

Big River South Remote Recreational Cabin Sites

Physical Characteristics

Location	Located 85 miles south southeast of McGrath, 160 miles west northwest of Anchorage, and 4 miles south of the Big River. Situated between the Lyman Hills and Revelation Mountains on the western slopes of the Alaska range.
Terrain & Major Features	Area is comprised of a relatively flat valley with steeper slopes along the east side. Elevation ranges from 1,594 to 3,125 feet above sea level.
Access	Primary access to the area is by floatplane or plane with tundra tires during the summer or ski-plane during the winter. Overland access may be possible by snowmachine from McGrath or Lime Village. There is an application for a 60-foot public access easement from Big River south to the staking area for a future trail.
View	Potential views of the surrounding mountains, streams, and valley.
Climate	Continental climate with temperatures ranging between -47 degrees F and 82 degrees F. Precipitation averages 22 inches, with snowfall of 85 inches per year.
Soils	Soils consist of gravelly, sandy loam, or silt loam. Permafrost is present throughout the area.
Vegetation	Vegetation includes spruce, birch, willows and sedges.
Water Source	Existing land owners near the area use on-site water sources such as lakes and streams or haul water. Water quality and depths are unknown.



Looking east over the Big River South staking area with floatplane accessible lake in Sections 8 & 17.

Easements and Reservations

Title	Tentative Approval: GS 2154
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.
Game Management Unit	The staking area is in Game Management Unit 19C.
Platting	Located within the unorganized borough and subject to the State of Alaska 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 & Other Restrictions	Parcels are subject to a 100-foot building setback from all streams and other public or navigable water bodies.
Reserved Areas	DNR has reserved areas for future public use and access on lakes with potential float plane access.
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	Forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principle uses of state land within the area.

Big River South 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 Big River South Staking Area	Size: 10 acres Lot Type: 1st tier waterfront on fly-in lake 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 public water bodies Easements: Typical section-line easements and public access easements Amenities: Lakefront view
Parcel 'B' Hypothetical Key Parcel Big River South Staking Area	Size: 10 acres Lot Type: 2nd tier parcel 300' or more from fly-in lakes Access: Snowmachine, fly-in then walk in, no developed access 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: Limited view potential, no water frontage
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	February 23, 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.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Big River South Staking Area	5.00 acres	\$1,463	\$7,300
	10.00 acres	\$1,100	\$11,000
	20.00 acres	\$825	\$16,500
Parcel "B" Big River South Staking Area	5.00 acres	\$585	\$2,900
	10.00 acres	\$440	\$4,400
	20.00 acres	\$330	\$6,600

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.