

Redlands Remote Recreational Cabin Sites

Location	The staking area is located along the Chitanana River (locally known as the Redlands River), approximately 25 miles west of Manley Hot Springs.
Terrain & Major Features	The Chitanana River runs through the middle of the staking area. The area is generally flat, with rising hills to the south and north of the river. Elevation ranges from approximately 250 feet near the Tanana River to approximately 600 feet in the hills.
Access	Summer access to the area is primarily via shallow draft boat on the Tanana River approximately 34 river miles downstream from Manley Hot Springs, then up the Chitanana River. River access to the western portion of the staking area may be difficult in low water conditions. Winter access may be possible via snow travel along the Tanana River to the project area.
View	Views of the Chitanana River, hills and surrounding landscapes.
Climate	The project area has a cold continental climate. Temperatures average from 50°F to 70°F in summer and -10°F to -40°F in the winter, with extremes from -71°F to 94°F.
Soils	Soils in the project area consist primarily of poor to moderately drained silt loam and sandy loam with shallow to moderately deep permafrost. The steep to moderately sloping hills within the western portion of the project area contain moderate to well drained loam and loess with moderate to deep permafrost.
Vegetation	Vegetation consists primarily of mixed spruce, birch, and shrubs along the river. Adjacent lowlands are boggy with stands of black spruce. Uplands within the western portion of the staking area contain larger stands of birch and aspen.
Water Source	Surface water may be collected from the Chitanana River, sloughs, or small streams or ponds in the area. Water quality is unknown.
Title	Lands within the project area are patented to the state under General Selection Patent #50-88-0327 and #50-91-0326. The applicable State casefile is GS 3421.
Fire Management Option	The area generally north of the Chitanana River has a Modified Fire Management Option. The area generally to the south of the Chitanana River has a Limited Fire Management Option. 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.
Game Management Unit	The staking area is in Game Management Unit 20C.
Platting Authority	The project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.

Allowed Uses	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.
Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Redlands Staking area: <ul style="list-style-type: none"> • 30-foot public access and utility easement along all interior parcel lines. • 50-foot easement upland from the ordinary high water mark of public or navigable water bodies. • 100-foot easement centered on surveyed or protracted (unsurveyed) section lines. • 60-foot easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of public or navigable water bodies. • 100-foot staking setback from all other anadromous streams.
Reserved Area	The portion of Section 12 west of the Tanana River is reserved from staking to protect recreational opportunities at the mouth of the Chitanana River. (DNR may reserve additional areas for future public use and access prior to staking.)
Improvements	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.
Comments	Seasonal flooding may occur along the Tanana and Chitanana Rivers. Stakers are encouraged to locate parcels with respect to potential flooding. Flood information maps are not available for this area. Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information.



Aerial view from within Redlands staking area.

Redlands 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/.

Hypothetical Key Parcel 'A' Redlands Staking Area <i>1st tier parcel</i>	Size:	10 acres.
	Lot Type:	Lot Type 'A' - Located within 330 feet of the Tanana River, Chitanana River, or float plane accessible lake.
	Access:	Boat, snowmachine, or floatplane.
	Building Site:	At least 50% level, wooded and well-drained.
	Setbacks:	100 foot building setback from the ordinary high water mark of public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
Hypothetical Key Parcel 'B' Redlands Staking Area <i>Interior parcel</i>	Size:	10 acres.
	Lot Type:	Lot Type 'B' - Located a quarter mile from the Tanana River, Chitanana River, or float plane accessible lake.
	Access:	Boat, snowmachine, or floatplane.
	Building Site:	At least 50% level, wooded and well-drained.
	Setbacks:	100 foot building setback from the ordinary high water mark of public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
Amenities:	Typical view of surrounding area.	
Improvements	None	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	January 19, 2010.	

*Note - Staked parcels located farther than 330 feet, but less than 1/4 mile from water access will be considered Lot Type 'A' parcels and discounted proportionately.

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1st tier parcel	5.00 acres	\$1,333	\$6,700
	10.00 acres	\$1,000	\$10,000
	15.00 acres	\$866	\$13,000
Key Parcel "B" Interior	20.00 acres	\$750	\$15,000
	5.00 acres	\$665	\$3,300
	10.00 acres	\$500	\$5,000
	15.00 acres	\$433	\$6,500
	20.00 acres	\$375	\$7,500

- 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/

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: \$3,500 - \$5,000

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.