

Hunts Creek Remote Recreational Cabin Sites

Physical Characteristics Easements and Reservations

Location	Located 30 miles east of Fairbanks near Two Rivers adjacent to the Chena River State Recreation Area, Tanana Valley State Forest, and the Fort Wainwright Military Reservation. Local features include Hunts Creek.
Terrain & Major Features	Natural features include hills south of the Chena River. Hunts Creek meanders through the staking area. Some portions of the creek are in boggy, low areas.
Access	Access overland from Chena Hot Springs Road to the Chena River, then across the Chena River, is by a combination of vehicle and ATV and boat in summer. Access in winter is by snowmachine. A series of improved local roads connect Chena Hot Springs Road at Mile 25 to the river, first on Hipas Street, then west on Barley Way to Chena Access Lane, then south to ADL 408518, a 60-foot trail easement through the Tanana Valley State Forest. The riverbank on this stretch of the Chena is steep and the river is deep enough to prohibit crossing with a vehicle in summer. On the south side of the Chena River, access is on unreserved state land or ADL 415625. Access within the staking area is on unreserved land or ADL 415625. Travel on this route is by Generally Allowed Uses without an issued easement or permit. Access may also be possible on the Chena River from within the Chena River State Recreation Area at Mile 27.9 Chena Hot Springs Road, where there is a boat launch subject to park fees and rules. Access across Hunts Creek or the Chena River is subject to fish habitat protection under Alaska Statute, and the DNR Office of Habitat Management and Permitting may require a permit for a stream crossing. There is no legal overland access to the area through Fort Wainwright Military Reservation or the Chena River State Recreation Area.
View	Hills within the staking area and the surrounding Chena River valley.
Climate	This area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from an average low of 39 degrees F to an average high of 67 degrees F. Winter temperatures range from an average low of -16 degrees F to an average high of 1 degree F. Average annual precipitation is 14 inches with 65 inches of snowfall.
Soils	Soils within the area are highly variable. Poorly drained soils high in organic matter such as peat over silt loam are found in narrow drainages, valley bottoms, north-facing slopes, and lower slopes of some hillsides. These soils contain ice-rich permafrost which may not be thaw-stable. Moderately well-drained silt loams are found on south- or southwest-facing slopes and upper slopes.
Vegetation	Vegetation is generally white spruce and hardwoods in well-drained areas at higher elevations. Stands of black spruce dominate low or poorly drained areas. Cold soils high in organic matter in valley bottoms and shallow basins support moss, sedges, and low shrubs.
Water Source	Hunts Creek, small ponds, and other small drainages provide surface water within the staking area. Water quality is unknown.

Hunts Creek 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 Hunts Creek Staking Area	Size: 10 acres Lot Type: 1st tier waterfront within 330 feet of a public water body Access: Boat then walk-in, snowmachine Building Site: At least 50% level to gently sloping, wooded & adequately drained 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: Creek frontage, typical view of surrounding area
Parcel 'B' Hypothetical Key Parcel Hunts Creek Staking Area	Size: 10 acres Lot Type: 2nd tier parcel 330 feet or more from a public water body Access: Boat then walk-in, 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: Interior lot, typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	January 23, 2008

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.

Title	Patented state land: Patent Nos. 50-85-0558 and 50-88-0376. State case files: GS 553 and 1585.
Fire Management Option	The western portion of the staking area has a Full management option. The eastern portion of the staking area has a Modified management option. 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.
Game Management Unit	The staking area is in Game Management Unit 20B.
Platting Authority	The staking area is within the Fairbanks North Star 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 are subject to a 100-foot building setback from all streams and public or navigable water bodies.
Reserved Areas	The W ½ NW ¼ and NW ¼ NW ¼ of Section 4, T. 1 S., R. 5 E., F.M. and a 660-foot wide strip along portions of the staking area boundary that have not been surveyed are reserved from staking.
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 in the area. Mental Health Trust Land, Fort Wainwright Military Reservation, Chena River State Recreation Area, and Tanana Valley State Forest lands abut the staking area. Contact the Trust Land Office, US Army Alaska, state Division of Parks, and state Division of Forestry respectively for more information on activities on these lands. The military reservation is used for training. An existing airstrip in the area is on private property.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A" Hunts Creek Staking Area	5.00 acres	\$1,463	\$7,300
	10.00 acres	\$1,100	\$11,000
	15.00 acres	\$957	\$14,400
Parcel "B" Hunts Creek Staking Area	5.00 acres	\$1,039	\$5,200
	10.00 acres	\$781	\$7,800
	15.00 acres	\$679	\$10,200
	20.00 acres	\$825	\$16,500
	20.00 acres	\$586	\$11,700

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 - \$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.