

**2012 Remote Recreational Cabin Sites Offering #11**

## Albert Creek North Remote Recreational Cabin Sites

<b>Location</b>	The Albert Creek North staking area is approximately 100 miles northeast of Fairbanks, and approximately 1 mile north of the Steese Highway and the community of Central.	<b>Game Management Unit</b>	The staking area is in Game Management Unit 25C.
<b>Terrain &amp; Major Features</b>	The area is generally characterized as uplands. Topographic features in the area include moderately sloping terrain and creek valleys. Elevation varies from approximately 1,000 feet to 1,500 feet above sea level. Albert Creek drains through the project area from west to east, with East Albert Creek in the northern half. Much of the area is wet bog in the warm months.	<b>Platting Authority</b>	The project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.
<b>Access</b>	Access is provided by highway vehicle along the Steese Highway, then off road travel to and through the area. An existing trail system (ADL 409468) provides access into the area. Access is limited to the winter months primarily. Much of the area is wet bog in the warm months and access through the area during this time is difficult to impossible. Access points are located in the vicinity of MM 125 and MM 129.5 of the Steese Highway and immediately east of the Crooked Creek bridge in Central.	<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 will no longer apply.
<b>View</b>	The view is primarily mountains with the Yukon River valley to the east.	<b>Easements, Setbacks and other Restrictions</b>	DNR may impose staking setbacks from important public resources prior to offering. Setbacks and other restrictions will be addressed in the decision process and indicated on the staking map. The following restrictions may be applicable to parcels within the Albert Creek North 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 public access easements upland from the ordinary high water mark of public and navigable water bodies.</li> <li>• 100-foot easement centered on surveyed or unsurveyed (protracted) section lines.</li> <li>• 60-foot public access easement centered on existing trails through and along staked parcels.</li> <li>• 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable.</li> </ul> DNR may reserve additional areas for future public use and access prior to staking.
<b>Climate</b>	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is -19F, average July temperature is 60F. Average annual precipitation is 11 inches, with 53 inches of snow.	<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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
<b>Soils</b>	The dominant soils are poorly drained with shallow permafrost on rolling uplands and long foot slopes. Soils have a thick peaty surface over silt loam. Depth to ice-rich, perennially-frozen silt ranges from about 10 to 20 inches.	<b>Comments</b>	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information. Discontinuous permafrost may exist in areas. Much of the area burned in 2002 and 2004. Mineral Order 201 closed the staking area to mineral entry.
<b>Vegetation</b>	At present, the vegetation is mainly sedge tussocks, mosses, shrubs, willows, dwarf birch and scattered forests of black spruce. The area burned in 2002 and 2004 and has some birch and spruce forests regenerating.	<b>Survey and Appraisal Costs</b>	<b>The estimated survey cost for this area is \$3,500 - \$5,000 per parcel.</b> <b>The estimated appraisal cost for this area is \$500 per parcel.</b>
<b>Water Source</b>	Creeks and lakes provide surface water within the staking area. Water quality is unknown.		
<b>Title</b>	The State received Tentative Approval for the land and mineral estate on 10/23/1980. The applicable State case file is GS-3394. Please see the Tentatively Approved Lands section under General Conditions in this brochure for more information.		
<b>Fire Management Option</b>	The current fire management option for this area is Full. Contact DNR's 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. Portions of the staking area burned in 2002 and 2004.		

## Albert Creek North Remote Recreational Cabin Sites Base Appraisals

<b>Hypothetical Key Parcel 'A' Albert Creek North Staking Area</b>	Size:	10 acres.
	Lot Type:	'A' - Recreational Cabin Site within Albert Creek North RRCS.
	Access:	ATV, snowmachine, walk-in.
	Building Site:	Level to moderately rolling terrain, and adequately drained.
	Setbacks:	100-foot building setback from the ordinary high water mark of all public water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	None.
<b>Improvements</b>	None.	
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights.	
<b>Effective Date of Value</b>	January 25, 2012.	

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
<b>Key Parcel "A" 1st-tier parcel</b>	5 acres	\$1,867/acre	\$9,300
	<b>10 acres</b>	<b>\$1,400/acre</b>	<b>\$14,000</b>
	15 acres	\$1,213/acre	\$18,200
	20 acres	\$1,050/acre	\$21,000

- Key parcel in bold

