

# Teklanika II Remote Recreational Cabin Site Area No. 1104102

## Physical Characteristics

<b>Location</b>	The Teklanika II Staking Area is approximately 60 air miles southwest of Fairbanks and 17 air miles southwest of Nenana. It is located approximately 6 miles up the Teklanika River, directly southwest (upstream) of the 2001 remote cabin site area. The area encompasses approximately 8,320 gross acres within sections 5, 7 and 8, Township 6 South, Range 9 West, Fairbanks Meridian; and sections 2-4, 8-12 and 14-22, Township 6 South, Range 10 West, Fairbanks Meridian.
<b>Topo map</b>	USGS Fairbanks B-5, B-6
<b>Cadastral Survey</b>	USRS F006S010W1, F006S010W2
<b>Topography/Terrain/Major features</b>	The area lies within the Tanana-Kuskokwim lowlands on relatively flat terrain. The elevation is approximately 400 feet. The Teklanika River, with its associated sloughs and oxbow lakes, flows through the disposal area.
<b>Access</b>	The Nenana-Kantishna Trail, RST 346 runs through the staking area, and is suitable for winter snowmachine travel. In summer and early fall, the Teklanika Rivers provide boat access, however, this area is quite far upstream, and prop boats are not recommended. Canoes or jet boats are more likely to work in this section of river.
<b>Roads/Trails</b>	RST 346 begins at the western Nenana city limits and can be accessed from a road running west from mile 300 of the Parks Highway. This road stops at a launch area for the Nenana River, which may be crossed via an ice bridge; the trail continues on the west bank. It is suitable for winter traffic, and the first portion is wide and well-maintained by local residents; it narrows significantly as it approaches the Teklanika II staking area boundary. There are existing trails, not shown on the map, which connect the Nenana-Kantishna Trail to private properties within the Teklanika I area (immediately downstream) and within the Teklanika II area; stakers should take care not to trespass across private property lines when using unmapped trails, and should help maintain trail integrity by avoiding trail use when wet conditions could result in trail damage.
<b>View</b>	Beautiful views of the river and surrounding riparian forest are available near the waterfront.
<b>Climate</b>	The area has a cold, continental climate with an extreme temperature range. The average daily maximum during summer months is 65 to 70 degrees F; the daily minimum during winter is well below zero. The highest temperature ever recorded is 98 degrees F; the lowest is -69 degrees F. Average precipitation is 11.4 inches with 48.9 inches of snowfall annually.
<b>Soils</b>	Loamy alluvial soils are found in this area. On low portions of the flood plain, soils are poorly drained with possible permafrost. On slightly higher natural levees, the soils are well-drained with permafrost either deep or absent.
<b>Vegetation</b>	Large white spruce, birch and cottonwoods are found in the riparian area along the Teklanika River, sloughs, and oxbows. Black spruce and/or low shrubs, tussocks, and moss are found in the wetlands and low areas back from the river corridor.
<b>Water source</b>	Surface water from the river; nature of groundwater 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 4, Parks Highway and West Alaska Range: Management Unit 41, Teklanika Delta, Subunit 411, Teklanika I-IV; Classified Settlement NO-90-002
<b>Fire Management Option</b>	Currently, the central portion of the staking area is in Modified management option, and most of the lands west of the Teklanika River are in Limited 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 waterbodies, 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>	The southern halves of sections 19, 20, and 21 are within the boundaries of the Denali Borough. The remainder of the staking area is outside of the borough and is subject to the State of Alaska 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 50-foot staking setback from both sides of the Nenana-Kantishna Trail (RST 346). 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. There are several such area within the Teklanika II staking area.
<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** The winter ice road across the Nenana River is used to access timber sales north of the staking area. Stakers may use this ice road to access RST 346 on the west bank, but should exercise due care when traveling in proximity to logging trucks and equipment. The Teklanika River area is used extensively by hunters, trappers, and recreationists. Stakers should be cautious, especially during hunting season. A permit application for seismic studies associated with oil and gas exploration license (ADL 390079) includes this area and is currently being reviewed.

## Teklanika II 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 Teklanika II Staking Area</b>	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel with Teklanika River frontage Access: boat, snow machine or ATV Building Site: Approximately 50% poor soil 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 Teklanika II Staking Area</b>	Size: 5, 10, or 20 acres Lot Type: 2nd tier parcel located more than 1/4 mile from Teklanika River Access: trail, snow machine or ATV Building Site: Approximately 50% poor soil 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** 3/1/2003

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"	5 acres	\$3,700	\$18,500
Note: Parcels located within 1,000' of the river are limited in size to 5 acres			
Parcel "B"	5 acres	\$900	\$4,500
	10 acres	\$675	\$6,800
	20 acres	\$504	\$10,100

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: \$3,000-\$4,000

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

### Estimated Appraisal Cost: \$500