

## Robertson River Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	Located 2 miles west of the Alaska Highway, 33 road miles north of Tok near the confluence of the Robertson and Tanana Rivers.
<b>Topography/Terrain/ Major Features</b>	Natural features include a bluff south of the Robertson River and low hills in the foothills of the Alaska Range. Forest Lake near the staking area is stocked by ADF&G.
<b>Access</b>	Trail access is south of the Robertson River from the Alaska Highway at Mile 1345 and Mile 1347. Trail access at Mile 1345 is across the Alaska Highway from the wayside. Easement ADL 402724 is 60 feet wide and easement ADL 415250 is 25 feet wide. The trails are improved at both access points for approximately ½ mile and can be accessed via highway vehicle. However, there is no parking in the easement or on private property. The trail rapidly narrows beyond these improvements and traverses low, poorly drained areas. Low, poorly drained areas are subject to damage during wet periods.
<b>View</b>	Potential views of the Alaska Range and Robertson River.
<b>Climate</b>	This area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from an average low of 41 to an average high of 71. Winter temperatures range from an average low of -20 to an average high of -1. Average annual precipitation is 9 inches with 34 inches of snowfall. Extreme temperatures outside of the average range have been recorded in both summer and winter.
<b>Soils</b>	Material along the Robertson River is subject to alluvial action and is sorted sand, silt, and clay. Soil at higher elevations in the southern part of the staking area is thin and the underlying material is sorted gravel, sand, and silt from outwash. Soil on low-lying hills is thin and the underlying material is glacial till. The soil in these areas drains moderately or well. Low-lying areas near pothole lakes or in depressions are highly organic water-deposited silt loam and are poorly drained. There is discontinuous permafrost in the area and depth varies. Permafrost is generally shallow in poorly-drained areas.
<b>Vegetation</b>	Primarily spruce and hardwoods in well-drained areas. Stands of hardwoods and deciduous shrubs dominate higher elevations in the southern part of the staking area. Stands of black spruce, tall shrubs, sedges and moss dominate low or poorly drained areas.
<b>Water Source</b>	Small ponds provide surface water within the staking area. Water quality is unknown. These ponds are used as a domestic water source in the area.

### Easements and Reservations

<b>Title</b>	Lands within C020N008E are patented to the State of Alaska, Patent No. 50-90-0369. The applicable State case file is GS 877. Lands within C019N008E are Tentatively Approved. The applicable State case file is GS 879.
<b>Fire Management Option</b>	<b>Full Protection</b> – suppression action provided on a wildland fire that threatens uninhabited private property, high-value natural resource areas, and other high-value areas such as identified cultural and historic sites. 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.
<b>Game Management Unit</b>	The staking area is in Game Management Unit 12 and the Tok Management Area.
<b>Municipal Authority</b>	The staking area is in the Unorganized Borough and subject to the State of Alaska platting authority.
<b>Allowed Uses</b>	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.
<b>Public Access and Utility Easements</b>	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.
<b>Setbacks &amp; Other Restrictions</b>	Parcels are subject to a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.
<b>Improvements</b>	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.
<b>Comments</b>	Forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principle 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.

### Robertson River 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/](http://www.dnr.state.ak.us/mlw/landsale/).

<b>Key Parcel 'A' Hypothetical Key Parcel Robertson River Staking Area</b>	Size: 5 acres Lot Type: 1st tier waterfront on river Access: Foot, 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: Typical view of surrounding area
<b>Parcel 'B' Hypothetical Key Parcel Robertson River Staking Area</b>	Size: 10 acres Lot Type: 2nd tier parcel 300' or more from river Access: Foot, ATV, snowmachine 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
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights
<b>Effective Date of Value</b>	February 1, 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)
<b>Parcel "A" Robertson River Staking Area</b>	5.00 acres	\$1,900	\$9,500
	10.00 acres	\$1,425	\$14,300
	15.00 acres	\$1,235	\$18,500
	20.00 acres	\$1,069	\$21,400
<b>Parcel "B" Robertson River Staking Area</b>	5.00 acres	\$867	\$4,300
	10.00 acres	\$650	\$6,500
	15.00 acres	\$563	\$8,400
	20.00 acres	\$485	\$9,700



*Trails providing public access to the Robertson River staking area and to private properties traverse low, poorly drained areas. Trails are subject to damage during wet periods and may be difficult to travel through. Tread lightly to avoid additional damage.*

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/](http://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.