

## Chleca Lakes Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	Located along the North Fork Kuskokwim River, approximately 20 miles north of Telida, 90 miles northeast of McGrath, and 30 miles southwest of Lake Minchumina.
<b>Terrain &amp; Major Features</b>	The staking area contains a range of topography from level to steep. Elevation ranges from 600 feet along the river valley to 1600-foot hills. The North Fork Kuskokwim between Lynx Creek and Shellman Creek is characterized by a meandering channel approximately 90-150 feet across with a depth of 3-6 feet. Willow, alder, and various grasses are common along the river corridor.
<b>Access</b>	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. Also accessible by boat on the North Fork Kuskokwim River.
<b>View</b>	Potential views of the Alaska Range, surrounding hills, and of the North Fork Kuskokwim River valley.
<b>Climate</b>	The area has a cold, continental climate with summer temperatures ranging from an average low of 47 to an average high of 68 degrees F. Winter temperatures range from an average low of -12 to an average high of 6 degrees F. Extreme temperatures range from -75 to 90 degrees F. Precipitation averages 13 inches per year, including an average snowfall of 54 inches.
<b>Soils</b>	The area contains thick silty colluvial sediment over partially weathered bedrock. Most of the area has permafrost.
<b>Vegetation</b>	Large white spruce and cottonwoods are found near stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes.
<b>Water Source</b>	Water from streams and lakes is abundant at lower elevations. Ground water quality and depth is unknown.



Northward view of East Chleca Lake in the Chleca Lakes Staking Area in the Southcentral Region.

### Easements and Reservations

<b>Title</b>	Tentatively Approved State land: GS 2707, 2708, 2709, and 2713.
<b>Fire Management Option</b>	The staking area is within a <b>limited</b> fire protection area, which means the 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.
<b>Game Management Unit</b>	The staking area is in Game Management Unit 19D.
<b>Municipal Authority</b>	Located within 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 and Other Restrictions</b>	Parcels are subject to a 100-foot staking setback along the North Fork Kuskokwim River and a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.
<b>Reserved Areas</b>	DNR will reserve areas for future public use and access on lakes with potential float plane access.
<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 principal uses of state land within the staking area. The staking area will be closed to mineral entry prior to offering.

### Chleca Lakes 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 Chleca lakes Staking Area</b>	Size:	5 acres
	Lot Type:	1st tier waterfront within 330 feet of fly-in lake
	Access:	Float plane, ski plane, snowmachine
	Building Site:	At least one adequate building site on property, adequately drained and wooded
	Setbacks:	100-foot building setback from the ordinary high water mark of all public water bodies
<b>Parcel 'B' Hypothetical Key Parcel Chleca Lakes Staking Area</b>	Easements:	Typical section line easements and public access easements
	Amenities:	Float plane accessible lake, typical view of surrounding area
	Size:	15 acres
	Lot Type:	2nd tier parcel 330 feet or more from fly-in lake
	Access:	Float plane or ski plane then walk-in, snow-machine
<b>Interest Appraised</b>	Building Site:	At least one adequate building site on property, adequately drained and 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, river frontage
	<b>Effective Date of Value</b>	Fee simple title, excluding mineral rights

Note: A **1st tier parcel** is a parcel with direct frontage on a float plane accessible lake or is separated from the water by public land. A **2nd tier parcel** is a parcel that is near the float plane accessible lake but far enough away so that another parcel could be staked in between it and the water. The character and quality of the North Fork Kuskokwim River make it unsuitable for float plane and boat access. Riverfront lots and true interior lots share similar access. For purposes of this valuation, river frontage will be addressed as an amenity of an interior lot. Please see base appraisal report.

#### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
<b>Parcel "A" Chleca lakes Staking Area</b>	5.00 acres	\$1,700	\$8,500
	<b>10.00 acres</b>	<b>\$1,275</b>	<b>\$12,800</b>
	15.00 acres	\$1,105	\$16,600
	20.00 acres	\$956	\$19,100
<b>Parcel "B" Chleca lakes Staking Area</b>	5.00 acres	\$615	\$3,000
	<b>10.00 acres</b>	<b>\$462</b>	<b>\$4,620</b>
	15.00 acres	\$400	\$6,000
	20.00 acres	\$345	\$6,900

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. 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 - \$5,500**

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.