

Bearpaw Remote Recreational Cabin Sites

Physical Characteristics

Location	Located approximately 50 miles southwest of Anderson and 50 miles northeast of Lake Minchumina, north of the Denali National Park and Preserve boundary.
Terrain & Major Features	Natural features include the confluence of the Bearpaw River with the Kantishna River and the Alma Lakes.
Access	Primary access to the staking area is via boat on the Kantishna River, approximately 100 river miles south of the confluence of the Kantishna and Tanana Rivers. Overland access in winter is possible on the RS 2477 route Rex-Roosevelt Trail (RST 491) from the Anderson-Clear area. However, the trail crosses the Teklanika River, the Toklat River, and federal land in F010S015W. Access within the staking area is primarily via boat on the rivers. Overland access in winter is possible on the Rex-Roosevelt Trail (RST 491/ADL 418011). Use extreme caution when traveling on the Bearpaw and Kantishna Rivers during the winter. The rivers are subject to overflow.
View	Potential views of the Alaska Range and Bearpaw Mountain
Climate	This area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from an average low of 47 to an average high of 68. Winter temperatures range from an average low of -11 to an average high of 6. Average annual precipitation is 13 inches with 54 inches of snowfall. Extreme temperatures outside of the average range have been recorded in both summer and winter.
Soils	Soils in level areas along the rivers are river-borne deposits, often well-drained silt loam or gravel. Soils on some slight knobs, ridges, or bluffs are well-drained. Soils in most of the project area, including old river channels or lakes and low, wet areas, are highly organic silt loam and poorly drained. These soils have a heavy mat of moss and remain wet during summer months. Permafrost is shallow in these areas.
Vegetation	Areas along the river support stands of white spruce mixed with poplar. Low, wet areas off of the river include tussocks and mats of moss. There are stands of black spruce, particularly in transition areas between marshes and lakeshore habitat.
Water Source	Small ponds provide surface water within the staking area. The Kantishna River is silt-laden. The Bearpaw River is less silty. Water quality is unknown.



The main channel of the Bearpaw River no longer flows past Bearpaw Village. Look for new gravel bars along the main channel west of the old main channel.

Bearpaw Staking Area Base Appraisal and Appraisal Cost

Conclusion of Values for Hypothetical Key Parcels

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/.

Key Parcel 'A' Hypothetical Key Parcel Bearpaw Staking Area	Size: 10 acres Lot Type: 1st tier waterfront on fly-in lake or river Access: Boat, snowmachine, float/ski plane, ATV Building Site: At least 50% level to gently sloping, adequately drained & wooded Setbacks: 100' building setback from the ordinary high water mark of all public water bodies Easements: Typical section-line easements and public access easements Amenities: Typical view of surrounding area
Parcel 'B' Hypothetical Key Parcel Bearpaw Staking Area	Size: 10 acres Lot Type: 2nd tier 300' or more from fly-in lakes or river Access: Snowmachine, fly-in then walk in Building Site: At least 50% level to gently sloping, adequately drained & wooded Setbacks: 100-foot building setback from the ordinary high water mark of all public water bodies. Easements: Typical section-line easements and public access easements Amenities: Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	December 15, 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 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.

Easements and Reservations

Title	Lands within F010S016W are patented to the State of Alaska, Patent No. 50-89-0028. The applicable State case file is GS 2404. Lands within F010S017W are patented to the State of Alaska, Patent No. 50-88-0302. The applicable State case file is GS 2510.
Fire Management Option	Limited Protection – lowest level of suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of a higher level of protection, and where opportunities can be provided for fire to help achieve land and resource protection objectives. 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 20C.
Platting Authority	The staking area is in the Denali Borough and subject to the borough platting authority.
Allowed Uses	Remote Recreational Cabin Sites 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.
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 unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and Other Restrictions	Parcels are subject to a 100-foot building setback from all streams and all other water bodies determined to be public or navigable. Parcels will be subject to a 50-foot staking setback from the centerline of RST 491.
Reserved Areas	The NE ¼ NE ¼ of Section 15 within F010S016W.
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.
Comments	Subsistence fishing, trapping, hunting, transportation, and settlement are some of the principal uses of state land within the area. The area is closed to mineral entry. Stakers should be aware of existing parcels within the staking area and be respectful of private property. Check recorder's office for current ownership of private land. Review survey plats and plat notes for specific information on easements, setbacks, or other restrictions.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Bearpaw Staking Area	5.00 acres	\$2,394	\$12,000
	10.00 acres	\$1,800	\$18,000
	15.00 acres	\$1,575	\$23,600
	20.00 acres	\$1,350	\$27,000
Parcel "B" Bearpaw Staking Area	5.00 acres	\$958	\$4,800
	10.00 acres	\$720	\$7,200
	15.00 acres	\$630	\$9,400
	20.00 acres	\$540	\$10,800

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 Sites 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 and 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.