

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

## Aniak-Doestock Remote Recreational Cabin Sites

<b>Location</b>	The staking area is located approximately 5 miles east of the City of Aniak near the confluence of Doestock Creek and the Aniak River.	<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>Terrain &amp; Major Features</b>	The staking area is in the Kuskokwim River valley. Topography within the staking area is level. The Aniak River and Doestock Creek meander through the staking area.	<b>Easements, Setbacks and other Restrictions</b>	The following restrictions may be applicable to parcels within the Aniak-Doestock Staking area: <ul style="list-style-type: none"> <li>• 200-foot staking setback from the Aniak River.</li> <li>• 100-foot staking setback on Doestock Creek.</li> <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 all other anadromous streams.</li> </ul> (DNR may reserve additional areas for future public use and access prior to staking.)
<b>Access</b>	Summer access is by boat from the City of Aniak via the Aniak River and Doestock Creek. Winter access is via foot or snowmachine from Aniak.		
<b>View</b>	Kuskokwim Mountains.		
<b>Climate</b>	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. The average daily high temperature in July is 67F and the low is 47F. The average daily high temperature in January is 11F while the average low is -6F. Average annual precipitation is 17 inches with 56 inches of snowfall. Extreme highs of 87F and lows of -72F have been recorded.		
<b>Soils</b>	The soils of this region are generally loess or loamy alluvium over sandy and gravelly alluvium. These soils are well drained except in areas where permafrost may be present. Low-lying and moderately sloping areas within the staking area may contain wetlands, possibly requiring additional permits for construction or disturbance.	<b>Reserved Areas</b>	Sites for future public use and access will be reserved on Doestock Creek and the Aniak River. DNR may reserve additional areas for public use prior to staking.
<b>Vegetation</b>	The vegetation is predominately evergreen and mixed forest. Good-sized stands of white spruce occur along the river. Sedges, mosses, tussocks, and shrubs are common in wet areas.	<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>Water Source</b>	The Aniak River, Doestock Creek, several sloughs and small creeks provide surface water within the staking area. Water quality is unknown.	<b>Comments</b>	The project area abuts the Yukon Delta National Wildlife Refuge, and the NWR boundary overlaps lands patented to the state. The boundary of State-owned lands is surveyed, thus the project area boundary is surveyed. Mineral Order No. 1113 closed the staking area to mineral entry.
<b>Title</b>	Patented State Land: Lands within the staking area are patented to the State of Alaska, Patent No. 50-2006-0108. The applicable State case files are GS 2451 and 2518.	<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>Fire Management Option</b>	The staking area has a Full management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. 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.		
<b>Game Unit</b>	Game Management Unit 19A.		
<b>Platting Authority</b>	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.		

## Aniak-Doestock Remote Recreational Cabin Sites Base Appraisals

<b>Hypothetical Key Parcel 'A' Aniak-Doestock Staking Area</b> <i>1st-tier Aniak River or Doestock Creek</i>	Size:	10 acres.
	Lot Type:	1st-tier* frontage on the Aniak River or Doestock Creek.
	Access:	Summer access by boat along the Aniak River or Doestock Creek.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	200-foot staking setback on the Aniak River and 100-foot setback on Doestock Creek. In addition, parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Unobstructed access to the Aniak River or Doestock Creek.
<b>Hypothetical Key Parcel 'B' Aniak-Doestock Staking Area</b> <i>Interior lot</i>	Size:	10 acres.
	Lot Type:	Interior lot (2nd tier* parcel).
	Access:	Summer access by boat along the Aniak River or Doestock Creek, then overland to parcel. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained, and wooded.
	Setbacks:	Parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with limited view of surrounding area.
<b>Improvements</b>	None.	
<b>Interest Appraised</b>	Fee simple title, excluding mineral rights.	
<b>Effective Date of Value</b>	December 5, 2011.	

\*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 (Interior) 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' Aniak-Doestock Staking Area</b>	5 acres	\$1,862/acre	\$9,300
	<b>10 acres</b>	<b>\$1,400/acre</b>	<b>\$14,000</b>
	15 acres	\$1,218/acre	\$18,300
	20 acres	\$1,050/acre	\$21,000
<b>Key Parcel 'B' Aniak-Doestock Staking Area</b>	5 acres	\$745/acre	\$3,700
	<b>10 acres</b>	<b>\$560/acre</b>	<b>\$5,600</b>
	15 acres	\$487/acre	\$7,300
	20 acres	\$420/acre	\$8,400

*-Key Parcel in Bold*

