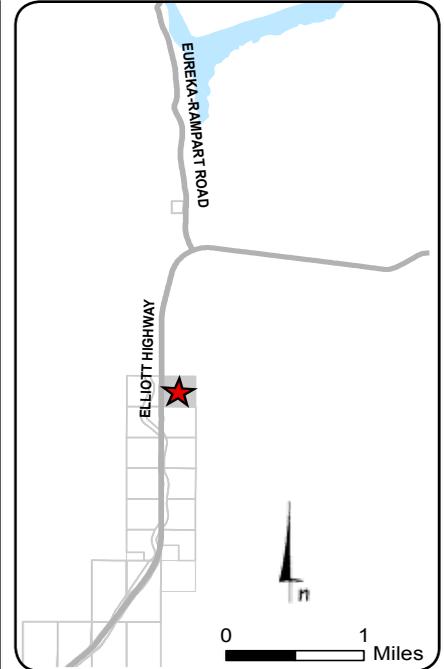
LOCATION
Kentucky Creek is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way and across state land.
SURVEY & MTRS
Kentucky Creek II is survey ASLS 2004-15, located in F003N013W08. The survey has been filed as plat 2005-1 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1024. Refer to the Mineral Estate section of this brochure for details.
NOTES
Full fire management.



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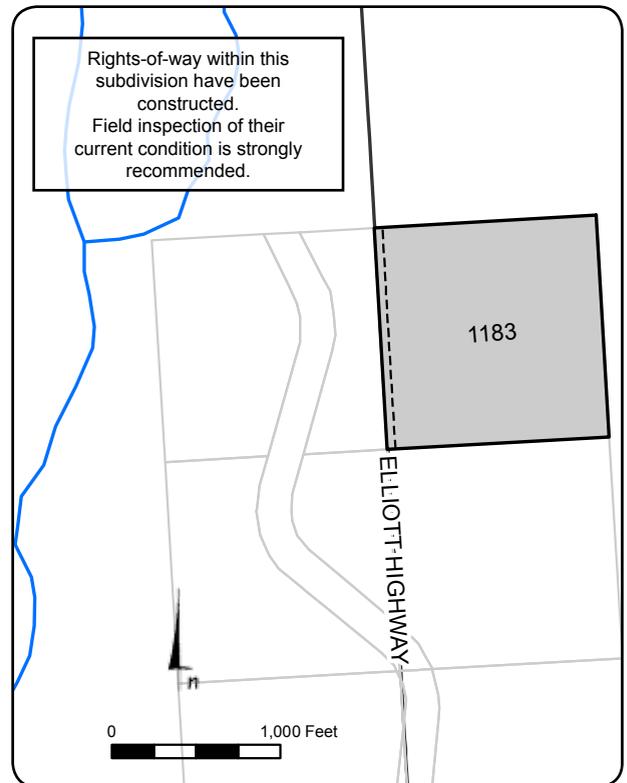
Elliott Highway

Kentucky Creek Odd Lot



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	Aliquot Part	MINIMUM BID
1183	410372	39.8	NW4SW4	\$22,500

LOCATION
Kentucky Creek is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way and across state land.
SURVEY & MTRS
Kentucky Creek Odd Lot is survey ASCS F004N013W101, located in F004N013W28. The survey has been filed as plat 83-3 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 322. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

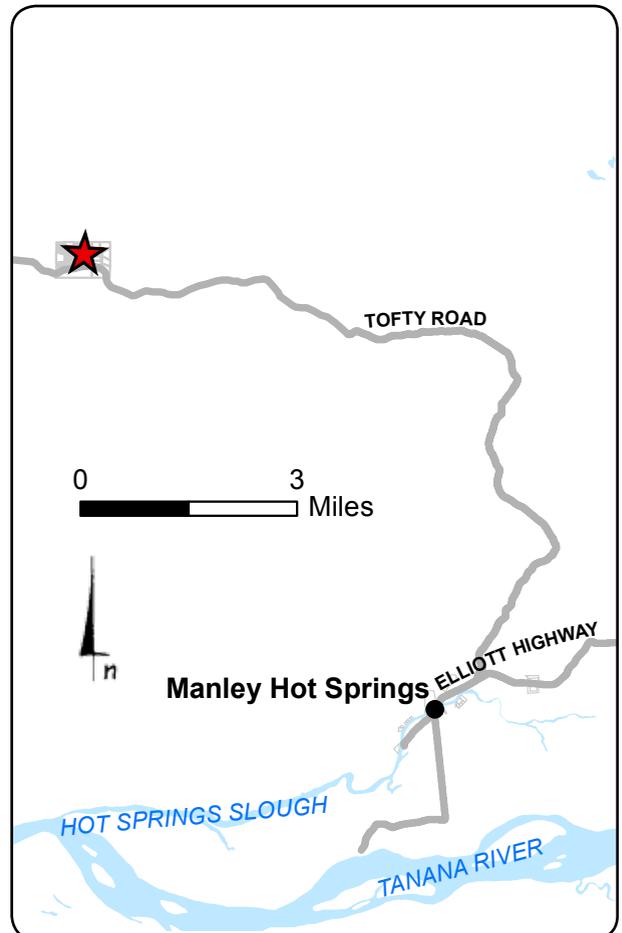
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



Tofty



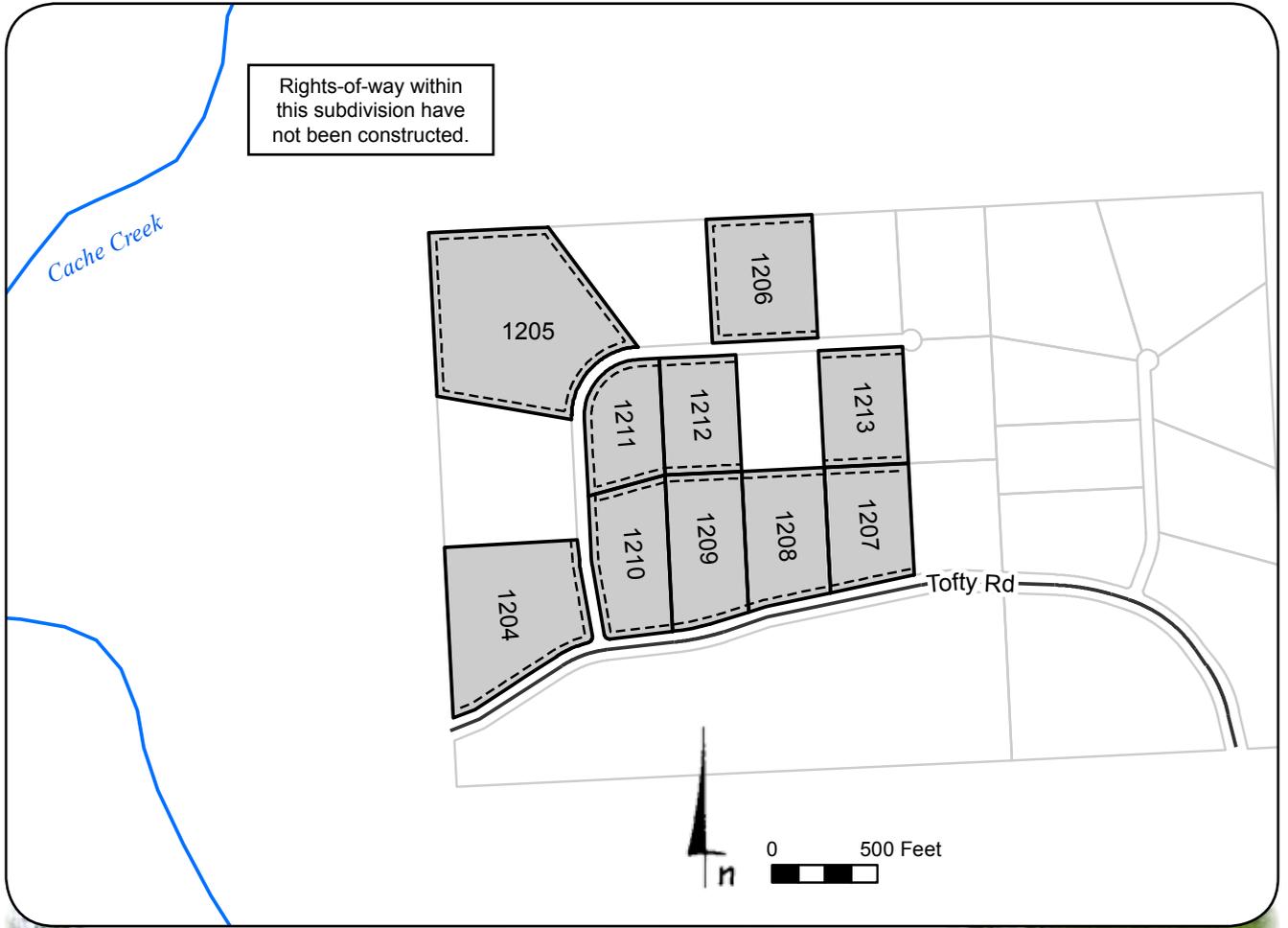
LOCATION
The Tofty Subdivision is located approximately 85 miles (170 road miles) due west of Fairbanks, on seasonally DOT maintained Tofty Road.
ACCESS
Access is via the Elliott Highway and Tofty Road, then to individual parcels via platted rights-of-way. Note that Tofty Road is not maintained in the winter.
SURVEY & MTRS
Tofty is survey ASLS 2011-38, located in F003N016W16. The survey has been filed as plat 2012-5 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public use, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1122. Refer to the Mineral Estate section of this brochure for details.
NOTES
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.



Elliott Highway

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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Tofty



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1204	420054	9.76	1	1	\$16,400	1209	420067	5.98	7	2	\$12,600
1205	420055	14.6	3	1	\$18,400	1210	420068	5.86	8	2	\$12,300
1206	420056	6.83	5	1	\$12,500	1211	420069	4.69	9	2	\$8,700
1207	420065	5.19	5	2	\$10,900	1212	420070	4.65	10	2	\$8,600
1208	420066	5.69	6	2	\$11,900	1213	420071	5.1	12	2	\$9,300





Olnes West



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1131	408246	5	2	2	\$7,000

WHY BUY?

Olnes West Subdivision offers a quick getaway from Fairbanks for relaxing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with the Chatanika River and Olnes Pond nearby.

LOCATION

Olnes West subdivision is located approximately 14 miles north of Fairbanks and 1/2 mile west of the Elliott Highway.

ACCESS

Access to the area is via the Elliott Highway. Access to the southern boundary of this subdivision is provided from the continuation of Treasure Street in the Vault Subdivision. Where the access is not on a section line, it has been identified as ADL 403433, a 100-foot wide public access and utility easement. Access to the northern portion of Olnes West Subdivision will be from the extension of Treasure Street to the Elliott Highway.

SURVEY & MTRS

Olnes West is survey ASLS 81-38, located in F003N001W26. The survey has been filed as plat 82-15 in the Fairbanks Recording District.

RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, utility, and public access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

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.

UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.

There are no utilities (electric, phone, internet, etc.) currently in this area.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.

MINERAL ESTATE

This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 383. Refer to the Mineral Estate section of this brochure for details.



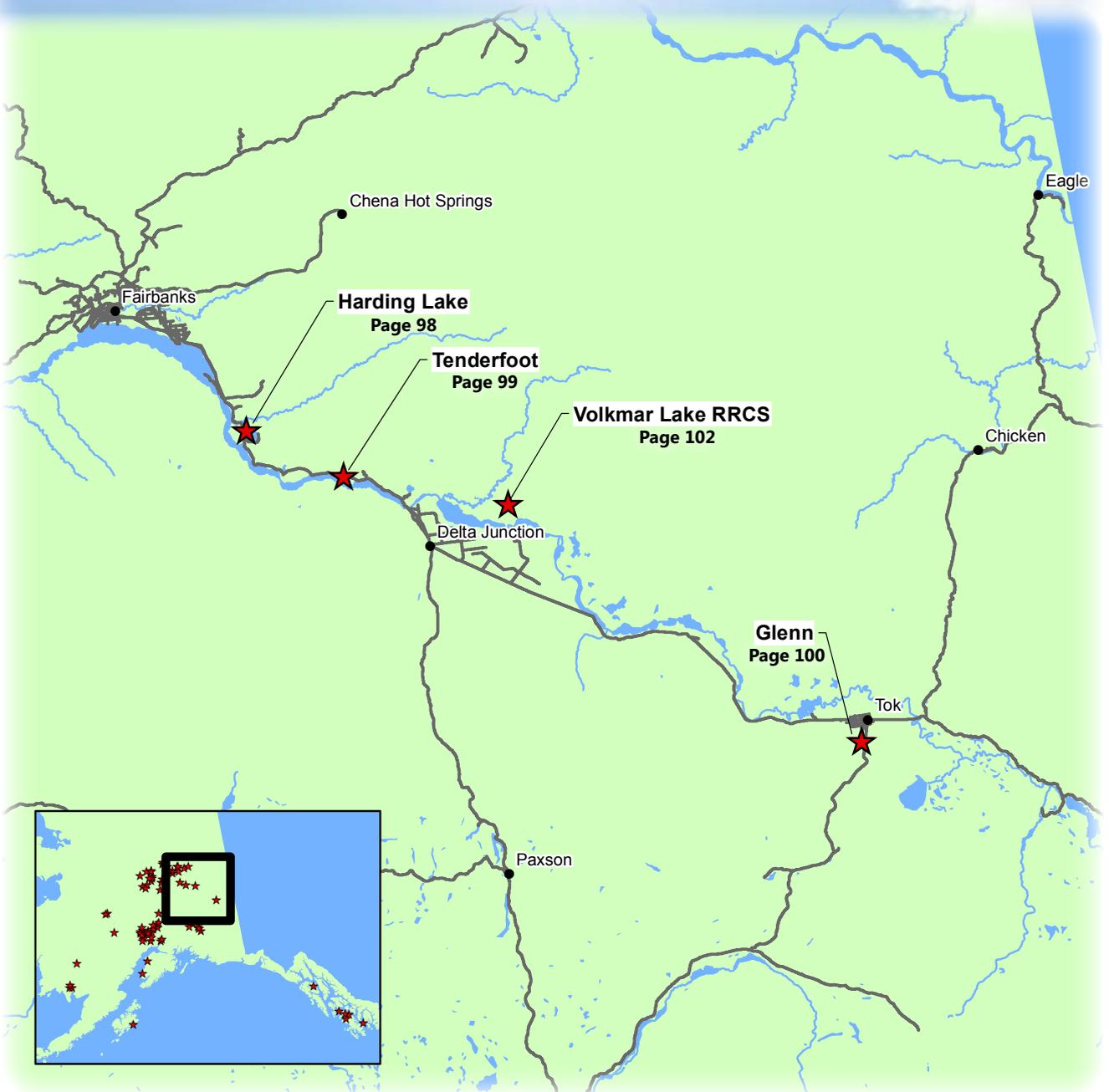
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Elliott Highway



Richardson and Alaska Highways - Road Access & Remote

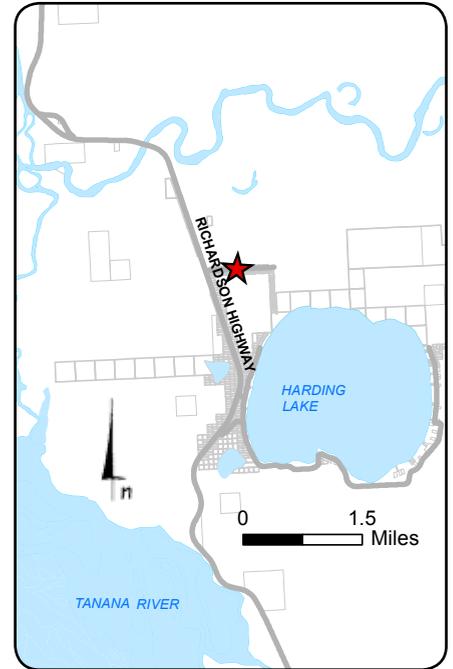
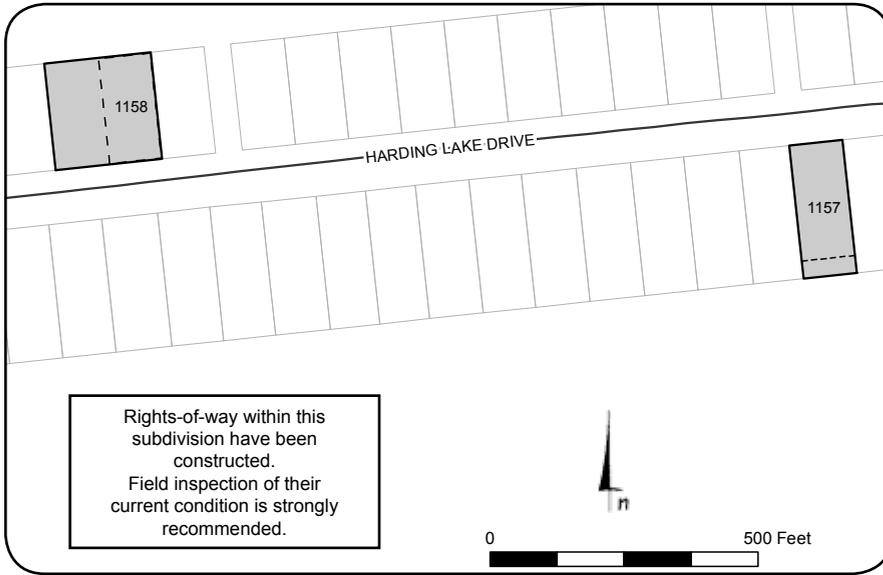
These parcels are located near the Richardson and Alaska Highways, offering recreational and residential opportunities between Fairbanks and Tok. Most of these parcels are located near maintained roads and are accessed by established trails or un-built rights-of-way by all-terrain vehicles or snowmachines.



- Southwest AK
- Southwest AK
- Steeze, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways**
- Interior Remote
- General Information
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK

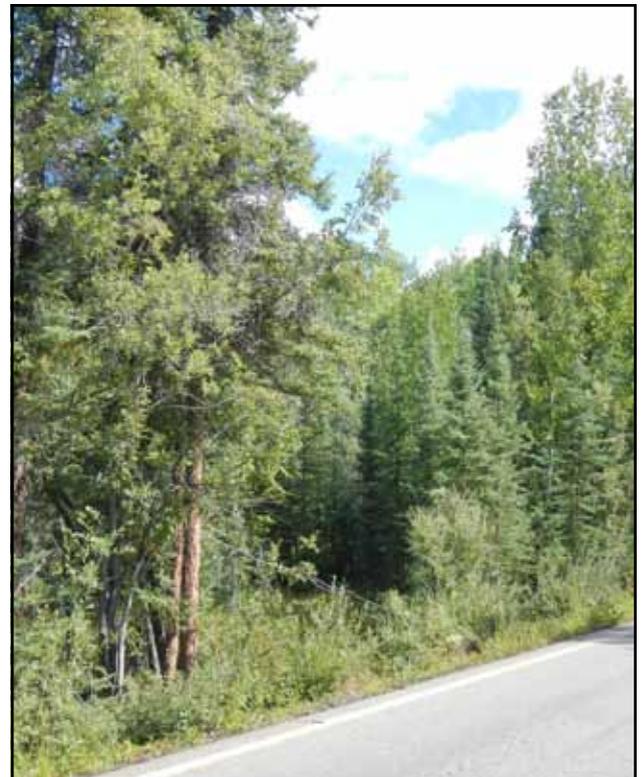


Harding Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1157	64197	0.575	32	1	\$5,000
1158	75791	0.918	8,9	3	\$6,500

WHY BUY?
Harding Lake offers a very accessible getaway with great access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Harding Lake, Salcha River and Tanana River nearby.
LOCATION
Harding Lake subdivision is located approximately 43 miles southeast of Fairbanks near Mile Marker 321 of the Richardson Highway.
ACCESS
Harding Lake subdivision is accessible off the Richardson Highway by paved road (Harding Drive) and Coolidge Street.
SURVEY & MTRS
Harding Lake is survey EPF 54-3, located in F005S004E26. The survey has been filed as plat 63-8458 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There is power into the subdivision. The extent of power infrastructure within the subdivision is unknown. Purchasers will be responsible for extending the existing power lines.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 239. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson, AK Highways



Glenn



LOCATION
The Glenn Subdivision is located approximately 4 miles south of Tok, west of the Tok Cut-Off (Glenn Highway).
ACCESS
From the Tok Cut-Off, access is by platted rights of way to the individual parcels. Tony Conrad III Ave., Jack Wade Ave., Knut Peterson Rd., and Butch Kuth Ave., have been constructed. Other rights-of-way may not be constructed.
SURVEY & MTRS
Glenn is survey ASLS 81-205, located in C017N012E11. The survey has been filed as plat 86-48 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, utility easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
The Glenn Subdivision Homeowner's Association was revoked by DNR before any lots in the subdivision were sold. The revocation was recorded in the Fairbanks Recording District on 4/30/1986.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 224. Refer to the Mineral Estate section of this brochure for details.
NOTES
This subdivision is in "Critical" fire management option.

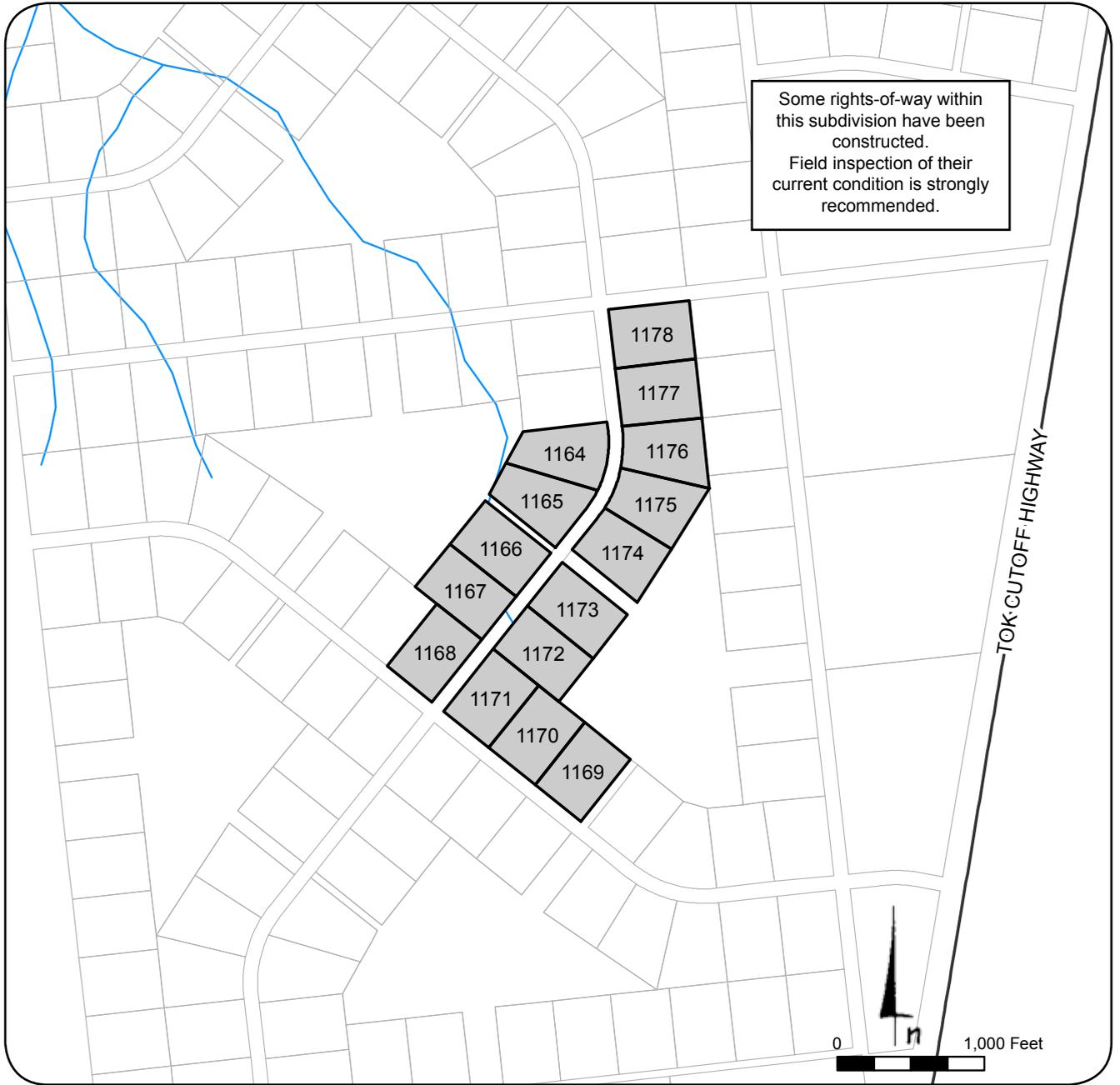


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Richardson,
AK Highways



Glenn



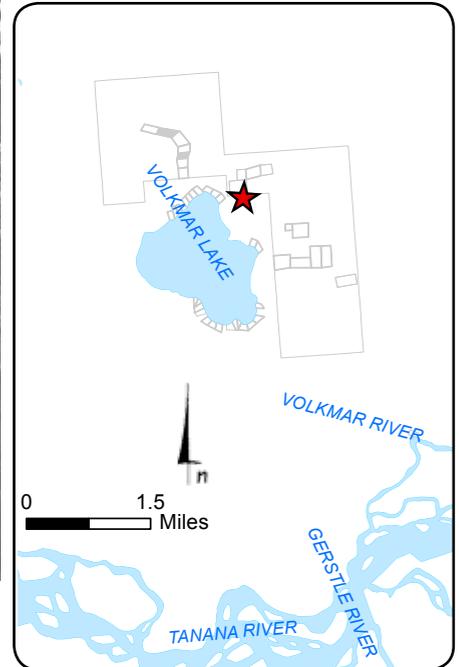
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1164	418364	5	11	6	\$8,000
1165	418365	4.99	12	6	\$8,000
1166	418366	5	13	6	\$8,000
1167	418367	5	14	6	\$8,000
1168	418368	5	15	6	\$8,000
1169	418413	5	13	9	\$8,000
1170	418414	5	14	9	\$8,000
1171	418415	5	15	9	\$8,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1172	418416	5	16	9	\$8,000
1173	418417	5	17	9	\$8,000
1174	418418	5	18	9	\$8,000
1175	418419	5	19	9	\$8,000
1176	418420	5	20	9	\$8,000
1177	418421	5	21	9	\$8,000
1178	418422	4.99	22	9	\$8,000

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Elliott Highway
- N. Parks Highway
- Fairbanks, Steese, Chena
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK

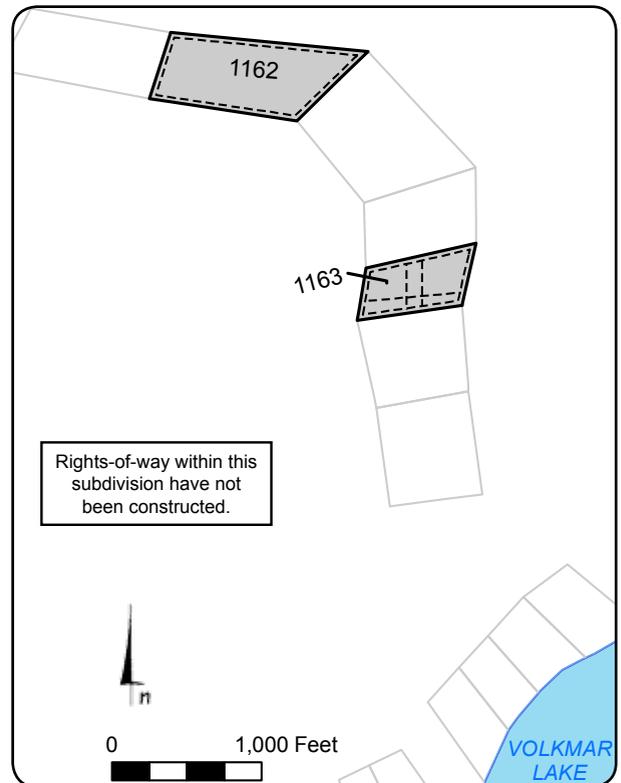


Volkmar Lake RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1162	417157	13.09	B	\$6,500
1163	417159	6.11	D	\$3,800

WHY BUY?
Volkmar Lake RRCS offers a great remote getaway with excellent access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Volkmar Lake and the Tanana River nearby.
LOCATION
Volkmar Lake RRCS is located approximately 3 miles east of Big Delta.
ACCESS
Volkmar Lake RRCS is accessible off the Tanana River via public easement (ADL 415267). It can also be accessed via float or ski plane.
SURVEY & MTRS
Volkmar Lake RRCS is survey ASLS 2003-45, located in F009S013E09, 10, 15, 16. The survey has been filed as plat 2005-101 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line easements, etc. Setbacks depicted on the plat include, but are not limited to, There is a 100-foot building setback from the ordinary high water mark of all water bodies., etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 230. Refer to the Mineral Estate section of this brochure for details.
NOTES
Trail easement locations have not been verified, and their actual location may differ on the ground. Not all existing trails may be shown.



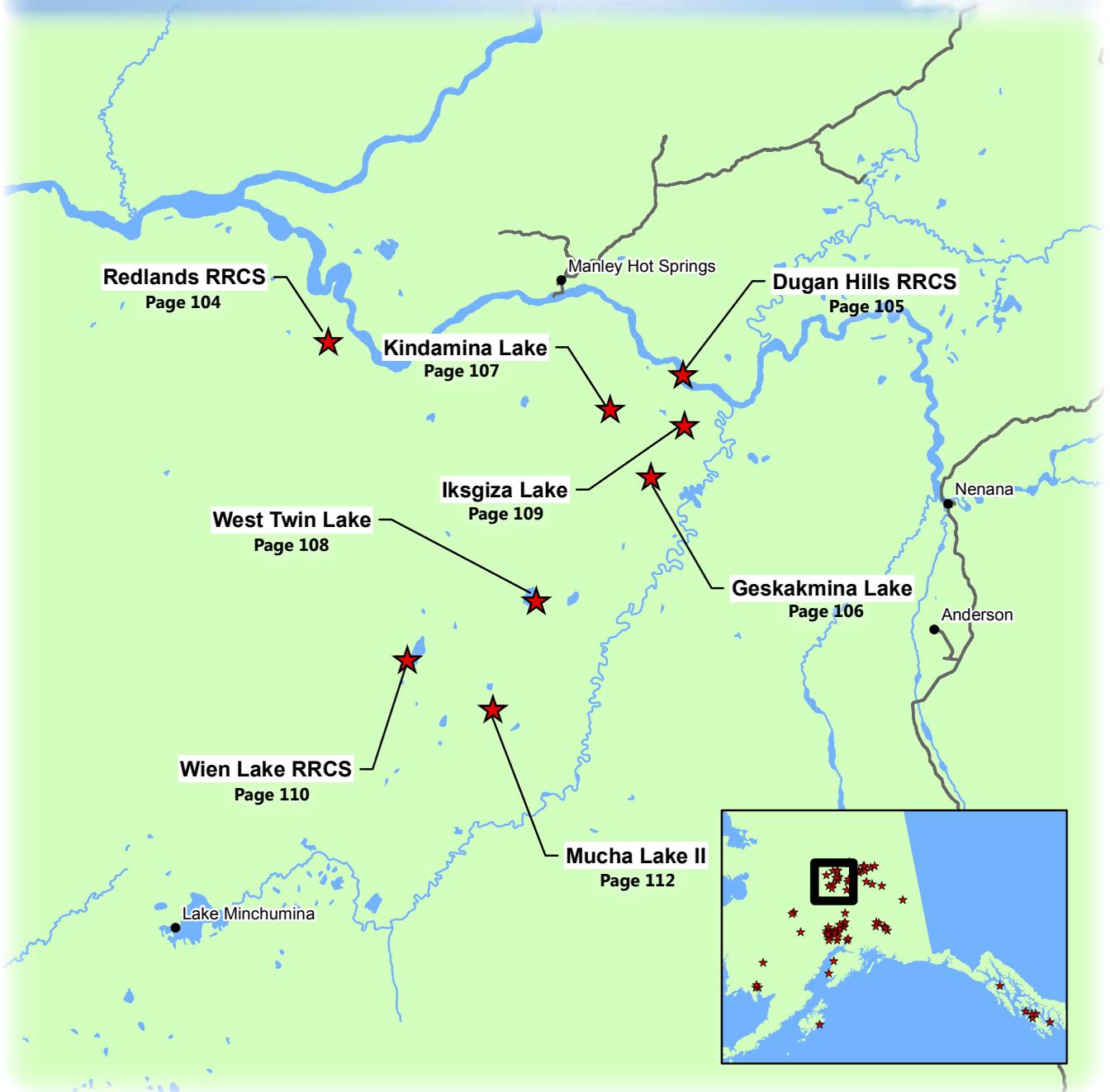
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson,
AK Highways



INTERIOR REMOTE

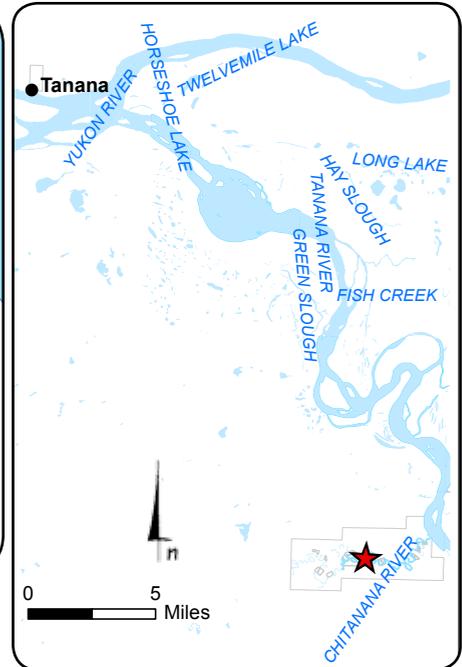
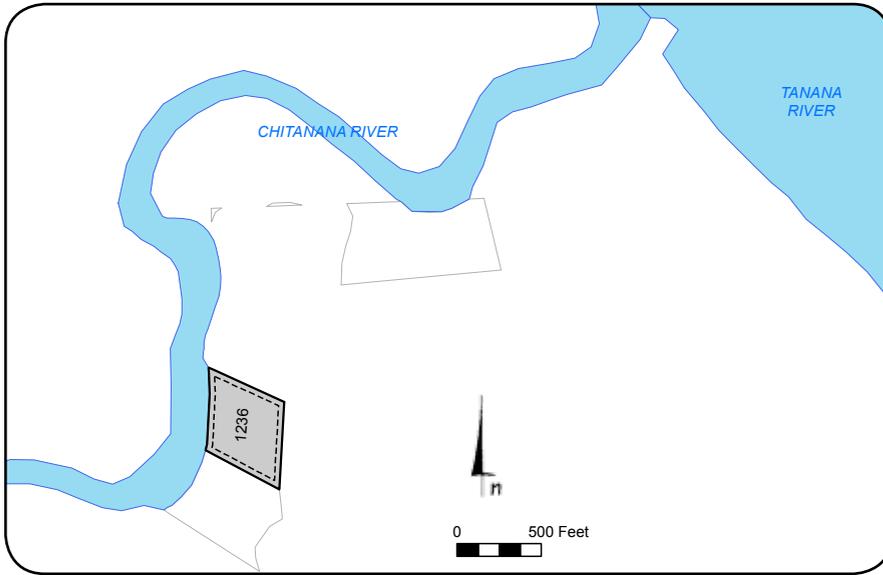
This region offers remote parcels west of Fairbanks. Recreational opportunities on these parcels include hunting, fishing, boating and snowmachining. All parcels may be accessed by air and snowmachine, or boat access may be possible for many.



- Southwest AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote**
- General Information



Redlands RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1236	418960	5.16	N	\$6,900

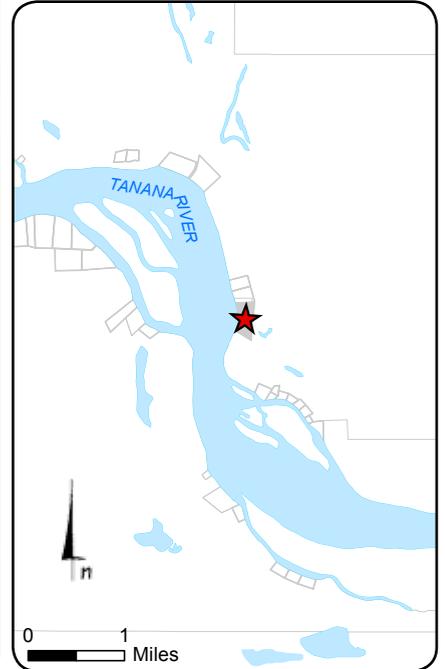
WHY BUY?
Redlands II RRCS offers a truly remote getaway with great access for relaxing, boating, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with the Chitanana and Tanana Rivers within and adjacent to the project area, respectively.
LOCATION
Redlands RRCS is located approximately 25 miles west of Manley Hot Springs.
ACCESS
Redlands RRCS is accessible by shallow draft boat along the Tanana River from Manley Hot Springs, then up the Chitanana River. Existing trails along the Tanana River, allow winter access by snowmachine.
SURVEY & MTRS
Redlands RRCS is survey ASLS 2011-17, located in F001N020W13. The survey has been filed as plat 2013-1 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, a 100-foot staking setback from all anadromous streams, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1114. Refer to the Mineral Estate section of this brochure for details.
NOTES
Seasonal flooding may occur along the Tanana and Chitanana Rivers. Flood information maps are not available for this area.



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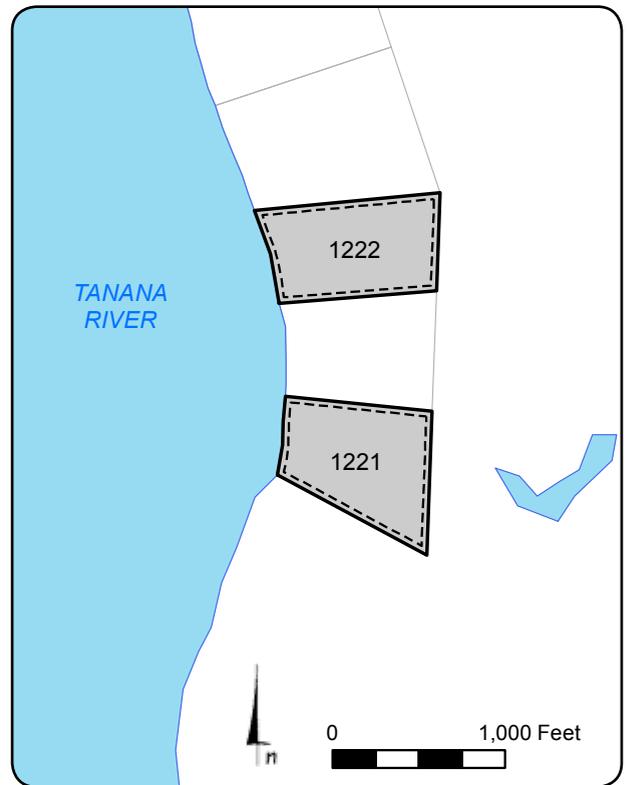
Interior Remote

Dugan Hills RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1221	417618	12.9	M	\$27,100
1222	417622	12.6	J	\$26,500

WHY BUY?
Dugan Hills RRCS offers a truly remote getaway with great access for relaxing, four-wheeling, snow machining, hunting, fishing, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the adjacent Tanana River and surrounding hills.
LOCATION
Dugan Hills RRCS is located approximately 13 miles east of Manley Hot Springs, ½ mile west of Deadman Lake, and straddles the Tanana River.
ACCESS
Dugan Hills RRCS is accessible via the Elliott Highway to Manley Hot Springs, then by boat up the Tanana River to the area. There is also winter access from Manley Hot Springs via existing trails.
SURVEY & MTRS
Dugan Hills RRCS is survey ASLS 2005-26, located in F001S013W15. The survey has been filed as plat 2008-1 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, The historic Nenana – Tanana (Serum Run) Trail (RST 152) that traverses the project area, section line and public access easements., etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 202. Refer to the Mineral Estate section of this brochure for details.

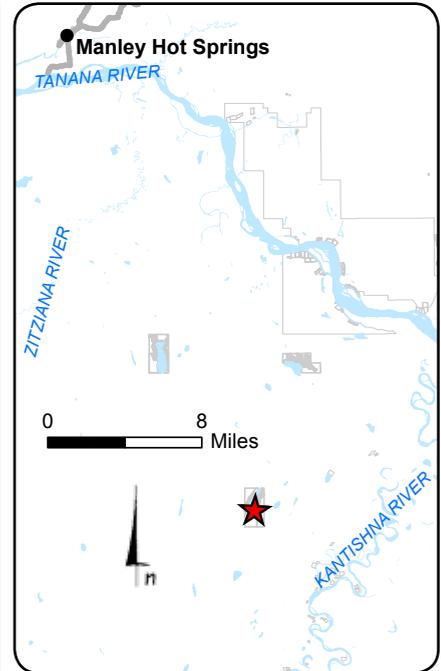


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Southwest AK	Interior Remote
Steeze, Chena	General Information
N. Parks Highway	
Elliott Highway	
Richardson, AK Highways	
Fairbanks, Steeze, Chena	
Southwest AK	
Susitna Valley Remote	
Copper River Basin	
Kenai & Kodiak	
Mat-Su Road	
Southwest AK	

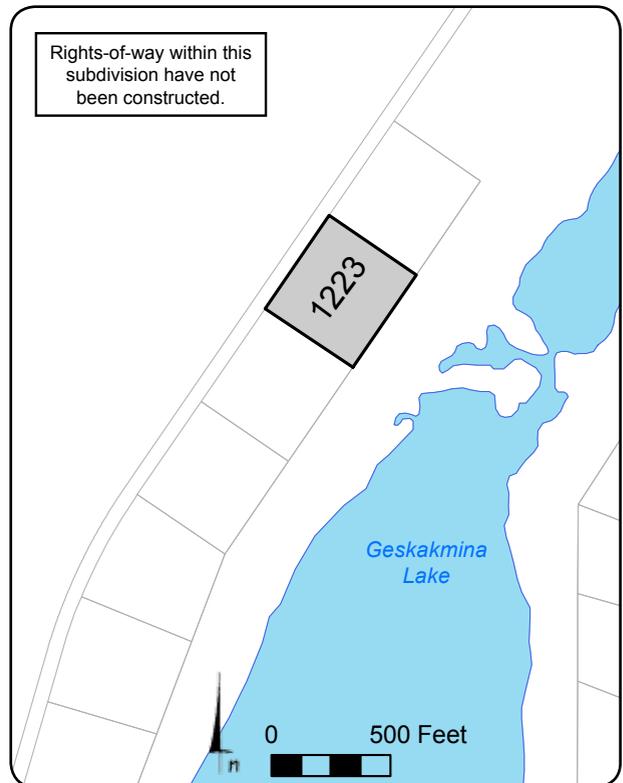


Geskakmina Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1223	415572	5	7	1	\$7,300

LOCATION
Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.
ACCESS
Access is by plane to Geskakmina Lake or via snowmachine trail from Nenana or Manly Hot Springs.
SURVEY & MTRS
Geskakmina Lake is survey ASLS 81-55, located in F003S014W14. The survey has been filed as plat 81-129 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, pedestrian access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Geskakmina Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Fairbanks Recording District on 8/31/1981 in book 227, page 336.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 207. Refer to the Mineral Estate section of this brochure for details.
NOTES
A 2002 fire burned some of the land around the lake. This subdivision is in the "Full" fire management option.

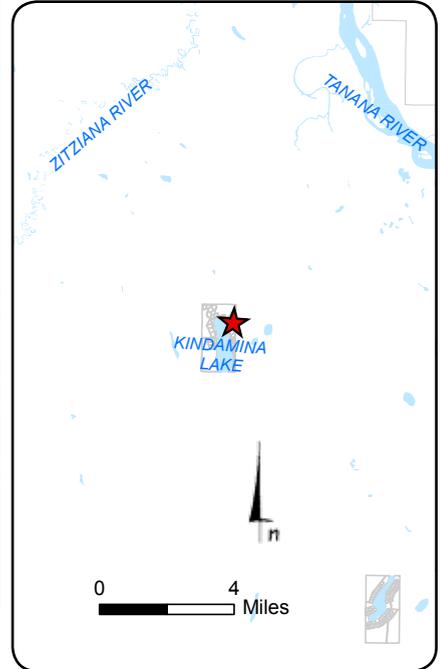


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Interior Remote

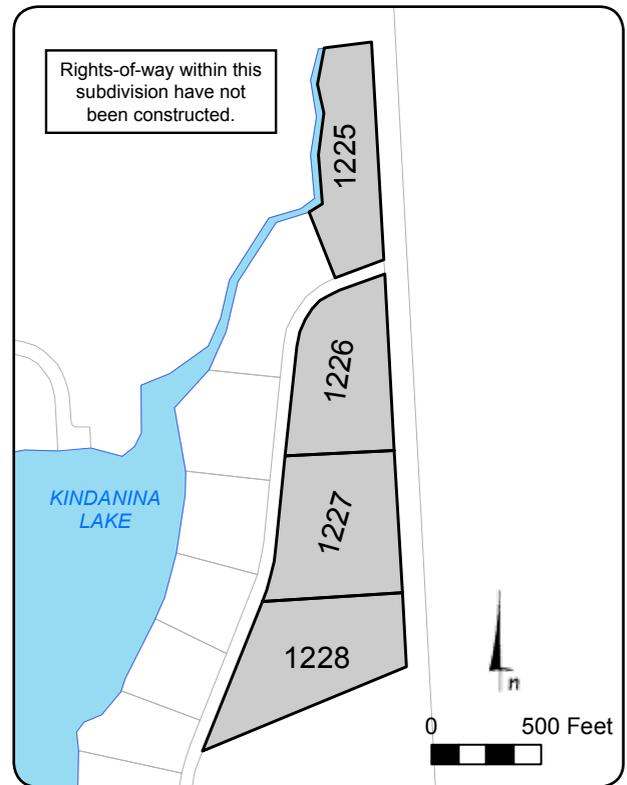


Kindamina Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1225	409178	6.2	1	5	\$3,700
1226	409197	7.5	1	7	\$4,100
1227	409198	8.5	2	7	\$4,400
1228	409199	8.5	3	7	\$4,400

LOCATION
Kindamina Lake is approximately 15 air miles south of Manley Hot Springs and 90 miles west of Fairbanks.
ACCESS
Access is primarily by plane to Kindamina Lake.
SURVEY & MTRS
Kindamina Lake is survey ASLS 81-218, located in F002S015W01. The survey has been filed as plat 82-5 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, pedestrian access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Kindamina Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Manley Hot Springs Recording District on 9/22/1982 in book 12, page 681.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 225. Refer to the Mineral Estate section of this brochure for details.
NOTES
Full fire protection area.

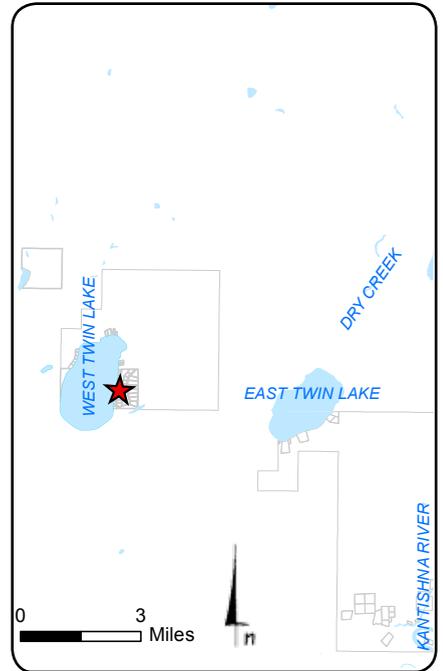


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

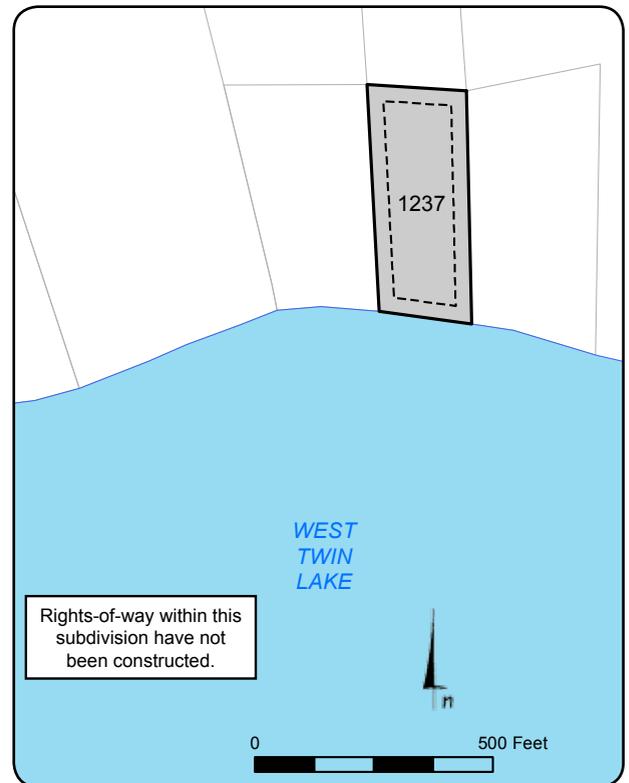


West Twin Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1237	411339	2.2	D		\$14,000

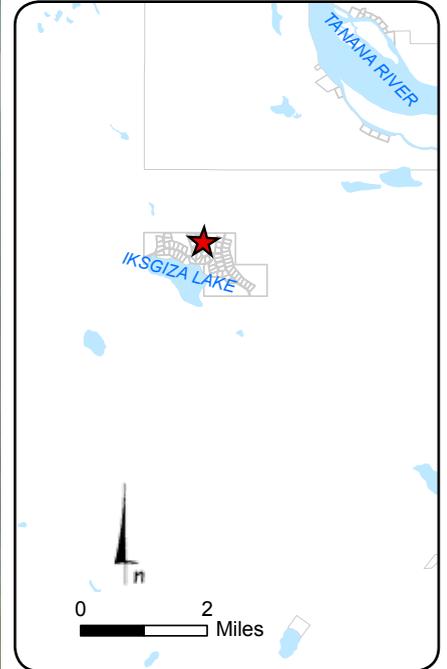
WHY BUY?
West Twin Lakes RRCS offers a truly remote getaway with primarily air access for relaxing, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with West Twin Lake fronting the project area and East Twin Lake nearby.
LOCATION
West Twin Lakes RRCS is located approximately 40 miles south of Manley Hot Springs and 95 miles west of Fairbanks.
ACCESS
West Twin Lakes RRCS is accessible by float plane in summer and ski plane in winter.
SURVEY & MTRS
West Twin Lake is survey ASLS 90-241, located in F005S016W30. The survey has been filed as plat 92-28 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 226. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

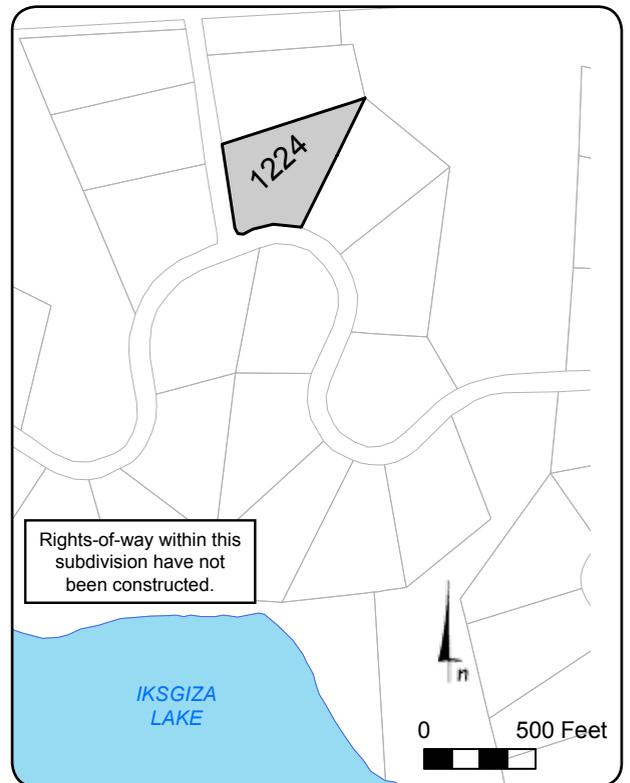
Interior Remote

Iksqiza Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1224	407422	4.9	2	4	\$3,100

LOCATION
Iksqiza Lake is approximately 65 air miles west of Fairbanks, several miles south of the Tanana River.
ACCESS
Access is by plane to Iksqiza Lake.
SURVEY & MTRS
Iksqiza Lake is survey ASLS 81-54, located in F002S013W07, 08. The survey has been filed as plat 81-6 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, pedestrian access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Iksqiza Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Manley Hot Springs Recording District on 8/31/1981 in book 12, page 136.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 112. Refer to the Mineral Estate section of this brochure for details.
NOTES
Full fire protection 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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

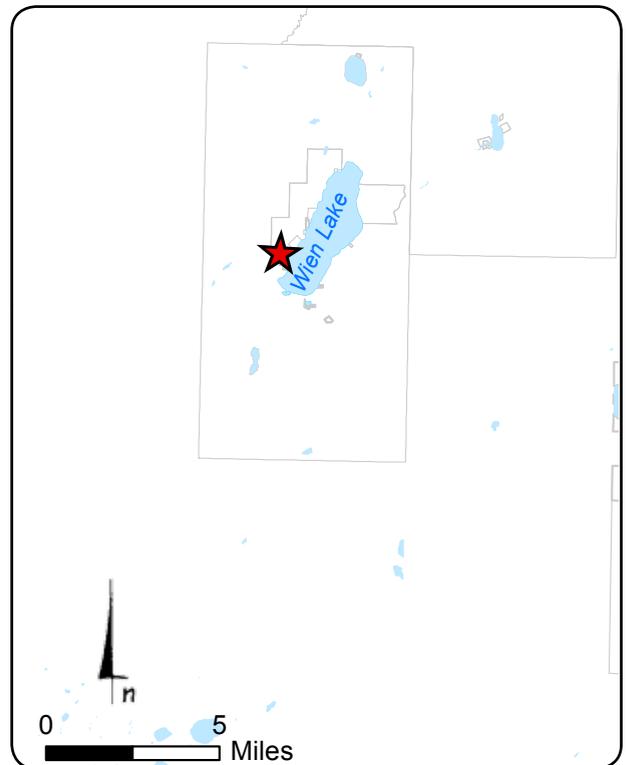
Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliot Highway
Richardson, AK Highways
Interior Remote
General Information



Wien Lake RRCS



WHY BUY?
Wien Lake RRCS offers a truly remote getaway with great access for relaxing, snow machining, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with Wien Lake fronting the project area.
LOCATION
Wien Lake RRCS is located approximately 60 miles west of Anderson and 105 miles west of Fairbanks.
ACCESS
Wien Lake RRCS is accessible by float plane in summer and ski plane in winter. There is also winter access via snow machine along the Brice Trail from Nenana and other trails from Mucha Lake.
SURVEY & MTRS
Wien Lake RRCS is survey ASLS 2009-7, located in F007S019W04, 10. The survey has been filed as plat 2011-4 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1083. Refer to the Mineral Estate section of this brochure for details.
NOTES
The airstrip at the north end of Wien Lake is an unauthorized airstrip. Unauthorized airstrips are not maintained by DNR and use of unauthorized airstrips on state land is at your own risk.

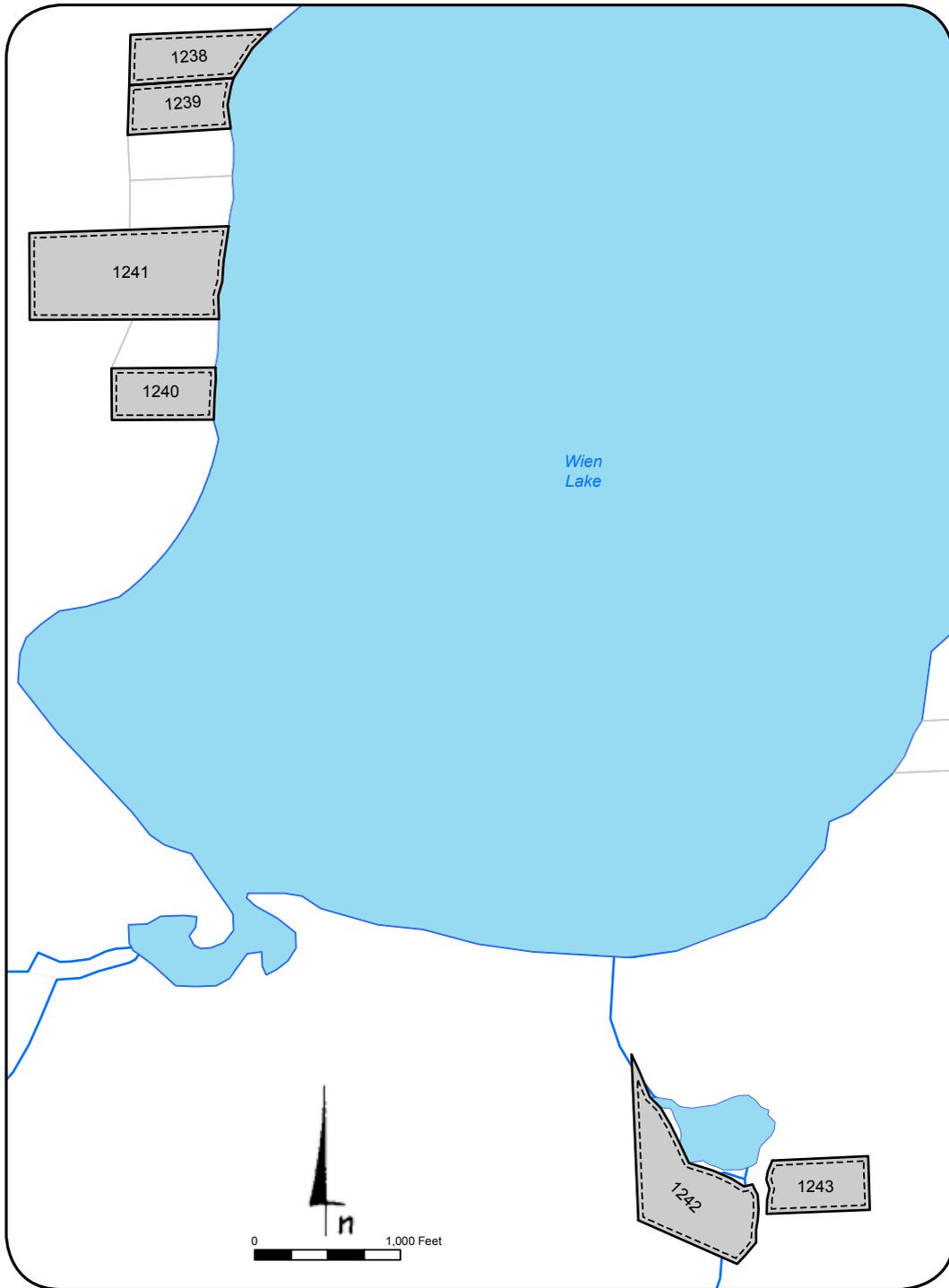


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote



Wien Lake RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1238	418426	6.6	B	\$16,600
1239	418427	5.8	C	\$14,400
1240	418463	5.8	H	\$14,600

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1241	418478	18.8	F	\$29,600
1242	418515	11.3	J	\$5,100
1243	418516	5.8	K	\$3,600

Southeast
AK

Mat-Su
Road

Kenai &
Kodiak

Copper
River Basin

Susitna
Valley Remote

Southwest
AK

Fairbanks,
Steele, Chena

N. Parks
Highway

Elliott
Highway

Richardson,
AK Highways

**Interior
Remote**

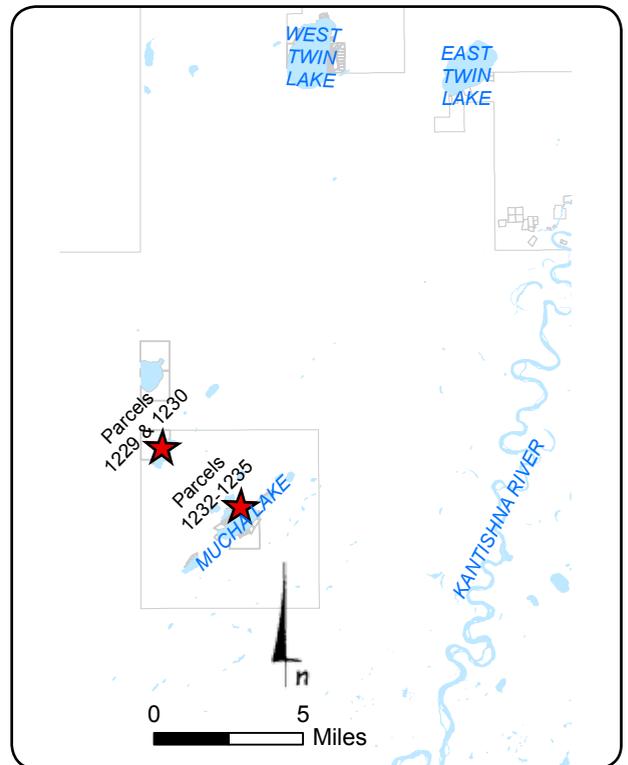
General
Information



Mucha Lake II RRCS



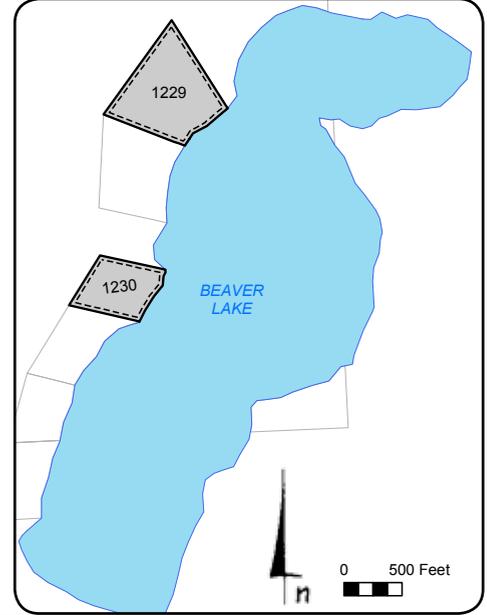
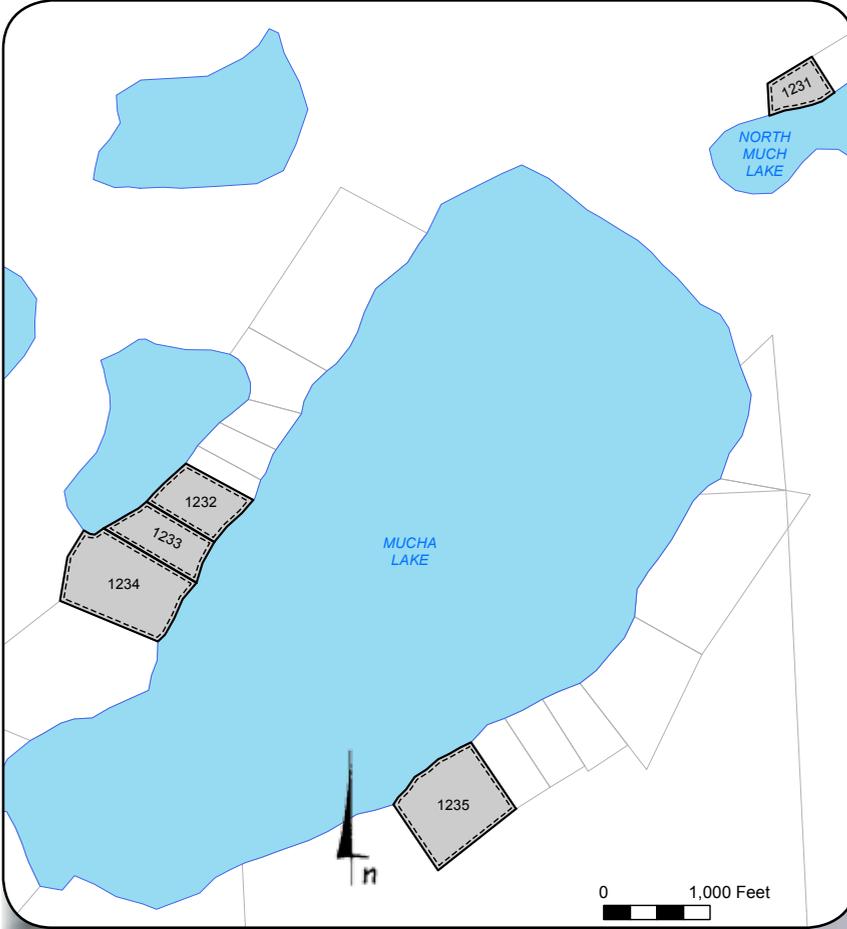
WHY BUY?
Mucha Lake II RRCS offers a truly remote getaway with great access for relaxing, snow machining, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with parcels located on Mucha, North Mucha, and Beaver Lakes.
LOCATION
Mucha Lake II RRCS is located approximately 130 miles southwest of Fairbanks.
ACCESS
Mucha Lake II RRCS is accessible via air yearlong and there is also winter access via existing trails from Nenana to Lake Minchumina.
SURVEY & MTRS
Mucha Lake II RRCS is survey ASLS 2003-41, located in F008S017W06, 14, 15, 16, 21, 22. The survey has been filed as plat 2006-193 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 483. Refer to the Mineral Estate section of this brochure for details.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote

Mucha Lake II RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1229	417650	13.25	A	\$24,800
1230	417652	6.79	C	\$17,000
1231	417662	5.07	L	\$12,300
1232	417664	8.49	N	\$17,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1233	417665	8.38	O	\$17,000
1234	417666	18.62	P	\$27,000
1235	417667	17.11	Q	\$25,700

- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information



HOW THE STATE SELLS LAND

The State of Alaska sells land to the public through several different programs; a sealed-bid auction, Initial Over-the-Counter (IOTC), Over-the-Counter (OTC) and Remote Recreational Cabin Sites (RRCS) staking. The following is a brief description of each of these types of sales to help you understand which is right for you.



Sealed Bid Auction

The **Sealed Bid Auction**, detailed in this brochure, consists of parcels which have already been surveyed and appraised. The auction will have a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. There is a limit of 2 parcels per bidder in this year's annual auction. This year, DNR will accept bids from May 21 to July 16, 2014 and the bids will be opened on July 23.

Initial Over-the-Counter (IOTC)

The **Initial Over-the-Counter (IOTC)** is an offering that follows the auction and includes parcels which did not sell in the auction. There is an application period during which anyone, including non-Alaska residents and businesses, can submit an application to purchase one of these parcels. After the application period DNR holds a drawing for each parcel, and the winner of each drawing has the opportunity to purchase that parcel at the appraised value. There is no limit on the number of parcels you can win in the IOTC drawing. This year, the list of IOTC parcels will be available by July 30 and the application period for IOTC will run from July 30 to September 3, 2014, followed by the drawing on September 10, 2104.

Over-the-Counter (OTC)

The **Over-the-Counter (OTC)** offering follows the IOTC drawing, and includes parcels which did not sell in the IOTC sale. Parcels are sold first-come, first-served at the appraised value. Anyone can purchase OTC parcels, and there is no limit to the number of parcels you can purchase. There are OTC parcels available from prior auctions year-round, visit <http://landsales.alaska.gov> for the latest inventory, or contact the public information center. This year, newly released OTC parcels will be made available on September 24.

Remote Recreational Cabin Sites (RRCS)

The **Remote Recreational Cabin Sites (RRCS)** staking program offers Alaskans a chance to stake their own parcel in a remote area. The next offering will begin in late September 2014, when details will be available about the areas to be offered this year. Alaska residents can apply for one or more areas that are of interest to them. DNR then holds a drawing for each area being offered and drawing winners will have the opportunity to stake their own parcel within the staking area. Stakers will receive detailed instructions shortly after the drawing with general information as well as specific restrictions on the area they are staking in. Stakers must mark the corners of their parcel and brush the lot lines, to prepare the parcel for survey and appraisal. Participants then lease the parcel from the state while DNR surveys and appraises the parcel. After the parcel has been surveyed and appraised, the staker then has the opportunity to purchase the parcel at the appraised value.

For all land sale programs, **DNR will finance the purchase** through a land sale contract with a down payment of 5% of the purchase price. Please see the contracts section of this brochure for details of contract length and interest rates.

GENERAL INFORMATION



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Brochure Changes and Errata

If any errors in this brochure are discovered after publication, DNR will issue errata to this brochure. Errata and corrected brochures will be available at <http://landsales.alaska.gov> and from DNR's Public Information Centers in Anchorage, Fairbanks and Juneau. You are responsible to stay informed of any changes or corrections to this brochure prior to submitting a bid or application and prior to the auction.

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 on page 6 of this brochure for more information.

Southeast AK
 Mat-Su Road
 Kenai & Kodiak
 Copper River Basin
 Susitna Valley Remote
 Southwest AK
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote

General 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://dnr.alaska.gov/landrecords>

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/>

For more information on finding and using basic parcel information sources like surveys and casefile information, see the "Online Resources" section of this brochure on page 145 or visit one of the DNR Public Information Centers.

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 the 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.



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 improved.

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. Rights-of-way 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 rights-of-way, 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.

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.



Southeast
AK

Mat-Su
Road

Kenai &
Kodiak

Copper
River Basin

Sustina
Valley Remote

Southwest
AK

Fairbanks,
Steele, Chena

N. Parks
Highway

Elliott
Highway

Richardson,
AK Highways

Interior
Remote

General
Information



Access (continued)

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

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.

RS 2477

Revised Statute 2477 is a Federal law that granted states and territories unrestricted rights-of-way over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some rights-of-way 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 rights-of-way is available at any of the DNR Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/trails/rs2477/>

Easements, Reservations, & Restrictions

All parcels listed in this brochure are subject to all platted and valid existing easements and reservations, such as rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, 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.

Mineral Estate

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of the mineral estate, including 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 close an area to mineral entry, where they have been established, close that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to new mineral entry prior to sale to minimize potential conflict between surface and subsurface users. **Such mineral orders do not apply to non-locatable 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. Information on current activity is included in the "Notes" section of the area-specific data summaries.

Timber and Other Materials on Site

Before 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 the sale contract or patent is issued. 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.



Southwest AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote
Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information



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/>

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> and http://dnr.alaska.gov/mlw/landsale/public_notice

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving patent. 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 11 AAC 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:

<http://commerce.alaska.gov/dnn/ebpl/home.aspx>

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.**

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/>

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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/>

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. 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>

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.

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.

Eagle Nesting Sites and Seasons of Restricted Activity Nearby

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.

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/>



Southeast
AK

Mat-Su
Road

Kenai &
Kodiak

Copper
River Basin

Susitna
Valley Remote

Southwest
AK

Fairbanks,
Steele, Chena

N. Parks
Highway

Elliott
Highway

Richardson,
AK Highways

Interior
Remote

General
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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://www.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, or Improvements

Important: The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. 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 rights-of-way of record.** This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements.

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. 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





Nomination of Land for Future Offerings (continued)

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 and return it to a DNR Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, 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.

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.

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 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.



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CONSIDERATIONS FOR ALL PARTICIPANTS

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.

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.

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) 269-8514, informed of their current address. A change of address must be submitted in writing and be signed by the bidder or purchaser.** 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 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).

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. 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 11 AAC 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 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.

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). Note that the residency requirement does not apply to commercial parcels. See Below.

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 auction. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you do not qualify as an Alaska resident for this program.

Auction Bidding on Commercial Parcels is open to all Individuals and Corporations

Bidding on parcels that are commercial or industrial is open to both Alaska residents and non-residents and to businesses which are authorized to do business in Alaska. For Annual Auction #475, the following parcels qualify as commercial:

- Beaver Creek, parcel #1028

If a business is the winning bidder on this parcel, it will be required under 11 AAC 67.005 (a)(3) to submit proof that:

- The representative of the business is authorized to act on behalf of the business
- Proof of valid registration with the Department of Commerce, Community, and Economic Development.

If an Alaska resident is the winning bidder on parcel #1028, it will count towards the limit of winning two parcels in auction #475.

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Copper River Basin
Sustina Valley Remote
Southwest AK
Fairbanks, Steele, Chena
N. Parks Highway
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Proof of Residency Required for Auction Bidders and Veterans' Land Discount Applicants

Participants in the sealed bid auction are required to be Alaska residents by AS 38.05.055 in addition to other qualifications. Applicants for the Veterans' Land Purchase Discount under AS 38.05.940 also must be Alaska residents in addition to other qualifications. AS 01.10.055 and 11 AAC 67.010 describe the requirements for establishing residency and providing proof of residency.

Apparent auction high bidders and veterans' discount applicants will be required to submit proof of residency and proof that they meet the other requirements. It is your obligation to prove that you are eligible for the program you wish to participate in.

All documents submitted as proof of residency must have dates clearly showing that your residency is current and that you were physically present in Alaska from May 14, 2013 (one year prior to the date of the auction) with 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 and document handling fees. Bidders are strongly encouraged to gather their required documentation well in advance of the auction. Bidders will be required to submit this proof upon notification that they are the apparent high bidder.

DNR MUST RECEIVE as proof of residency:

A copy of your valid and current Alaska Driver's License or State Issued ID card. (If you do not have a valid, current Alaska Driver's License or State ID card, please contact the Sales Administration team before bidding to inquire about acceptable substitutions.)

In Addition, DNR must receive at least ONE of the following primary items:

- Voting records accompanied by voter registration;
- School records;
- Employment, unemployment, or military records;
- Current and valid occupational licenses issued by the State of Alaska;
- Income tax records showing employment in Alaska;
- Alaska Permanent Fund Dividend receipt or application;
- Court or other government agency records; or
- Birth or other vital statistic records.

Or TWO of the following secondary items:

- Rent receipts or proof of home ownership for your primary residence;
- Motor vehicle registration for your personal vehicle;
- Tax records for your primary residence;
- Hunting, fishing, or trapping licenses;
- Notarized affidavits of persons acquainted with but not related to the applicant.

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on an item not specifically listed above or have questions about residency, please contact the Sales Administration team before bidding in the auction or applying for a Veterans' Land Discount.

Bidding on Multiple Parcels in the Sealed-Bid Auction

You may win up to two parcels in the Annual Auction. You may bid on as many parcels as you like.

You will be named the apparent winner of the first two parcels for which you have made highest qualifying bid. **The order of opening sealed bids is determined by the number of bids received per parcel. The bid-opening order is not determined until after the end of the bidding period. If you bid on more than 2 parcels, you may not end up with your first choices.** For example:

Jane Doe bids on example parcels A, B, C, and D in the Annual Auction. She will be awarded the first two parcels on which she is the apparent high bidder, as determined by the bid opening order. After she has been identified as the apparent high bidder on two parcels, any remaining bids she submitted will be rejected.

Each bid for each parcel must be sent in a separate inner envelope or submitted separately online. Refer to the Sealed-Bid Auction Procedures section of 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. 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, 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 bid in the annual auction. **ALL BIDDERS MUST BE ALASKA RESIDENTS and meet all other requirements. All individuals whose names are on the bid will be required to submit proof of residency.** Please see the "Proof of Residency" section for details of what is acceptable proof of residency.

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of the \$100 assignment fee.**

All of your bids will count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual's limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.

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.

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PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION

The 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 23, 2014, 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 parcels qualify for offering in the Veteran's Preference Auction for the 2014 Alaska State Land Offerings – Auction #475:

- **Vallenar Bay - Parcels # 1013 - 1017**
- **Skyridge Drive Subdivision - Parcels # 1132-1142**

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

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attached (as described above), 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 amount is lower than another veteran's bid submitted 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 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.

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 two parcels in Auction #475. Apparent winners of Veteran's Preference Auction #475 are eligible to win a second parcel (but not a third) in the General Sealed-Bid Auction #475. 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.

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 of proof of eligibility for the Veteran's Preference auction 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, **"2014 VETERAN'S PREFERENCE AUCTION #475 - 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.**

Southwest AK
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General Information



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

Parcels not sold at this auction may be made available in the subsequent Initial Over-the-Counter (IOTC) offering where they will be available for sale at the appraised value (minimum bid price) as listed in this brochure or subsequent Errata. **At 10:00 a.m., Wednesday, July 30, 2014, 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://landsales.alaska.gov>.** Prospective purchasers can apply for IOTC parcels from 10:00 a.m., July 30 to 5:00 p.m. September 3, 2014. A drawing will be held on September 10, 2014 at 10:00 a.m. in DNR's Public Information Center in Anchorage for the right to purchase any IOTC parcel which has two or more applicants.

Parcels not sold in the IOTC sale may be made available in the subsequent general Over-the-Counter (OTC) offering. In the OTC offering, parcels are offered first-come, first-served at the appraised value (the minimum auction bid). **At 10:00 a.m., Wednesday, September 24, 2014, 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://landsales.alaska.gov>.** DNR will begin accepting applications to purchase newly available OTC parcels at that time.

IOTC and OTC Applicant 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 DNR land sales does not prohibit you as an individual or business from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Individuals purchasing in the IOTC or OTC offerings must certify and prove that you are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications), and will be asked to submit a copy of a government issued ID clearly showing your full legal name and date of birth.

Corporations must certify and prove (11 AAC 67.005 General Qualifications) that they are authorized to conduct business under the laws of the State of Alaska and must submit:

- proof that the representative of the company is authorized to act on behalf of the company and
- proof of valid registration with the Alaska Department of Commerce, Community, and Economic Development.

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.

INSTRUCTIONS TO BIDDER/APPLICANT

Bidding and application forms are available in this brochure, on the DNR website at <http://landsales.alaska.gov> 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://landsales.alaska.gov> 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.

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:

1. a completed 2014 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 on page 127).
- 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 bid amount, before applying the Veterans' Land Discount.* (**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 nonrefundable and will be applied to the purchase price.

3. 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.

Southeast
AKMat-Su
RoadKenai &
KodiakCopper
River BasinSusitna
Valley RemoteSouthwest
AKFairbanks,
Steele, ChenaN. Parks
HighwayElliott
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
Information



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:**

2014 ALASKA STATE LAND AUCTION #475 - 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 "**2014 ALASKA STATE LAND AUCTION #475 - 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.

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:

**2014 ALASKA STATE LAND AUCTION #475
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 "**2014 ALASKA STATE LAND AUCTION #475 - 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.

Illustration of a Sealed Bid

1. PLACE A, B, & C INTO INTERNAL SEALED BID ENVELOPE

A. BID FORM

B. DOWN PAYMENT

C. SELF-ADDRESSED STAMPED ENVELOPE

2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE

INTERNAL SEALED BID ENVELOPE

2014 Alaska State Land Auction #474
SEALED BID ENCLOSED
State of Alaska, DNI Financial Services Section
550 W 7th Ave, Suite 1410
Anchorage, AK 99501

2014 Alaska State Land Auction #474
SEALED BID ENCLOSED
Parcel # 1555
Subdivision: Sample
All Bidder Name(s): John Doe
Primary Bidder Address: 123 Example St, Somewhere, AK
Primary Bidder Phone Number: 907-555-5555
Primary Bidder Email (optional):



- Southwest AK
- Steeze, Chena
- N. Parks Highway
- Elliot Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Susitna Valley Remote
- Copper River Basin
- Kenai & Kodiak
- Mat-Su Road
- Southeast AK



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 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

The minimum bid for each parcel is the current appraised market value as indicated in this brochure or subsequent Errata. **DNR will not accept 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 2014 Alaska State Land Sealed-Bid Auction #475 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, May 21, 2014 and no later than 5:00 p.m., Wednesday, July 16, 2014. 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.

Sealed-Bid Opening

The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, July 23, 2014, 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.**

Order of Bid Opening Determined by Number of Bids Received for Each Parcel

For the 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.

Apparent High Bidder

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first four successful bids and will not be eligible to acquire another auction parcel for the remainder of the Sealed-Bid Auctions. 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.

Sealed-Bid Auction Results

As the auction progresses, a list of results will be available online at:

<http://landsales.alaska.gov>

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 on page 127).
 - 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 required documentation (see "Qualifications for Veterans' Land Discount" section of this brochure on page 139);
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 and they may forfeit all deposits and fees paid.

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 OTC offering. **All parcels made available OTC will be priced at the appraised value, NOT the minimum auction bid.**



VETERANS' LAND DISCOUNT

In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans, eligible 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 is listed in a table 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	- \$ 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	

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. For example:

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 x 25% = \$7,500) and includes a 5% deposit of \$500 (\$10,000 x 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 x 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.



Veterans' Land Discount (continued)

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 on 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

In addition to the Sealed-Bid Auction Bidder 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 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 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.

Southeast
AKMat-Su
RoadKenai &
KodiakCopper
River BasinSusitna
Valley RemoteSouthwest
AKFairbanks,
Steele, ChenaN. Parks
HighwayElliott
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
Information



Qualifications for Veterans' Land Discount (continued)

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 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.

Proof of Veterans' Land Discount Eligibility Required

To qualify for the Veterans' Land Discount, you must submit proof of eligibility. DNR must receive the following items 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 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.

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 Subdivision Parcels

Subdivision Name	Survey	Reimbursable Costs / Acre
Southeast		
Coffman Cove	ASLS 86-163	\$884
Freshwater Bay	ASLS 2010-44	\$565
Naukati Bay West Add 1	ASLS 2004-3	\$570
Port Protection	ASLS 2004-44	\$1,220
Vallenar Bay	ASLS 85-86	\$783
Whale Passage Addition 2	ASLS 2000-26	\$350
Mat-Su Road		
Birklund	ASLS 2009-17	\$6,069
Chignaki Pond	ASLS 2004-17	\$15,087
Chignaki Pond Phase II	ASLS 2006-12	\$6,422
Kenai & Kodiak		
Beaver Creek	EPF 3-9	\$0
Happy Creek	ASLS 2009-11	\$896
Copper River Basin		
Copper Center OTE	ASLS 79-42	\$140
Small Lakes Oddlot	ASCS C004N007W101	\$85
Sven	ASLS 2004-43	\$736
Tazlina Southwest	ASLS 79-121	\$349
Willow Creek	ASLS 79-122	\$156
Susitna Valley Remote		
Alder View	ASLS 80-137	\$277
Alder View Addition	ASLS 81-207	\$374
Alexander Creek West	ASLS 79-209	\$225
Bald Mountain	ASLS 80-176	\$238
Canyon Lake	ASLS 80-139	\$274
Chase II	ASLS 79-149	\$236
Hewitt Whiskey Lakes Add 2	ASLS 80-134	\$235
Hiline Lakes Homestead	ASLS 91-191, 91-257	\$0
Indian River	ASLS 80-131	\$229
Johnson Creek Homestead	ASLS 89-79	\$0
Parker Lake	ASLS 82-126	\$488
Trapper Creek Glen	ASLS 79-242	\$265
Yenlo Hills II Remote	ASLS 85-71, 86-86	\$0
Yentna Uplands Non-Ag	ASLS 87-214, 87-222	\$0

Subdivision Name	Survey	Reimbursable Costs / Acre
Southwest		
Big River Remote	ASLS 87-319	\$0
Dillingham Remote	ASLS 83-200	\$0
Dishna	ASLS 2005-45	\$1,911
Snake Lake	ASLS 85-85	\$207
Weary River	ASLS 87-301	\$0
Fairbanks, Steese, Chena		
Caribou Creek Remote	ASLS 85-112	\$0
Far Mountain OTE	ASLS 84-100	\$0
Riverview	ASLS 83-128	\$262
Skyridge Drive	ASLS 2007-13	\$12,007
White Mountain Remote	ASLS 93-142	\$0
N. Parks Highway		
June Creek	ASLS 79-166	\$88
Little Goldstream	ASLS 2006-13	\$350
Nenana South	ASLS 80-106	\$225
Richardson, Alaska Highways		
Harding Lake	EPF 54-3	\$197
Tenderfoot	ASLS 81-213	\$400
Glenn	ASLS 81-205	\$410
Elliott Highway		
Cascaden	ASLS 86-98	\$367
Hayes Creek	ASLS 81-20	\$302
Kentucky Creek II	ASLS 2004-15	\$116
Kentucky Creek Odd Lot	ASCS F004N013W101	\$0
Olnes West	ASLS 81-38	\$335
Tatalina	ASLS 2003-14	\$198
Tofty	ASLS 2011-38	\$340
Interior Remote		
Geskakmina Lake	ASLS 81-55	\$277
Iksqiza Lake	ASLS 81-54	\$328
Kindamina Lake	ASLS 81-218	\$390
West Twin Lake	ASLS 90-241	\$58

See next page for Remote Parcel reimbursable costs.



Southeast AK
 Mat-Su Road
 Kenai & Kodiak
 Copper River Basin
 Susitna Valley Remote
 Southwest AK
 Fairbanks, Steese, Chena
 N. Parks Highway
 Elliott Highway
 Richardson, AK Highways
 Interior Remote
General Information



Reimbursable Costs for Determining Veterans' Land Discount for Remote Parcels

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Kenai & Kodiak			
Ugak Bay RRCS	ASLS 2011-19	1116	\$3,189
"	"	1117	\$3,197
"	"	1118	\$3,197
"	"	1119	\$3,188
"	"	1120	\$3,198
"	"	1121	\$3,186
"	"	1122	\$3,195
"	"	1123	\$3,183
"	"	1124	\$3,193
Copper River Basin			
Crosswind Lake RRCS	ASLS 2005-25	1037	\$3,007
Lake Louise East RRCS	ASLS 2002-9	1039	\$2,491
Susitna Valley Remote			
Disappointment Creek RRCS	ASLS 2009-4	1060	\$2,679
"	"	1061	\$2,694
"	"	1062	\$2,995
Donkey Terraces RRCS	ASLS 2007-20	1063	\$3,422
"	"	1064	\$3,361
"	"	1065	\$3,388
"	"	1066	\$3,374
"	"	1067	\$3,412
"	"	1068	\$3,411
Johnson Creek RRCS	ASLS 2003-10	1077	\$4,761
Lake Creek Homestead	ASLS 88-17	1078	\$3,800
Ninemile RRCS	ASLS 2003-43	1079	\$4,279
"	"	1080	\$3,867
Quartz Creek West RRCS	ASLS 2003-42	1082	\$5,155
"	"	1083	\$5,267
Sunday Lakes RRCS	ASLS 2009-06	1085	\$3,945
"	"	1086	\$4,054
"	"	1087	\$3,902
"	"	1088	\$3,902
"	"	1089	\$4,151
"	"	1090	\$4,079

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southwest			
Appel II RRCS	ASLS 2005-23	1096	\$5,027
"	ASLS 2005-23	1097	\$5,208
Kogruklu River RRCS	ASLS 2007-8	1105	\$3,887
"	ASLS 2007-8	1106	\$4,141
"	ASLS 2007-8	1107	\$4,152
"	ASLS 2007-8	1108	\$4,077
"	ASLS 2007-8	1109	\$3,867
Fairbanks, Steese, Chena			
West Fork RRCS	ASLS 2002-8	1214	\$2,563
White Mountain RRCS	ASLS 2011-18	1216	\$3,294
"	ASLS 2011-18	1217	\$3,172
"	ASLS 2011-18	1218	\$3,053
"	ASLS 2011-18	1219	\$2,812
"	ASLS 2011-18	1220	\$2,753
Richardson, Alaska Highways			
Volkmar Lake RRCS	ASLS 2003-45	1162	\$5,140
"	ASLS 2003-45	1163	**
Elliott Highway			
Lost Creek RRCS	ASLS 2007-9	1184	\$2,978
Interior Remote			
Dugan Hills RRCS	ASLS 2005-26	1221	\$3,336
"	ASLS 2005-26	1222	\$3,317
Mucha Lake II RRCS	ASLS 2003-41	1229	\$3,717
"	ASLS 2003-41	1230	\$3,089
"	ASLS 2003-41	1231	\$2,921
"	ASLS 2003-41	1232	\$3,254
"	ASLS 2003-41	1233	\$3,243
"	ASLS 2003-41	1234	\$4,240
"	ASLS 2003-41	1235	\$4,093
Redlands RRCS	ASLS 2011-17	1236	\$2,820
Wien Lake RRCS	ASLS 2009-7	1238	\$2,939
"	ASLS 2009-7	1239	\$2,869
"	ASLS 2009-7	1240	\$2,874
"	ASLS 2009-7	1241	\$3,926
"	ASLS 2009-7	1242	\$3,314
"	ASLS 2009-7	1243	\$2,876
** Reimbursable costs for this parcel exceed the appraised value; it is not eligible for the veteran's discount.			



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, you may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska.

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 requirements listed in the "Land Sale Contract Applicant Qualifications" section of this brochure 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.**

Southeast
AKMat-Su
RoadKenai &
KodiakCopper
River BasinSusitna
Valley RemoteSouthwest
AKFairbanks,
Steese, ChenaN. Parks
HighwayElliott
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
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, by phone, 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 sale contract or patent is issued. 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.

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://landsales.alaska.gov>

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 Rights-of-way

<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>

BLM AK Land Records and Surveys

<http://sdms.ak.blm.gov/sdms/>

Land Records Information from DNR and BLM

<http://dnr.alaska.gov/landrecords/>

U.S. Army Corps of Engineers, Alaska District, Regulatory Branch

<http://www.poa.usace.army.mil/>

U.S. Fish and Wildlife Service

<http://fws.gov>

Matanuska-Susitna Borough

<http://www.matsugov.us/>

Alaska Mapped - Statewide Digital Mapping Initiative

<http://www.alaskamapped.org/>

Southeast
AKMat-Su
RoadKenai &
KodiakCopper
River BasinSusitna
Valley RemoteSouthwest
AKFairbanks,
Steele, ChenaN. Parks
HighwayElliott
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
Information



DNR APPRECIATES YOUR FEEDBACK!

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

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

Additional comments:

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: _____



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10. Was the website organized so that information was easy to find?
Yes ___ No ___ Did not use website ___
11. Did you find all the information you needed on the website?
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Expiration Date: _____ Amount of Charge: \$ _____ Name on Card: _____

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Thank you!

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Other (please specify) _____

2. What land sale programs are you interested in?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

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7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

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8. What time of the year would you choose to see state land sales held?

Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___

9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?

Yes ___ No ___

10. Was the website organized so that information was easy to find?

Yes ___ No ___ Did not use website ___

11. Did you find all the information you needed on the website?

Yes ___ No ___ Did not use website ___

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes ___ No ___ Did not use brochures ___

13. Are the brochures easy to read and understand?

Yes ___ No ___ Did not use brochures ___

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?

Yes ___ No ___

Additional comments:

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

**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.

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)

<hr/>				Marital Status (check one) <input type="checkbox"/> Single Person <input type="checkbox"/> Married Person
Last Name	First Name	Middle Name	Suffix	
<hr/>				Citizenship <input type="checkbox"/> U.S. Citizen <input type="checkbox"/> Non U.S. Citizen <input type="checkbox"/> Alien Registration No. _____
Mailing Address				
<hr/>				
City		State	Zip Code	<input type="checkbox"/> Business Organization (Over-the-Counter purchases only) EIN No. _____
<hr/>		<hr/>	<hr/>	
Contact Phone No.		Alternative Contact Phone No.		
<hr/>		<hr/>		
Email address		Fax number		
<hr/>		<hr/>		
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)

<hr/>				Marital Status (check one) <input type="checkbox"/> Single Person <input type="checkbox"/> Married Person
Last Name	First Name	Middle Name	Suffix	
<hr/>				Citizenship <input type="checkbox"/> U.S. Citizen <input type="checkbox"/> Non U.S. Citizen <input type="checkbox"/> Alien Registration No. _____
Mailing Address				
<hr/>				
City		State	Zip Code	<input type="checkbox"/> Business Organization (Over-the-Counter purchases only) EIN No. _____
<hr/>		<hr/>	<hr/>	
Contact Phone No.		Alternative Contact Phone No.		
<hr/>		<hr/>		
Email address		Fax number		
<hr/>		<hr/>		
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: <i>(receipt code)</i> Down Payment Enclosed ** \$ _____ (19) + Document Handling Fee Individual (\$100.00) + _____ (5B) For a TOTAL of \$ _____	<input type="checkbox"/> PAYOFF: <i>(receipt code)</i> Amount Enclosed ** \$ _____ (19) + Document Handling Fee Individual (\$100.00) + _____ (5B) For a TOTAL of \$ _____
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****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

SOCIAL SECURITY NUMBER

Social Security information will not become public information from the submission of this form. These are utilized as required identifiers for the customer information database, revenue and billing reporting system, and to report paid loan interest to the contract holder and the Internal Revenue Service.

Purchaser 1 – Name _____ Social Security Number _____ Date of Birth _____

Purchaser 2 – Name _____ Social Security Number _____ Date of Birth _____

CREDIT CARD PAYMENT

Credit card information is not kept on file and will be destroyed upon the completion of your application.

Credit Card Users: This authorization constitutes an unconditional promise to pay on demand or on the date of acceptance of this offer the amount due from Page 2. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the down payment amount plus document handling fees. If at the time your Declaration of Intent form is processed and we are unable to obtain authorization to charge against the credit card presented due to specific limitations of the account, your application may be declared void. Please make prearrangements with your financial institutions to ensure funds will be available at the time of payment.

Check one: Visa MasterCard Discover

Credit card number: - - -

Expiration date: _____

Customer name as embossed on card: _____

Billing address:

Amount of charge: \$ _____

Signature of card holder: _____

Card holder contact phone number: _____

This page will be destroyed after payment has been processed.

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.



Photo Album



Sky near Lake Louise



Denali View near Talkeetna



Talkeetna River & Clear Creek near Chase



Coffman Cove area



Rainforest, Naukati Bay



Copper River, near Copper Center



Over-the-Counter (OTC) Parcels Available



The Department of Natural Resources currently has hundreds of 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.

General Information



How to Submit a General Over-the-Counter Application by Mail or in Person

Applications and forms are available online at: <http://landsales.alaska.gov> 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.



AUCTION #475 DATES

Annual Auction #475 Bidding Period

Begins 10:00 a.m., May 21, 2014

Ends 5:00 p.m., July 16, 2014

Opening of Sealed-Bids for Annual Auction #475 - 10:00 a.m., August 6, 2014

Initial Over-the-Counter Offering #475 Application Period

Begins 10:00 a.m., August 13, 2014

Ends 5:00 p.m., September 17, 2014

Initial Over-the-Counter Drawing - 10:00 a.m., September 24, 2014

General Over-the-Counter Parcel List Available and Sales Begin

10:00 a.m., October 8, 2014

This publication, produced in Alaska at a cost of \$2.15 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about Auction #475.

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Centers. This brochure can also be viewed in full **COLOR** on the web at: <http://landsales.alaska.gov> "Like" us on Facebook at <http://facebook.com/alaskaland/> and follow us on Twitter as [@AlaskaLand4Sale](https://twitter.com/AlaskaLand4Sale).