Kogrukluk River Remote Recreational Cabin Site Area No. 1106202

Physical Characteristics

Location	The Kogrukluk River staking area is located approximately 94 miles north of Dillingham, just north and east of the Wood-Tikchik State Park boundary east of Ishlik and Upnuk Lakes. The area encompasses approximately 15,163 gross acres within Sections 19-36 of Township 4 North, Range 53 West, Seward Meridian and Sections 19-20, 29-32 of Township 4 North, Range 52 West, Seward Meridian.
Terrain & Major Features	Elevations within the staking area range from 950 to 2,000 feet. The western portion of the staking area has several hills and higher areas, with the remainder of the area featuring rolling topography and numerous lakes, ponds, rivers, and creeks.
Access	Primary summer and winter access is possible by float or ski plane to the three larger lakes located within the staking area. Access is also possible to the staking area across state lands by snowmachine or ATV.
View	There are potentially good views of the surrounding mountains and lakes. The peaks found in the western portion of the area likely provide excellent views of lower lying areas to the east.
Climate	The staking area has a cold, continental climate. Temperatures range from -58 to 90 degrees. Snowfall averages 85 inches, with total precipitation of 22 inches per year.
Soils	Soils types and the amount of permafrost is unknown.
Vegetation	The staking area consists mostly of muskeg and willow-alder thickets up to approximately the 900' elevation. Above this are bare rock, heath tundra, and alpine meadow. At the lowest elevations, wet tundra and marshlands are common.
Water Source	There are creeks, ponds, and lakes within the staking area boundary, but water quality and depth is unknown.

Typical winter view from the Kogrukluk staking area

Easements and Reservations

Title	This land is patented to the State of Alaska, Patent No. 50-76-0064 and 50-76-0124. The applicable State case files are GS 2119 and GS 2118.
Area Plan, Management Unit, and Classification	This area is located within the Kuskokwim Area Plan, Management Unit 15 – Holitna River, Subunit 15f – Boundary Lakes. The staking area is classified Settlement by Classification Order SC-88-001-15.
Municipal Authority	The area is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Allowed Uses	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.
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 (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.
Public Access and Utility Easements	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.
Public and Navigable Waterbodies and Easements	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.
Setbacks and Other Restrictions	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.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use, or other uses.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	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.

Kogrukluk River 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/***.

Parcel "A" Hypothetical Key Parcel Kogrukluk River Staking Area	Size:	10 acres
	Lot Type:	1st tier parcel within 300' of the three larger lakes within the staking area
	Access:	Float plane or ski plane
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded
	Setbacks:	100' building setback from the ordinary high water mark of all waterbodies
	Easements:	Typical section-line & interior lot line easements
	Amenities:	Lakefront view amenity
Parcel "B" Hypothetical Key Parcel Kogrukluk River Staking Area	Size:	10 acres
	Lot Type:	2nd tier parcel, interior lot
	Access:	Float plane or ski plane to lakes within staking area, then across state lands. No developed access.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded
	Setbacks:	100' building setback from the ordinary high water mark of all water bodies
	Easements:	Typical section-line & interior lot line easements
	Amenities:	Limited view potential, no water frontage
Interest Appraised	Fee simple title, excluding mineral rights	
Effective Date of Value	March 6, 2006	

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" Kogrukluk River Staking Area	5.00 acres	$1,064	$5,300
	10.00 acres	$800	$8,000
	20.00 acres	$600	$12,000
Parcel "B" Kogrukluk River Staking Area	5.00 acres	$426	$2,100
	10.00 acres	$320	$3,200
	20.00 acres	$244	$4,900

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 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 area 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: $5,000 - $7,000

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.