

## Mt. Rich Addition Remote Recreational Cabin Sites

### Physical Characteristics

<b>Location</b>	Located 125 miles northwest of Anchorage and 100 miles southeast of McGrath, situated at the confluence of the South Fork Kuskokwim and Hartman Rivers north of Hells Gate.
<b>Terrain &amp; Major Features</b>	Elevation varies from 1900 feet along the South Fork to over 4000 feet. Peaks just outside of the staking area slope down to the South Fork valley, with hills and ridges at lower elevations.
<b>Access</b>	Primary summer access is by plane to gravel bars in the Mt. Rich area or downriver. Primary winter access is by snowmachine via the historic Iditarod Trail. Access within the staking area is on the historic Iditarod Trail or across unreserved state land.
<b>View</b>	Views are of the surrounding rough, mountainous land and the South Fork Kuskokwim River.
<b>Climate</b>	Temperatures average between 40 and 70 degrees F in summer and between -15 and 20 degrees F in winter with extremes being approximately 85 and -70 degrees F. Annual precipitation averages 14 inches including 65 inches of snowfall.
<b>Soils</b>	Soils on lower slopes and in valleys are poorly drained and gravelly with a shallow permafrost table. Soils on upper hillsides are shallow, well drained, and gravelly.
<b>Vegetation</b>	Upper hillsides and ridges support shrubs and alpine tundra. Gravelly soils along the river support shrubs. Lower slopes support open forest, predominantly black spruce and shrubs. There are stands of larger spruce in closed forest along the rivers.
<b>Water Source</b>	Ground water quality and depth is unknown.
<b>Title</b>	Patented state land: Patent No. 50-2008-0202. State case file: GS 2161.



Aerial view of South Fork Kuskokwim River valley.

### 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. Surveillance is an acceptable suppression response as long as higher valued adjacent resources are not threatened. 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 19C.
<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. Parcels will be subject to a 200' staking setback on the east bank of the South Fork Kuskokwim River, and a 100' staking setback on the west bank. Parcels are subject to a 100' staking setback on both sides of the Hartman River. Parcels will be subject to a 200' staking setback on both sides of the historic Iditarod Trail.
<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/Issues</b>	State lands in the vicinity are primarily used for recreation, hunting, remote living, and transportation. The staking area is closed to mineral entry, however surrounding lands are mineralized and there is potential for mineral exploration and development in the vicinity. The Iron Dog race route is on the historic Iditarod Trail. Overflow and avalanche hazards make winter travel difficult in the area.

### Mt. Rich Addition 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>Hypothetical Key Parcel Mt. Rich Addition Staking Area</b>	Size: 10 acres Lot Type: Interior parcel Fly-in to South Fork Kuskokwim sandbars, or lengthy snowmachine ride. Access: Moderately sloping, wooded parcel with at least one good building site and adequate drainage. Building Site: 100' building setback from all streams and waterbodies determined to be public or navigable. Setbacks: 30' public access easements along all interior parcel lot lines. Easements: Good views of surrounding area. Amenities: Fee simple title, excluding mineral rights
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights
<b>Effective Date of Appraisal</b>	January 30, 2009



Aerial view of the Mt Rich Addition Staking area. View East towards Hells Gate.

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
<b>Key Parcel Mt. Rich Addition Staking Area</b>	5.00 acres	\$2,128	\$10,600
	<b>10.00 acres</b>	<b>\$1,600</b>	<b>\$16,000</b>
	15.00 acres	\$1,392	\$20,900
	20.00 acres	\$1,200	\$24,000

-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: \$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.