

Bluff Cabin Ridge Remote Recreational Cabin Site Staking Area # 1105101

Physical Characteristics

Location	This area is located approximately 2 miles north of Tanana Loop Extension Road, near Delta Junction and ½ mile south and west of the Tanana River near its confluence with the Goodpaster River.
Topography map	USGS Quad Big Delta (XBD) A4
Topography/Terrain/Major Features	The area is located northwest of Bluff Cabin Ridge. The staking area includes two small lakes, gentle slopes, and small drainages. Elevation within the staking area varies only slightly between 1000 and 1100 feet.
Access	Access to the area is via trail off Tanana Loop Extension, an improved road. The trail to and within the staking area is suitable for ATV, horse, or foot access. It is not accessible by 4-wheel drive. Walk-in access is also possible from the Tanana River. The nearest airport is in Delta Junction.
Roads/Trails	The most practical trailhead for the Bluff Cabin Lake Trail system (ADL 400064) starts at Mile 2.3 Tanana Loop Extension and meanders northeast toward Bluff Cabin Ridge. Another section of the trail begins farther to the west, from approximately Mile 1.3 Tanana Loop Extension, near a gravel pit. This is a recreational use trail with a total easement width of 50 feet. Within the 50-foot easement, vegetation shall not be removed or destroyed, except as necessary to maintain the existing trail. The trail shall not be widened. Private drives in the area do not provide access to Bluff Cabin Ridge.
View	There are potentially good views of the Tanana River, Bluff Cabin Lake, and surrounding hills.
Climate	Typical of Interior Alaska, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. The average daily high temperature is in the upper 50's (in degrees F) in summer, low temperatures during winter range from 3 to -12 degrees F. Average annual precipitation is 12 inches with 37 inches of snowfall.
Soils	Soils on the majority of the disposal area appear to be well-drained with a 6-inch layer of hummus over sandy silt loam.
Vegetation	Vegetation is primarily mixed birch and white spruce of medium size. There are patches of black spruce and brush.
Water Source	There are two small lakes within the staking area. Water quality is unknown.



Aerial view of Bluff Cabin Lake in Bluff Cabin Ridge staking area

Easements and Reservations

Title	Land within Sec. 1, T9S, R10E, FM is patented to the State of Alaska, Patent Number 50-68-0094. The applicable State case file is GS 1069. Land within Sec. 6, T9S, R11E, FM is Tentatively Approved to the State of Alaska. The applicable State case file is GS 744.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 7, Delta-Salcha: Management Unit 7H, Bluff Cabin Ridge, Subunit 7H1, classified Settlement.
Fire Management Option	The staking area has a Critical 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 potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20B.
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 (un-surveyed) 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. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access Utility Easements	All cabin sites 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 existing unnamed trails. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks & Restrictions	Parcel size is limited to 5 acres. All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies. Crossing streams with motorized vehicles may be prohibited by applicable state and federal laws.
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 survey 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. Wildlife habitat, agriculture, and public recreation are some of the principle uses of state land within Subunit 7H. Near its points of origin at Tanana Loop Extension, the Bluff Cabin Lake Trail (ADL 400064) approaches and crosses several private properties. Care should be taken to stay on the established trail easement to avoid trespass.

Bluff Cabin Ridge Staking Area Base Appraisal and Estimated Appraisal Cost

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 inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. *Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/*

Parcel "A" Hypothetical Key Parcel Bluff Cabin Ridge Staking Area	Size: 5 acres Lot Type: 1st tier parcel - waterfront Access: Marginal fly-in lake, ATV, snowmachine, walk-in Building Site: At least 50% level, wooded, & well drained Setbacks: 100' building setback from HWM Easements: Typical section-line, interior lot line Amenities: Typical view of surrounding area
Parcel "B" Hypothetical Key Parcel Bluff Cabin Ridge Staking Area	Size: 5 acres Lot Type: More than 1/4 mile from fly-in access Access: ATV, snowmobile, walk-in Building Site: At least 50% level, wooded, & well drained Setbacks: None Easements: Typical section-line, interior lot line Amenities: None
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	April 1, 2005

Note: A **1st tier parcel** is a parcel with direct frontage on a lake or river, or is separated from the water by public land. A **2nd (or higher) tier parcel** is a parcel that is near the water but far enough away so that another parcel could be staked in between it and the water. Please see base appraisal report.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Bluff Cabin Ridge Staking Area	5.00 acres	\$2,200	\$11,000
Parcel "B" Bluff Cabin Ridge Staking Area	5.00 acres	\$800	\$4,000

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

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit, the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit, the lessee is responsible for paying the difference.

Estimated Appraisal Cost: \$500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked, the per/person appraisal cost may increase.

Preliminary Estimate of Survey & Platting Cost

Limiting Conditions for Estimated Survey and Platting 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: These are rough estimates, based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area, and the variation in the size of the tracts.