

## Kantishna Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	The Kantishna staking area is located approximately 70 air miles west of Fairbanks, and 30 river miles south of the confluence Kantishna and Tanana Rivers.
<b>Terrain &amp; Major Features</b>	This area is generally level, situated in the Tanana River Valley, and ranges from 325 to 650 feet elevation. Steep bluffs are present in the northern portion of the staking area. Localized steeply sloping, stabilized sand dunes are likely present throughout the interior portions of the area. A portion of the Kantishna staking area directly borders the Kantishna River.
<b>Access</b>	Primary access to the staking area is via riverboat and floatplane during the summer, and snowmachine and ski-plane during the winter.
<b>View</b>	Potential views of the Kantishna River and surrounding landscape.
<b>Climate</b>	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from the mid-30's to low-90's. Winter temperatures range from -65 to 45. Average annual precipitation is 10 inches with 68 inches of snowfall.
<b>Soils</b>	Dominant soils in the lowlands around the Kantishna River consist of poorly drained lowlands and silt or sandy loam with shallow permafrost, interspersed with well drained natural levees along current or historic river channels. Soils in the upland portion of the staking area consist of silty loess over sand and stabilized sand dunes. Discontinuous permafrost may be present
<b>Vegetation</b>	Vegetation within the proposed project is typical of Interior Alaska, with areas of mixed hardwoods and spruce found along the riparian areas and in the uplands. Large areas in the lowlands off the river are wet and contain tussocks and mats of moss. Contiguous stands of black spruce are found within the staking area.
<b>Water Source</b>	Water quality and depth is unknown. Small drainages provide surface water within the staking area. The Kantishna River and sloughs are silt laden.
<b>Title</b>	The State holds Tentative Approval to lands within F003S013W. All other lands within the staking area are patented to the State of Alaska, Patent No. 50-76-0060 and 50-86-0438. The applicable State casefiles are GS 516, GS1063, and GS 1065.

### Easements & Reservations

<b>Fire Management Option</b>	The staking area has a Full Protection 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 fire defensible areas, 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>Platting Authority</b>	The Kantishna 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 staked along the Kantishna River are subject to a 300-foot staking setback from ordinary high water mark. Parcels are subject to a 100-foot building setback from all streams and public or navigable water bodies.
<b>Reserved Areas</b>	DNR may reserve areas for future public use and access prior to staking.
<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, hunting, trapping, wildlife habitat, forestry, settlement, and resource harvest for personal use are some of the principal uses of state land within the area. Stakers should be aware of existing parcels in the 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. There may be active trap lines in the area.

### Kantishna 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 Kantishna Staking Area</b>	Size: 5 acres Lot Type: 1st tier* Kantishna River frontage, frontage on a boat accessible slough, or frontage on a fly-in lake Access: Boat, fly-in or snowmachine Building Site: Mostly level, wooded parcel with adequate drainage Setbacks: 300' staking setback from ordinary high water line of Kantishna 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
<b>Key Parcel 'B' Interior Kantishna Staking Area</b>	Size: 5 acres Lot Type: Interior lot and/or 2 <sup>nd</sup> tier* parcel located 300 feet or more from Kantishna River or fly-in lake* Access: Snowmachine, or boat, or fly-in to vicinity of parcel then overland walk 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. Based on the information available before inspection the lake in section 9, T3S, R13W, F.M. and the lake in Section 18, T3S, R13W, F.M. appear to be the only fly-in lakes located in the staking area.

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A"	<b>5.00 acres</b>	<b>\$2,700</b>	<b>\$13,500</b>
Waterfront	10.00 acres	\$2,025	\$20,200
	15.00 acres	\$1,755	\$26,300
	20.00 acres	\$1,512	\$30,200
Key Parcel "B"	<b>5.00 acres</b>	<b>\$1,080</b>	<b>\$5,400</b>
Interior	10.00 acres	\$810	\$8,100
	15.00 acres	\$702	\$10,500
	20.00 acres	\$605	\$12,100

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: \$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.