

# Moose Creek East Remote Recreational Cabin Site Area No. 1105202

## Physical Characteristics

<b>Location</b>	The Moose Creek East Staking Area is approximately 6 miles west of the Susitna River, two miles north of Trapper Lake, and 1 mile east of Moose Creek. The area encompasses approximately 3,680 gross acres within Sections 2, 3, 10, 11, 14, 15, 22-26, Township 23 North, Range 6 West, Seward Meridian.
<b>Topo Map</b>	USGS Quad Talkeetna A-1
<b>Topography/Terrain/Major Features</b>	This area consists of a north-south ridge that is located on both sides of a stream that drains south to Trapper Lake. There is a small series of ponds along the western boundary. Approximately 1 mile west of the staking area is Moose Creek, a tributary of Kroto Creek (Deshka River).
<b>Access</b>	Access is by float plane to the small lakes along the western border of the unit, by snowmachine or ATV along a winter trail, ADL 228646 B, Trapper Lake Trail which is east of the staking area, or by other reserved public easements, section line easements, or across undesignated state lands.
<b>Roads/Trails</b>	Snowmachine trails crisscross the region. Easement applications have been initiated for the Trapper Lake-Amber Lake Trails, which is a system of trails that includes the Trapper Lake Trail mentioned above.
<b>View</b>	There are potentially good views of the Alaska Range to the north, the Talkeetna Mountains to the east, and the hills and lakes within the area.
<b>Climate</b>	January temperatures can range from -30 to 33 degrees F; July can range from 42 to 83 degrees F. Rainfall ranges from 16 to 27 inches, with 48 to 150 inches of snowfall.
<b>Soils</b>	Soils types and the amount of permafrost are unknown.
<b>Vegetation</b>	Vegetation consists of poplar, birch, and larger spruce located along the higher knolls and ridges. Black spruce is found in the lower areas.
<b>Water Source</b>	Ground water quality and depth is unknown.



Aerial view of Moose Creek East staking area

## Easements and Reservations

<b>Title</b>	This land is patented to the State of Alaska, Patent No. 1226350. The applicable State case file is GS 156.
<b>Area Plan, Management Unit, &amp; Classification</b>	This area is located within the Susitna Area Plan, Susitna Lowlands, Management Unit 14 Kashwitna Knobs, Subunit 14c, and is classified Settlement.
<b>Municipal Authority</b>	The area is within the Matanuska-Susitna Borough and is subject to the Matanuska-Susitna Borough platting authority.
<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>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 &amp; 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 &amp; Navigable Waterbodies &amp; Easements</b>	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. Lakes that are 10 acres or larger are considered to be public and navigable.
<b>Setbacks &amp; Other Restrictions</b>	Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. 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. There is a 200-foot staking setback from the stream that flows south into Trapper Lake.
<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

## Moose Creek East Staking Area Base Appraisal and 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/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/).*

<b>Parcel "A"</b>	Size: 10 acres
<b>Hypothetical Key Parcel</b>	Lot Type: 1st tier parcel within 300' of fly-in lake
<b>Moose Creek East Staking Area</b>	Access: Marginal fly-in lake Building Site: 40 - 60% swamp/steep Setbacks: 100' building setback from HWM Easements: Typical section-line, interior lot line Amenities: Typical lake view
<b>Parcel "B"</b>	Size: 10 acres
<b>Hypothetical Key Parcel</b>	Lot Type: 2nd tier parcel, interior lot
<b>Moose Creek East Staking Area</b>	Access: No water, maintained ATV or snowmachine access Building Site: 40 - 60% swamp/steep Setbacks: None Easements: Typical section-line, interior lot line Amenities: None
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights
<b>Effective Date of Value</b>	April 15, 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)
<b>Parcel "A"</b> <b>Moose Creek East Staking Area</b>	10.00 acres	\$1,000	\$10,000
	15.00 acres	\$870	\$13,100
	20.00 acres	\$750	\$15,000
<b>Parcel "B"</b> <b>Moose Creek East Staking Area</b>	10.00 acres	\$500	\$5,000
	15.00 acres	\$435	\$6,500
	20.00 acres	\$375	\$7,500

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.



Aerial view of Moose Creek East staking area

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/](http://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: \$4,500 - \$5,500**

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.