

GENERAL INFORMATION

Introduction

In 1997, the legislature created the Remote Recreational Cabin Sites Program (AS 38.05.600). The program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land until the survey and appraisal are completed, and then purchase the land at market value. The parcel must be used for recreational purposes until it is purchased.

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2005. The stakings will be in areas designated for remote settlement. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

Prospective applicants should become familiar with the statute, AS 38.05.600, the regulations that authorize the Remote Recreational Cabin Site program, 11 AAC 67.800 through 11 AAC 67.845, and applicable regulations at 11 AAC 67.005-008. These statutes and regulations are available at most libraries, at DNR Public Information Offices, and through the State of Alaska web site at http://www.state.ak.us/pic/state_regs.



Cosna staking area is in the background. The confluence of the Cosna and Tanana rivers is in the foreground

This brochure is arranged to present general information about this land offering. It explains how to apply for the lottery and staking, and gives information on the survey, appraisal, lease, and purchase of a Remote Recreational Cabin Site. The brochure describes each of the 2005 staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the first offering in 2001.

How the Program Works

The following is a brief outline of the steps involved in the Remote Recreational Cabin Sites Program.

- Read the Remote Recreational Cabin Site brochure and review the areas you are interested in.
- Personally inspect the staking areas when possible.
- Apply for a staking authorization for the area you are interested in during the application period.
- Receive a staking authorization if your name is drawn during the lottery.
- Attend a staking workshop to learn about the staking and lease/purchase process.
- Stake your parcel during the five-month staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- DNR reviews your lease application after the staking period ends and issues you your lease. You may not begin development on your parcel until your lease is issued.
- Make quarterly payments to cover the lease, survey, and appraisal costs of your staked parcel.
- The payments you make for the survey costs will be credited toward the purchase price for the appraised value of your parcel. (Survey costs include platting). However, the minimum purchase price is \$1,000 regardless of the survey costs.
- After survey and appraisal are complete, you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This should occur within three to four years.

Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is www.landrecords.info, which lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, 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, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7050; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, fax (907) 474-2645; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet.

Site Inspection

DNR strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting a lottery application. The land chosen by an applicant is taken "AS-IS" with no guarantees, expressed or implied, as to its suitability or fitness for any intended use.

Multiple Uses

The land disposal described in this brochure is only one of the land uses that can 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, or federal lands near the offered areas. Such uses may not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate such traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.

What are the Costs?

There will be costs incurred in the first few years of a remote recreational cabin site lease. There are costs for surveying and appraising parcels of land in remote areas. There are also lease fees and administrative fees.

Remote Recreational Cabin Sites participants will make quarterly deposit payments during their initial three-year lease term to cover the estimated costs of survey and appraisal. DNR will use these deposits to complete the survey and appraisal of individual parcels. DNR may contract these services out.

Prospective applicants should read the information in this brochure thoroughly and be aware of these costs before deciding whether to participate.

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a pre-surveyed lot. These are just a few of the important considerations you'll want to keep in mind if you want to stake and acquire a remote parcel:

- Legal access exists but there is no guarantee that this is practical to traverse or construct a trail on.
- Travel to the staking areas may be costly and time consuming.
- Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- Construction of access and improvements may be costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land, or that the area will always remain remote in character.
- Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/mlw/landsale/. The base appraisals can help you determine approximately how much your parcel will cost to purchase so that you can stake a parcel that will fit within your budget.