

## Innoko River Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	Located approximately 65 miles northwest of McGrath and 65 miles south of Galena, situated at the confluence of the Innoko and North Fork Innoko Rivers.
<b>Terrain and Major Features</b>	Natural features include the hills along the Northwest boundary of the staking area. The Innoko and North Fork Innoko Rivers flow through the staking area. There are also numerous lakes throughout the staking area.
<b>Access</b>	Primary access is by floatplane during the summer to the lakes and rivers within the project area and by ski plane, snowmachine, or dogsled during the winter. Other possible, although not practical, access is by boat on the Innoko River from Ophir during early and mid-summer.
<b>View</b>	Views are of the surrounding rolling, wooded hills.
<b>Climate</b>	Temperatures average between 30 and 70 degrees F in summer and between -20 and 20 degrees F in winter with extremes being approximately 90 and -60 degrees F. Annual precipitation averages 13 inches including 63 inches of snowfall.
<b>Soils</b>	The soils in the lowlands are commonly shallow, over permafrost, and are constantly wet. Well drained soils without permafrost occupy the rolling hills, terraces and natural levees on the floodplain.
<b>Vegetation</b>	White spruce stands occur on the natural levees along the river and in the nearby foothills. Sedges, mosses, tussocks, and shrubs are common throughout the area.
<b>Water Source</b>	The Innoko and North Fork Innoko Rivers, along with the numerous lakes and ponds, provide surface water within the staking area. Ground water quality and depth is unknown.
<b>Title</b>	The State holds Tentative Approval to lands within K019S012E. All other lands within the staking area are patented to the State of Alaska. Patent # 50-77-0007. State Case File: GS 2081.

### Easements & Reservations

<b>Fire Management Option</b>	<b>Limited Protection</b> —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. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options.
<b>Game Unit</b>	The staking area is in Game Management Unit 21A.
<b>Platting Authority</b>	State of Alaska Department of Natural Resources
<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 will be subject to 100' 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>	The Innoko National Wildlife Refuge abuts the southern boundary of the staking area. Recreation, wildlife habitat, and resource harvest for personal use are some of the principal uses of state land in the area.

### Innoko River Staking Area Base Appraisal and Appraisal Cost

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.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/).

<b>Key Parcel 'A' Waterfront</b>	Size: 20 acres Lot Type: 1st tier* Innoko River frontage, frontage, or frontage on a fly-in lake* Access: Fly-in or snowmachine Building Site: Mostly level, wooded parcel with adequate drainage Setbacks: 100' staking setback from ordinary high water line of Innoko River, 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Unobstructed access to river or slough, or frontage on a fly-in lake
<b>Key Parcel 'B' Interior</b>	Size: 20 acres Lot Type: Interior lot and/or 2 <sup>nd</sup> tier* parcel located 300 feet or more from Innoko River or fly-in lake* Access: Snowmachine, or fly-in to general area, then overland Building Site: Mostly level, wooded parcel with adequate drainage. Setbacks: 100' building setback from all streams and waterbodies determined to be public or navigable. Easements: 30' public access and utility easement along all interior parcel lot lines Amenities: Interior lot, typical view of surrounding area
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights
<b>Effective Date of Appraisal</b>	January 30, 2009

Note: \*1st tier parcel is defined as a parcel with direct frontage on a lake, river or creek, or is separated from the water by public land.

\*2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

\*Fly-in lakes will be determined during inspection.

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" Waterfront	5.00 acres	\$924	\$4,600
	10.00 acres	\$693	\$6,900
	15.00 acres	\$601	\$9,000
	<b>20.00 acres</b>	<b>\$520</b>	<b>\$10,400</b>
Key Parcel "B" Interior	5.00 acres	\$462	\$2,300
	10.00 acres	\$345	\$3,500
	15.00 acres	\$300	\$4,500
	<b>20.00 acres</b>	<b>\$260</b>	<b>\$5,200</b>

#### -Key Parcel in bold

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.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/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 Site 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: \$3,000 - \$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.