

## North Fork Big River Remote Recreational Cabin Sites

<b>Location</b>	Located along the Big River on the western slope of the Alaska Range, approximately 60 air miles southeast of McGrath and 40 air miles southwest of Farewell Lake Lodge.
<b>Terrain &amp; Major Features</b>	The topography ranges from broad flat or gently sloping valleys and broad sloping hills with largely rounded flat topped ridges to moderately high rugged mountains. Streams are both large and braided to clear and meandering.
<b>Access</b>	Primary access is by small plane to gravel bars along the Big River and floatplane to some of the lakes in the area.
<b>View</b>	Views of the surrounding mountains, streams, and valleys
<b>Climate</b>	The summer temperatures range from 43 to 62 degrees F with an average of 52.5 degrees. The winter temperatures range from -11.7 to 9.1 degrees F with a mean winter temperature of -1.3 degrees. The temperature extremes can range from -55 to 86 degrees F. Annual precipitation at Farewell airport (nearest reporting site) is 16 inches and average annual snowfall is 60 inches.
<b>Soils</b>	Soils consist mostly of very gravelly silt loam or sandy loam. Discontinuous ice-rich permafrost is present throughout the staking area.
<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>	Various streams and water bodies lie within the staking area. Water quality is unknown.
<b>Title</b>	The state received title under Patents No. 50-76-0161 dated April 16, 1976 and No. 50-76-0137 dated March 16, 1976. State case files GS-2159 and GS-2160.
<b>Fire Management Option</b>	<b>Limited Protection Fire Management Option</b> —lowest level of suppression action provided on a wildland fire. The cost of suppression may exceed the value of the resources to be protected, fire suppression may have more negative impacts than the effects of fire, or it is a fire dependent ecosystem. Stakers are urged to locate parcels in fire defensible areas such as hardwood stands or near waterbodies. Contact the Division of Forestry for updated information regarding management options.
<b>Game Management Unit</b>	Most of the staking area lies within Game Management Unit 19C. Western portions of section 23, T. 22 North, R. 30 West, Seward Meridian, fall within Game Management Unit 19D.

<b>Platting Authority</b>	The project area is within the Unorganized Borough and subject to the platting authority of the State of Alaska.
<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>Easements, Setbacks and other Restrictions</b>	The following restrictions may be applicable to parcels within the North Fork Big River Staking area: <ul style="list-style-type: none"> <li>• 30-foot public access and utility easement along all interior parcel lines.</li> <li>• 50-foot easement upland from the ordinary high water mark of public or navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or protracted (unsurveyed) section lines.</li> <li>• 60-foot easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of public or navigable water bodies.</li> <li>• 200-foot staking setback from Big River and North Fork Big River.</li> <li>• 100-foot staking setback from all other anadromous streams.</li> </ul>
<b>Reserved Areas</b>	Two reserved areas along the North Fork Big River for access to the staking area. 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. Overflow and avalanche hazards make winter travel difficult in the area. Seasonal flooding, seasonal icing, and liquefaction should all be considerations when locating parcels within the staking area, especially adjacent to Big River and North Fork Big River. The Denali-Farewell fault is located approximately 20 miles north of the project area, creating potential for earthquakes and ground shaking.

### North Fork Big 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>Hypothetical Key Parcel 'A' North Fork Big River Staking Area</b> <i>Frontage on fly-in lake</i>	Size:	10 acres.
	Lot Type:	Frontage on fly-in lake (floatplane accessible lakes will be determined during subsequent inspections of staking area.)
	Access:	Fly in to lake.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	100 foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	View potential of surrounding area.
<b>Hypothetical Key Parcel 'B' North Fork Big River Staking Area</b> <i>1st tier Big River or North Fork Big River</i>	Size:	10 acres.
	Lot Type:	1st tier frontage on Big River or North Fork Big River.
	Access:	Fly-in to Big River sandbar.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	200 foot staking setback from the Big River and North Fork Big River.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Unobstructed access to Big River or North Fork Big River. View potential of surrounding area.
<b>Hypothetical Key Parcel 'C' North Fork Big River Staking Area</b> <i>Interior</i>	Size:	10 acres
	Lot Type:	2nd tier lot (Interior)
	Access:	Fly-in to Big River sandbar or fly-in lake, then overland to parcel (within 1/4 mile of fly-in access.)
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with view potential of surrounding area
<b>Improvements</b>	None	
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights	
<b>Effective Date of Value</b>	February 2, 2010	

\*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.

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
<b>Key Parcel 'A' North Fork Big River Staking Area</b>	5.00 acres	\$3,325	\$16,600
	<b>10.00 acres</b>	<b>\$2,500</b>	<b>\$25,000</b>
	15.00 acres	\$2,175	\$32,600
<b>Key Parcel 'B' North Fork Big River 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
<b>Key Parcel 'C' North Fork Big River Staking Area</b>	5.00 acres	\$851	\$4,300
	<b>10.00 acres</b>	<b>\$640</b>	<b>\$6,400</b>
	15.00 acres	\$557	\$8,400
	20.00 acres	\$480	\$9,600

**-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 are: exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion.)

\*Some features that could **decrease** the price of a staked parcel are: poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or 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.