

2012 Remote Recreational Cabin Sites Offering #11

Kakhonak Lake Remote Recreational Cabin Sites

Location	Approximately 30 miles southeast of Iliamna and 90 miles west of Homer, on the Alaska Peninsula between Lake Iliamna and Cook Inlet, located along Kakhonak Lake.	Game Management Unit	Most of the staking area lies within Game Management Unit 9B. The south eastern portion of the staking area falls within Game Management Unit 9A.
Terrain & Major Features	Moderately mountainous land. Valley bottoms are more gently sloped. Elevation ranges from approximately 240 feet to 1,800 feet above sea level.	Platting Authority	The staking area is within the Kenai Peninsula Borough and is subject to their platting and zoning authority.
Access	Access to the area is by float plane to Kakhonak Lake. Access in the staking area is from Kakhonak Lake by overland travel. Legal access from the lake up to and within the staking area is within undeveloped section line easements. Otherwise, overland travel and landing an aircraft on state land is by Generally Allowed Uses without an issued permit or easement.	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 will no longer apply.
View	Views of the surrounding mountains and Kakhonak Lake.	Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Kakhonak Lake 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.
Climate	Summer temperatures at Iliamna range from an average low of 46 to an average high of 61F. Winter temperatures range from an average low of 10F to an average high of 24F. Extreme temperatures range from -47F to 91F. Precipitation averages 26 inches per year, including an average snowfall of 59 inches.		
Soils	Loam with volcanic ash over glacial till or bedrock. On steeper slopes soils are thin. There is no soil on outcroppings of bedrock or rubble. Soils are generally free of permafrost. Soils are generally well-drained on benches and rolling hills, less well-drained in low-lying areas.		
Vegetation	Vegetation is highly variable and includes alpine tundra or barren at higher elevations, meadows of tall grasses, thickets of alder and other shrubs, and some stands of mixed spruce and broadleaf along riverine areas.		
Water Source	Ground water depth and quality is unknown. Surface water quality is unknown.	Reserved Areas	DNR may reserve areas for future public use and access, and to protect heritage resources, prior to staking.
Title	Tentatively Approved State Land: Case files FG-24 for Sections 4, 9, 16, 17 in S008S028W. Received under Tentative Approval dated March 1, 1989. Case file GS-6822 for Sections 5-8, 18 in S008S028W. Received under Tentative Approval 2004-000947-0 dated June 2, 2004 and recorded in the Iliamna Recording District. Please see the Tentatively Approved Lands section under General Conditions in this brochure for more information.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Fire Management Option	The staking area has a Full Fire Management Option. 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.	Comments/Issues	Mineral entry within a portion of the project area is limited to leasehold location under Leasehold Location Order 1. The project area (approximately 4996 acres) is closed to mineral entry by Mineral Order 1123. Per the Bristol Bay Area Plan, this mineral order will revert to open to entry the day after the first term of the RRCS leases expire.
		Survey and Appraisal Costs	The estimated survey costs for this area is \$4,000 - \$5,500 per parcel . The estimated appraisal cost for this area is \$500 per parcel.

Kakhonak Lake Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Kakhonak Lake Staking Area <i>1st-tier, Frontage on fly-in lake</i>	Size:	5 acres.
	Lot Type:	Frontage or 1st-tier* frontage on Kakhonak Lake.
	Access:	Fly in to Kakhonak Lake.
	Building Site:	At least 50% level to gently sloping, adequately drained.
	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:	Kakhonak Lake frontage.
Hypothetical Key Parcel 'B' Kakhonak Lake Staking Area <i>Interior</i>	Size:	10 acres.
	Lot Type:	Interior lot (2nd-tier* parcel).
	Access:	Fly-in to Kakhonak Lake and then overland to parcel.
	Building Site:	At least 50% level to gently sloping and adequately drained.
	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 view potential of surrounding mountains.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	December 8, 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 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)
Key Parcel 'A' Kakhonak Lake Staking Area	5 acres	\$3,500/acre	\$17,500
	10 acres	\$2,625/acre	\$26,000
	15 acres	\$2,275/acre	\$34,100
	20 acres	\$1,960/acre	\$39,200
Key Parcel 'B' Kakhonak Lake Staking Area	5 acres	\$798/acre	\$4,000
	10 acres	\$600/acre	\$6,000
	15 acres	\$522/acre	\$7,800
	20 acres	\$450/acre	\$9,000

-Key Parcel in Bold

