

2012 Remote Recreational Cabin Sites Offering #11

Zitziana Remote Recreational Cabin Sites

Location	The Zitziana RRCS project area is located east to southeast of the upper stretches of the Zitziana River, approximately 100 miles southwest of Fairbanks and north and east of Wien Lake.	Game Management Unit	The area is in Game Management unit is 20C.
Terrain & Major Features	The terrain includes rolling and relatively flat terrain with several creek drainages and lakes. Elevation ranges from 650 feet along the Zitziana River to 1,500 feet above sea level in the hills in the south part of the area.	Platting Authority	The project area is within the Unorganized Borough and subject to the platting authority of the State of Alaska.
Access	Access is provided by float plane in summer, and snow machine and ski plane in winter. There is also an easement (ADL 418114- application complete status) from Wien Lake into the area.	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	The view is primarily the Alaska Range to the south, the Kuskokwim Mountains to the southwest, and surrounding hills and lowlands.	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.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is -14F, average July temperature is 60F. Average annual precipitation is 13 inches, with 50 inches of snow.	Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Zitziana Staking Area: <ul style="list-style-type: none"> • 30-foot public access and utility easement along all interior parcel lines. • 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies. • 100-foot easement centered on surveyed or protracted (un-surveyed) section lines. • 60-foot public access easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable. DNR may reserve additional areas for future public use and access prior to staking.
Soils	In the south end of the area, soils are primarily loamy soils on rolling slopes, with poor drainage in the lower areas and better drainage in the higher areas. Permafrost is shallow on north-facing slopes. In the northern part of the area, soils are silty loess with permafrost below 5 feet. Drainage is poor on lower areas with better drainage in higher areas.	Comments/Issues	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. Portions of the staking area burned in 2009.
Vegetation	The vegetation consists primarily of regenerating shrubs and some areas of spruce, birch, balsam poplar and aspen. Most of the area burned in 2009.	Survey and Appraisal Costs	The estimated survey costs for this area is \$3,000 - \$5,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Water Source	Rivers, creeks and lakes provide surface water within the staking area. Water quality is unknown.		
Title	All lands within the sale area are patented to the State of Alaska, Patents 50-88-0241, 50-88-0329, 50-88-0358, except lands previously sold to the public around Becky Lake.		
Fire Management Option	There is a Limited fire management option for the majority of the area. A small portion of the area around Becky Lake in section 16 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. Portions of the staking area burned in 2009.		

Zitziana Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Zitziana Staking Area <i>1st-Tier Parcel</i>	Size:	10 acres.
	Lot Type:	"A" - Located within 330 feet of a float plane accessible lake.
	Access:	Fly in float/ski plane.
	Building Site:	At least 50% level, wooded, and well drained.
	Setbacks:	100-foot building setback from all public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of the surrounding area.
Hypothetical Key Parcel 'B' Zitziana Staking Area <i>Interior Parcel</i>	Size:	10 acres.
	Lot Type:	"B" - Located more than 330 feet from a float plane accessible lake.
	Access:	Fly-in to area lakes, then overland.
	Building Site:	At least 50% level, wooded, and well drained.
	Setbacks:	100-foot building setback from all public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of the surrounding area.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	January 23, 2012.	

*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.
*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)
Key Parcel 'A' Zitziana Staking Area	5 acres	\$2,400/acre	\$12,000
	10 acres	\$1,800/acre	\$18,000
	15 acres	\$1,560/acre	\$23,400
	20 acres	\$1,350/acre	\$27,000
Key Parcel 'B' Zitziana Staking Area	5 acres	\$960/acre	\$4,800
	10 acres	\$720/acre	\$7,200
	15 acres	\$624/acre	\$9,400
	20 acres	\$540/acre	\$10,800

-Key Parcel in Bold

