

## Wien Lake Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	The staking area is located 65 miles west of Anderson and 24 miles north of Denali National Park. Wien Lake is east of the Kuskokwim Mountains near the headwaters of the Zitziana River.
<b>Topography/Terrain/ Major Features</b>	Foothills of the Kuskokwim Mountains have a moderate slope toward Wien Lake and two unnamed lakes in a small, flat-bottomed valley.
<b>Access</b>	Access to the staking area is via float plane in summer and ski plane in winter. There are two lakes within the project area that provide float plane access in summer. Access within the staking area is on unreserved state land or ADL 418114 to Becky Lake in T. 6 S., R. 18 W., F.M., or ADLs 418115 and 418116 within the southern part of the staking area. Overland access in winter is possible on the Brice Trail from Nenana to the Mucha Lake area, then on an existing trail along John Hansen Creek to ADL 418115 within the staking area. The route crosses the Nenana, Toklat, and Kantishna Rivers. Travel on these routes is by Generally Allowed Uses without an issued easement or permit.
<b>View</b>	Kuskokwim Mountains, surrounding hills, Wien Lake.
<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 48 degrees F to an average high of 65 degrees F. Winter temperatures range from an average low of -12 degrees F to an average high of 2 degrees F. Average annual precipitation is 13 inches with 54 inches of snowfall.
<b>Soils</b>	Soils within the area are highly variable. Poorly drained soils high in organic matter such as peat over silt loam are found in 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 loess is found on upper slopes of the Kuskokwim Mountains foothills. High ridge tops and steep slopes have a thin layer of loess.
<b>Vegetation</b>	Vegetation is generally white spruce and hardwoods in moderately-drained areas on upper slopes. 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.
<b>Water Source</b>	Wien Lake, two smaller unnamed lakes, John Hansen Creek, and other small drainages provide surface water within the staking area. Water quality is unknown.

### Easements and Reservations

<b>Title</b>	Patented state land: Patent Nos. 50-88-0254, 50-88-0256, and 50-2007-0529. State case files: GS 3609 and 3621.
<b>Fire Management Option</b>	The staking area has a <b>Limited</b> 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.
<b>Game Management Unit</b>	The staking area is in Game Management Unit 20C.
<b>Municipal Authority</b>	The staking area is 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 building setback from all streams and public or navigable water bodies. Parcels staked on Wien Lake are subject to an additional water frontage limitation. Water frontage is limited to no more than 17% of the total parcel perimeter.
<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>	Recreation, wildlife habitat, and high value resource management are some of the principal uses of state land in the area. The staking area is adjacent to a University Grant Land parcel, ADL 229385, on the west shore of Wien Lake. Contact DNR for more information on activities on these lands prior to conveyance to the University of Alaska. Contact the University of Alaska Land Management office for more information on University lands after conveyance. Access across the University Grant Land parcel may be limited to specific easements after conveyance. The existing airstrip at the north end of Wien Lake is unauthorized. Unauthorized airstrips are not maintained by DNR and use of unauthorized airstrips on state land is at one's own risk. A portion of the area south of Wien Lake burned in the mid-1990's.

### Wien Lake 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 Wien Lake Staking Area</b>	Size:	10 acres
	Lot Type:	1st tier waterfront within 330 feet of Wien Lake or fly-in lake
	Access:	Float plane, ski plane
	Building Site:	At least 50% level, wooded, and well-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:	Float plane assessable lake, typical view of surrounding area
<b>Parcel 'B' Hypothetical Key Parcel Wien Lake Staking Area</b>	Size:	10 acres
	Lot Type:	Interior parcel - More than 330 feet from Wien Lake or 330' from float plane lake
	Access:	Float plane, ski plane
	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>	January 22, 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.

#### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
<b>Parcel "A" Wien Lake Staking Area</b>	5.00 acres	\$2,660	\$13,300
	<b>10.00 acres</b>	<b>\$2,000</b>	<b>\$20,000</b>
	15.00 acres	\$1,750	\$26,250
	20.00 acres	\$1,500	\$30,000
<b>Parcel "B" Wien Lake Staking Area</b>	5.00 acres	\$1,064	\$5,300
	<b>10.00 acres</b>	<b>\$800</b>	<b>\$8,000</b>
	15.00 acres	\$700	\$10,500
	20.00 acres	\$600	\$12,000

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: \$4,500 - \$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.