

# Far Mountain Remote Recreational Cabin Site Area No. 1104103

Physical Characteristics	
<b>Location</b>	This area is located approximately 65 miles northeast of Fairbanks, and encompasses land on both sides of the North Fork Chena River and Boulder Creek. The boundary of the area is roughly 6 miles northeast of the Chena Hot Springs Resort, which is the terminus of the Chena Hot Springs Road.
<b>Topo map</b>	USGS Quad Circle A-4
<b>Cadastral Survey</b>	CS F004N009E101, CS F004N010E101
<b>Topography/Terrain/Major features</b>	The terrain within this area is extremely variable, with elevations ranging from 1,300 feet in the North Fork Chena River and Boulder Creek valleys to 3,400 feet in the surrounding hills. Birch Creek, within the Steese National Conservation Area, is approximately 6 miles north of the Far Mountain staking area.
<b>Access</b>	Access to and within the staking area is gained primarily via existing trails (such as the North Fork Chena River Trail and the Boulder Creek Trail), which are suitable for snowmachine or dog sled in winter, and on foot or possibly ATV in summer and fall. ATV use should not be attempted during periods of high water or soggy trail conditions. If significant damage occurs, trail use restrictions may be implemented.
<b>Roads/Trails</b>	The North Fork Chena River Trail (RST 231), heads northeast along the river valley from the west end of the North Fork bridge at approximately milepost 55.3 Chena Hot Springs Road. It is an historic route subject to Revised Statute 2477 of the mining law of 1866; it crosses several creeks and drainages. The Boulder Creek trail, which intersects with the North Fork Chena River Trail in section 28, T4N R9E, FM runs north along Boulder Creek. Both trails are part of the Yukon Quest sled dog race route, and are subject to a 100-foot staking setback from both sides of centerline. The North Fork Chena River Trail and Boulder Creek Trail both cross private property, near the Chena Hot Springs Road and the confluence of the North Fork Chena River and Boulder Creek. Stakers must take care to stay within the public access corridor and respect private property when crossing these private holdings. 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.
<b>View</b>	Beautiful views of the surrounding forest, hills and river valleys are available from high points within the staking area.
<b>Climate</b>	Average temperatures range from 35 to 65 degrees F in summer and -22 to 26 degrees F in winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches.
<b>Soils</b>	Soils near major streams and associated benches are generally well drained alluvial deposits. Soils in the flats back from watercourses and on north slopes may be poorly drained and contain intermittent permafrost. Steep slopes rising from the flats primarily consist of decomposed granite and schist.
<b>Vegetation</b>	Large white spruce, birch and cottonwoods, and alders are found on stream bottoms and benches, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
<b>Water source</b>	Water from streams is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown.
Easements and Reservations	
<b>Title</b>	This staking area is patented to the State of Alaska.
<b>Area Plan, Management Unit, Classification</b>	Tanana Basin Area Plan Subregion: Fairbanks North Star Borough, Management Unit 1U Steese to Chena Hot Springs, Subunit 1U3c
<b>Fire Management Option</b>	Currently, the lands along a portion of the North Fork Chena River and Boulder Creek are in Full fire management option for wildland fire, and the remainder of the staking area is in Limited fire 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.
<b>Allowed uses</b>	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
<b>Municipal authority</b>	Most of T4N R9E, FM and the southwestern portion of T4N R10E is within the boundaries of the Fairbanks North Star Borough. The remainder of the staking area is outside of the borough and is subject to the State of Alaska platting authority and to the Borough platting authority..
<b>Section line easements</b>	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.
<b>Public access and utility easements</b>	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. There is a 100-foot staking setback from both sides of the North Fork Chena River Trail (RST 231) and the Boulder Creek Trail. Stakers may not obstruct or block access within any of these easements or trails.
<b>Water body easements, staking setbacks and restrictions</b>	Parcels 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. Water frontage limitations may apply to some water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
<b>Reserved areas</b>	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses
<b>Water supply, Sewage disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
<b>Wetlands</b>	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
<b>Improvements</b>	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

**Comments** There are active registered traplines within the staking area; use caution when traveling. There are active mining operations in the creek valleys east of the staking area. Historically, lands in the Far Mountain area have been used for mining; abandoned mining structures or equipment of historical/cultural significance may be present in the staking area. Any such sites should immediately be reported to the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721. Please see the brochure text regarding Archaeological Sites.

## Far Mountain 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 Far Mountain Staking Area**  
 Size: 5, 10, or 20 acres  
 Lot Type: 1st tier parcel within 500' from North Fork Chena River, Boulder Creek, North Fork Chena River Trail, or Boulder Creek Trail  
 Access: ATV or snowmachine  
 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 Far Mountain Staking Area**  
 Size: 5, 10, or 20 acres  
 Lot Type: 2nd tier parcel more than 500' from named trail  
 Access: ATV or snowmachine  
 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** 3/11/2004

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	\$1,600	\$8,000
	10.00 acres	\$1,200	\$12,000
	20.00 acres	\$896	\$17,900
Parcel "B"	5.00 acres	\$1,100	\$5,500
	10.00 acres	\$825	\$8,300
	20.00 acres	\$616	\$12,300

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 determine the value of the parcel you stake.

### 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: \$4,000-\$5,000

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

### Estimated Appraisal Cost: \$500