

Lake Louise East Remote Recreational Cabin Sites Physical Characteristics

Location	Located approximately 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The project lies 30 miles northwest of the town of Glennallen.
Terrain & Major Features	Rolling hills interspersed with many lakes and ponds. Elevation ranges from 2,250 to 2,800 feet.
Access	Access is via snowmachine, dog sled, or cross country skis during the winter and all-terrain vehicle and foot in the summer along the numerous trails within the area. Float-plane or ski-plane access is possible to one of the many lakes within the area.
View	Potential views of the Alphabet Hills to the north and the Wrangells to the east.
Climate	Continental climate with long cold winters and short warm summers. Precipitation averages 14 inches annually including 21 inches of snow.
Soils	Portions of the soil are loamy and poorly drained, while better drained soils are made up of silt and gravel. A shallow to deep permafrost table underlies the majority of the area. Thick peat and muskeg formations exist throughout the area.
Vegetation	Vegetation in the better drained areas consists of white and black spruce with scattered thickets of willow and alder, grasses, and low shrubs. Marsh covers most of the remaining ground.
Water Source	Existing land owners use on site water sources such as lakes and streams or haul water. Water quality and depths are unknown.



One of many lake views within Lake Louise East. The Wrangell Mountains are also visible on a clear day.

Easements and Reservations

Title	Patented Land: GS 1623 Patent # 50-81-0162 , GS 1617 Patent # 50-81-0160.
Fire Management Option	Modified Protection - suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of full protection.
Game Management Unit	The staking area is in Game Management Unit 13A.
Platting Authority	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 and 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, as well as two areas with high densities of surveyed parcels.
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/ Issues	Forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principle uses of state land within the area.

Lake Louise East 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 Lake Louise East Staking Area	Size: 10 acres Lot Type: 1st tier waterfront on fly-in lake Access: Float plane, ski plane, ATV, snowmachine 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 Lake Louise East Staking Area	Size: 10 acres Lot Type: 2nd tier parcel 330' or more from fly-in lakes Access: Snowmachine, ATV, 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	January 16, 2007

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"	5.00 acres	\$2,926	\$14,600
Lake Louise	10.00 acres	\$2,200	\$22,000
East	15.00 acres	\$1,914	\$28,700
Staking Area	20.00 acres	\$1,650	\$33,000
Parcel "B"	5.00 acres	\$998	\$5,000
Lake Louise	10.00 acres	\$750	\$7,500
East	15.00 acres	\$653	\$9,800
Staking Area	20.00 acres	\$563	\$11,300

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.