

Donkey Terraces Remote Recreational Cabin Sites

Physical Characteristics

Location	Located approximately 60 miles west of Talkeetna and 90 miles northwest of Anchorage, situated along the Yentna river approximately 58 miles upstream of the confluence of the Yentna and Susitna Rivers.
Terrain & Major Features	Located in the wide floodplain of the Yentna River drainage. This area is reasonably free of permafrost. Topography consists of broad, nearly level floodplains and low terraces. Meandering sloughs and stream scars are prominent features. Further back from the floodplain, foothills begin to develop. Moraine hills, glaciated valleys, and low bench-like ridges are prominent features here.
Access	Primary access is by float plane during the summer to one of the many lakes located within the project area or by ski plane during the winter. Snowmachine and boat access is also possible along the Yentna River. Overland access from the Yentna River to the staking area will be reserved by three proposed access corridors: a 60' easement at the southwest corner of the staking area, a 100' easement application (ADL 230038) paralleling the north side of Rich Creek, and a 100' easement application (ADL 230039) bisecting the middle of the staking area. There are no existing trails along these proposed routes.
View	At higher elevations, there are potential views of the Alaska Range, surrounding foothills, and the Yentna River.
Climate	Temperatures average between 45 and 68 degrees F in summer and between 38 and 3 degrees F in winter with extremes recorded at 91 and -41 degrees F. Annual precipitation averages 15.5 inches including 47 inches of snowfall.
Soils	The dominant soils of the area vary from well drained stratified water-land sediment of variable thickness over a substratum of gravel, sand and cobblestone found in the floodplain, to fibrous organic material found in depressions and sloping valley bottoms.
Vegetation	Most of the well drained soils on terraces are forested with either Cottonwood or White Spruce and paper Birch. These forests are commonly interspersed with dense patches of tall brush growing on poorly drained or frequently flooded soils and with muskegs that support mosses, sedges, low shrubs, and stands of Black Spruce.
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.

Donkey Terraces 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 Donkey Terraces 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: Typical views of surrounding area
Parcel 'B' Hypothetical Key Parcel Donkey Terraces 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: Typical views of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	February 1, 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" Donkey Terraces Staking Area	10.00 acres	\$1,600	\$16,000
	15.00 acres	\$1,400	\$21,000
	20.00 acres	\$1,200	\$24,000
Parcel "B" Donkey Terraces Staking Area	10.00 acres	\$640	\$6,400
	15.00 acres	\$560	\$8,400
	20.00 acres	\$480	\$9,600

Easements & Reservations

Title	Patented Land: GS 2210 Patent # 50-98-0507 & 50-97-0297, GS 2211 Patent # 50-97-0173, Tentatively Approved GS 2211.
Fire Management Option	Full Protection - suppression action provided on a wildland fire that threatens uninhabited private property, high-valued natural resource areas, and other high-valued areas such as identified cultural and historical sites. The suppression objective is to control the fire at the smallest acreage reasonably possible. The allocation of suppression resources to fires receiving the full protection option is second in priority only to fires threatening a critical protection area.
Game Management Unit	The staking area is in Game Management Unit 16B.
Platting Authority	Located within the Matanuska Susitna 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 will be subject to 100' building setback from all streams and all other water bodies determined to be public or navigable. Parcels will be subject to a 200' staking setback from Donkey, Rich and Clearwater Creeks, and from other designated creeks within the staking area.
Reserved Areas	DNR has reserve 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 principal uses of state land within the area. The staking area is closed to mineral entry.



Northeast view of Donkey Terraces staking area with floatplane lake located in Section 32.

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: \$4,000 - \$6,000

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.