

Dugan Hills Remote Recreational Cabin Site Area No. 1104101

Physical Characteristics

Location	Dugan Hills offering is located adjacent to the Tanana River, approximately 13 mile southeast of Manley Hot Springs and 1/2 mile west of Deadman Lake. The area encompasses approximately 3000 gross acres in Sections or portions of Sections 5-8, 17-21, 29, 30 Township 1 South, Range 12 West, Fairbanks Meridian; Sections or portions of Sections 1-25, 27-36 Township 1 South, Range 13 West, Fairbanks Meridian; Sections or portions of Sections 4, 6-9, 16-22, 27-34 Township 1 North, Range 13 West, Fairbanks Meridian; Sections or portion of Sections 1, 2, 12, 13, 24, 25 Township 1 North, Range 14 West, Fairbanks Meridian.
Topo map	Fairbanks D-6, Kantishna River D-1
Topography/Terrain/Major features	Terrain varies from elevations of approximately 200 feet along the lower portions of the Tanana River corridor to more than 1200 feet on the hills west of Deadman Lake. The Tolovana River is within 10 miles west of the staking area.
Access	Access is by boat along the Tanana River during the summer or by snowmachine or dogteam on existing trails in winter. There are some unauthorized landing strips located near the staking area, which are reportedly used for winter ski plane access. These airstrips are not authorized or maintained by the State of Alaska; any use of these sites is at the staker's own risk.
Roads/Trails	Two trails have been identified that provide access through the disposal. RST 152, The Nenana-Tanana (Serum Run) Trail, is an historic trail subject to the Revised Statue 2477 of the mining law of 1866. The trail is suitable for winter travel, and is frequently used between Manley Hot Springs and Deadman Lake. ADL 409462 is a trail running from the right bank of the Tanana River to and beyond the northern boundary of Dugan Hills. It is less traveled than RST 152. There are existing trails not shown on the map which connect the main corridors to private property; stakers should take care not to trespass across private property lines when using unmapped trails.
View	The Tanana River, surrounding hills and forests can be seen from many spots within the area. Views vary with elevation.
Climate	The temperatures at Manley Hot Springs range from 37 degrees F to 72 degrees F in the summer and -21 degrees to 25 degrees F in the winter with extremes being -70 degrees to 91 degrees F. About 15 inches of precipitation, including 61 inches of snow, can be expected.
Soils	The uplands contain shallow, well-drained soils over granite bedrock. Low areas are poorly drained with high potential for permafrost.
Vegetation	Well-drained areas in the uplands with southern exposure are mainly covered by paper birch and quaking aspen with occasional white spruce stands. Black spruce cover northern slopes. Areas along the Tanana River contain large white spruce and cottonwoods. Black spruce and/or low shrubs, tussocks, and moss are found in the wetlands and low areas back from the river corridor.
Water source	In addition to the Tanana River, several creeks run through the area. Water from Dugan Creek is reported to be highly mineralized. Water quality is unknown

Easements and Reservations

Title	This land is tentatively approved to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 2 Lower Tanana: Management Unit 2B Lower Tanana River Corridor, Subunit 2B3 Classified Settlement
Fire Management Option	Currently, the northern portion of the staking area is in Modified management option, and southeastern portion is in Full management option. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies, to reduce the potential for fire.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The staking area is not within an organized borough. It is within the State of Alaska platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50 foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing unnamed trails. The Nenana-Tanana (Serum Run) Trail, RST 152, and ADL 409462 are 100-foot public access easements. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	All cabin sites are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Cabin sites along the Tanana River are subject to a Some water bodies may have staking setbacks or water frontage limitations. Parcels staked along the Tanana River are also subject to a 100-foot scenic easement upland from the ordinary high water mark. Vegetation removal and landscape alterations will be restricted within the scenic easement.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check recorder's office for current ownership of private land. Traditional fishing, hunting, and resource harvest for personal use are some of the principle uses of state land within subunit 2B.

Dugan Hills Staking Area Base Appraisal

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel setback 50' from the Tanana River Access: Boat, float/ski plane, ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
---	--

Parcel "B"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel fronting Dugan Creek or other navigable creek Access: Boat, ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
---	---

Parcel "C"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5 acres Lot Type: 2nd tier parcel at least 600' from the Tanana River that does not front a navigable creek Access: ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
---	--

Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 5/17/2002

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$2,700	\$13,500
	10.00 acres	\$2,025	\$20,300
	20.00 acres	\$1,519	\$30,400
Parcel "B"	5.00 acres	\$1,620	\$8,100
	10.00 acres	\$1,215	\$12,200
	20.00 acres	\$911	\$18,200
Parcel "C"	5.00 acres	\$1,360	\$6,800
	10.00 acres	\$1,020	\$10,200
	20.00 acres	\$765	\$15,300

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to d

Some features that could increase the price of a staked parcel

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

Estimated Survey Cost: \$4,500-\$5,500

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500