

# Porcupine Butte West Remote Recreational Cabin Site Area No. 1104205

## Physical Characteristics

<b>Location</b>	The Porcupine Butte West Staking Area is located south of the Skwentna River, 6 miles west of the confluence of the Hayes and Skwentna Rivers and 25 air miles from the community of Skwentna. The area encompasses approximately 5,890 gross acres within Township 22 North, Range 15 West, Seward Meridian; Township 21 North, Range 15 West, Seward Meridian, Township 22 North, Range 16 West, Seward Meridian, Township 21 North, Range 16 West, Seward Meridian.
<b>Topo map</b>	USGS Tyonek D-6, D-7, Talkeetna A-5, A-4
<b>Topography/Terrain/Major features</b>	Typical of the region, this area is hilly with some moderate slopes. Several small streams and ponds are in the area. High bluffs predominate near the Skwentna River. The highest point, located in the southern part of the area is approximately 1400' in elevation.
<b>Access</b>	Access is by wheel plane on the gravel bars of the Skwentna River and at Old Man Creek. Winter access is by ski plane. Snowmachine travel along the river system, or the Iditarod Trail and overland across the Skwentna River and state land to the staking area, is possible but difficult.
<b>Roads/Trails</b>	The Iditarod Trail is approx 1.5 miles north of the area.
<b>View</b>	The Tordrillo Mountains to the southwest and the Alaska Range to the north should be visible from higher elevations. Porcupine Butte may be visible to the east.
<b>Climate</b>	Temperatures usually range from 40 to 60 degrees in summer and from -10 to 50 degrees F in winter, with extremes of -60 and 90 degrees.
<b>Soils</b>	Some areas are poorly drained. Pockets of permafrost exist throughout the area.
<b>Vegetation</b>	Vegetation consists primarily of grasses, low shrubs and alpine tundra. The poorly drained soils support black spruce and alder with willows present along the ridges.
<b>Water source</b>	Ground water quality and depth is unknown.

## Easements and Reservations

<b>Title</b>	This land is patented to the State of Alaska.
<b>Area Plan, Management Unit, Classification</b>	Susitna Area Plan Susitna Lowlands Sub Region, Management Unit 3 Skwentna River, Subunit 3b Classified: Settlement
<b>Fire Management Option</b>	Currently, the Porcupine Butte area is in Full fire management option for wildland fire. 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 waterbodies, to reduce the potential for fire.
<b>Municipal authority</b>	The staking area is within the boundaries of the Matanuska-Susitna Borough and is subject to the Matanuska-Susitna 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 a protracted 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. Staking is not allowed across surveyed section lines or surveyed township lines.
<b>Public access and utility easements</b>	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
<b>Public and navigable water bodies and easements</b>	The two unnamed lakes in Section 34, T22N, R16W, SM and Section 3, T21N, R16W, SM are determined public. All other isolated lakes less than ten acres in size are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
<b>Setbacks and other restrictions</b>	There is a 200-foot staking setback on either side of the unnamed streams appearing on 1:63,360 scale USGS topographic maps in sections 5, 6, 7 and 8, T21N, R15W, SM; sections 31 and 32, T22N, R15W, SM; and sections 11 and 12, T21N, R16W, SM. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. A permit will be required to cross the stream draining from Red Salmon Lake. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
<b>Reserved areas</b>	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
<b>Waste disposal</b>	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC 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.

## Porcupine Butte West 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"

<b>Hypothetical Key Parcel Porcupine Butte West Staking Area</b>	Size: 10 or 20 acres Lot Type: 1st tier parcel within 500' of fly-in or boat access Access: Small plane, floatplane, 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
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### Parcel "B"

<b>Hypothetical Key Parcel Porcupine Butte West Staking Area</b>	Size: 10 or 20 acres Lot Type: 2nd tier parcel more than 1/4 mile from fly-in or boat access Access: Small plane, floatplane, 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
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**Interest Appraised** Fee simple title, excluding mineral rights

**Effective Date of Value** 2/21/2003

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"	10.00 acres	\$1,100	\$11,000
	20.00 acres	\$825	\$16,500
Parcel "B"	10.00 acres	\$650	\$6,500
	20.00 acres	\$488	\$9,800

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: \$4,500-\$5,500**

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

**Estimated Appraisal Cost: \$500**