

LAND FOR ALASKANS



1995 STATE LAND OFFERING

Alaska Department of Natural Resources

LAND FOR ALASKANS

1995 STATE LAND OFFERING

AUCTION #389

HOMESTEAD LOTTERY #8



TONY KNOWLES

GOVERNOR
STATE OF ALASKA



JOHN SHIVELY

COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES



DIVISION OF LAND
RESOURCE ASSESSMENT & DEVELOPEMENT UNIT

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AUCTION TIMELINE

August 15 - October 16

Bids accepted. All bids must be received by DNR at one of the offices listed on pages 3-4 by 5:00 pm, Monday October 16, 1995.

October 25

AUCTION: Bids will be opened beginning at 10:00 am, on October 25, 1995, in the Z.J. Loussac Library's Wilda Marston Theater in Anchorage (3600 Denali Street). Attendance at the auction is not required.

October 26

Unsuccessful bidders may pick up their deposits until 3:00 pm.

October 27

Deposits not picked up will be mailed in self-addressed stamped envelopes.

November 6

Award Notification letters mailed

January 16

Over-the-counter sale begins.

HOMESTEAD LOTTERY TIMELINE

August 15 - October 16

Filing Period: all homestead lottery applications must be received by DNR at one of the offices listed on pages 3-4 by 5:00 pm, Monday October 16, 1995.

October 26

LOTTERY: the lottery drawing will be held beginning at 10:00 am, on October 26, 1995, in the Z.J. Loussac Library's Wilda Marston Theater in Anchorage (3600 Denali Street). Attendance at the drawing is not required.

November 6

Award Notification letters mailed

June 15 - August 14, 1996

Homestead staking period. Applicants must stake their homestead and apply for their Homestead Entry Permit before 5:00 pm, August 14, 1996.

August 15, 1996

Expired staking authorizations available over-the-counter.

GENERAL INFORMATION

Introduction.

This brochure describes the lands being offered by the Department of Natural Resources (DNR) in the 1995 State Land Offering, and explains how to apply for a parcel. The 1995 State Land Offering consists of two parts: 1) a public sealed-bid auction sale of 384 subdivision parcels; and 2) a lottery disposal of 55 homestead parcels.

The first part of this brochure gives general information about the land offering, and gives specific requirements and procedures for the sealed-bid auction and the homestead lottery. The brochure then lists and describes the auction and lottery parcels in each of the three DNR regions (Southeast, Southcentral, and Northern). At the end of the brochure, you will find the materials necessary to participate in this disposal. Additional copies of this brochure and application materials can be obtained at the DNR information offices in Juneau, Anchorage, and Fairbanks (see Pages 3-4).

Sealed-bid auction.

The 1995 State Land Offering includes 384 parcels to be offered at a public sealed-bid auction. Parcels will be awarded to eligible bidders who submit the highest bid for that parcel. The minimum bid for each parcel will be the appraised fair-market value, and bids must include a deposit for an amount not less than 5% of the bid.

Participants in the sealed-bid auction must be at least 18 years of age. Also, no person may acquire more than one parcel in this auction and the over-the-counter sale following the auction. Alaska residency is not required to participate in the auction. More information on the sealed-bid auction can be found on pages 5-7.

Homestead program.

The 1995 State Land Offering includes 55 parcels to be offered under the homestead program. The homestead program allows successful applicants the opportunity to acquire title to the land by "proving up" (building a dwelling, living on the parcel, and paying survey costs) or by purchasing the property after meeting certain requirements.

Homesteads are awarded through a lottery process. If more than one application is received for any parcel of land, a drawing is held to determine the winner. Participants in the homestead lottery must be at least 18 years old, U.S. citizens, and Alaskan residents for at least 12 months immediately before the date the application is filed. Individuals may only receive patent to one homestead in their lifetime. More information on the homestead program can be found on pages 8-14.

Over-the-counter offering.

Parcels not awarded during the 1995 State Land Offering will be offered over the counter at the DNR public information offices in Juneau, Anchorage, and Fairbanks, beginning in January 1996. For more information on the over-the-counter offering, please see pages 15-16.

Site inspection.

CHECK IT OUT! The Department of Natural Resources strongly urges anyone wishing to file for a parcel to first review all information and then personally inspect the land before filing an application. The land chosen by an applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

Amendments.

The Division of Land reserves the right to postpone or cancel a land offering, in whole or in part, at any time prior to or during the offering, including over-the-counter sales, if necessary to protect the interests of the state. One or more parcels may be withdrawn at any time prior to or during the offering period.

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible, but it is the applicant's responsibility to keep informed of any changes or corrections.

False information.

A land program participant who gives false information on forms or other required documents may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, the participant may lose all right, title and interest in the land.

Filing policy for state employees.

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file a homestead lottery application or a sealed-bid during the last 15 days of the filing period and may not acquire land within the first 30 days that it is offered over the counter.

Appeals.

Aggrieved applicants may appeal the determination of a high bid for an auction parcel or the award of a staking authorization at a homestead lottery by writing to the commissioner of the Department of Natural Resources. Appeals must be received by the commissioner within five days after the auction or lottery is conducted. Send appeals to:

Commissioner John T. Shively
Department of Natural Resources
3601 C Street, Suite 1210
Anchorage, Alaska 99503-5921

DNR Information Offices.

Listed below are the three DNR information offices for each of the three DNR regions, their phone numbers, addresses, and office hours. **These offices are the only offices that will accept applications to participate in the 1995 State Land Offering.** These offices also have more copies of this brochure available for purchase and application materials, display maps, and other information.

STATEWIDE & SOUTHCENTRAL REGION

DNR Public Information Center
3601 C Street, Suite 200
Anchorage, AK 99503-5929
(907) 762-2261 fax: 762-2236 TDD: 762-2259
Recorded land sales information (907) 762-2202
Office hours: Monday through Friday, 11:00 am -5:00 pm.
(Please send all mail requests to this address)

SOUTHEAST REGION

Division of Land, Southeast Region
Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400 fax: 586-2954 TDD: 465-3888
Office hours: Monday through Friday, 8:00 am -4:30 pm.

NORTHERN REGION

Division of Land, Northern Region
Information Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2705 fax: 451-2751 TDD: 451-2770
Office hours: Monday through Friday, 8:00 am -5:00 pm.

Copies of this brochure are also available for review at Legislative Information Offices throughout the state, and at the DNR Area offices listed below (DNR offices also have application materials for distribution—THESE OFFICES CANNOT ACCEPT BIDS OR APPLICATIONS):

Division of Land/Division of Agriculture, Mat-Su Area

1800 Glenn Highway, Suite 12
P.O. Box 949
Palmer, AK 99645-0949
(907) 746-2811 fax: 745-7112

Division of Forestry, Haines Area Office

PO Box 263
Haines AK 99827
766-2120

Division of Forestry, Kenai-Kodiak Area Office

Milepost 92.5 Sterling Highway
HC 1, Box 107
Soldotna AK 99669
262-4124

Division of Forestry, Ketchikan Area Office

2030 Sea Level Dr Suite 217
Ketchikan AK 99901
225-3070

Division of Forestry, Delta Area Office

Milepost 267.5 Richardson Highway
PO Box 1149
Delta Junction AK 99737
895-4225

Division of Forestry, Southwest Area Office

101 Old Dump Road
Box 130
McGrath AK 99627
524-3010

Division of Forestry, Valdez/Copper River Area Office

Milepost 110 Richardson Highway
PO Box 185
Glennallen AK 99588
822-5534

SEALED BID AUCTION

The 1995 State Land Offering includes 384 parcels to be offered at a public sealed-bid auction. These parcels are located in 47 subdivisions throughout the state. These parcels are listed and described on pages 27-165 of this brochure.

ALL PARCELS ARE OFFERED AS IS, WHERE IS, WITH NO IMPLIED OR EXPRESSED WARRANTY OF CONDITION WHATSOEVER.

Alaska Mental Health Trust parcels.

Twenty five of the properties included in the sealed-bid auction are part of the Alaska Mental Health Trust (AMHT). These parcels are managed by the Mental Health Trust Land Unit of DNR, and are being offered on behalf of the AMHT. The AMHT parcels are being offered under the same terms and conditions as the other parcels in the auction, with the exception of the Veteran's Discount. The Mental Health Trust Land Unit has made a preliminary determination that granting the veteran's discount is inconsistent with the Alaska Mental Health Enabling Act. Accordingly, unless otherwise notified, the Veteran's Discount will not be applicable to AMHT parcels.

The following subdivisions include AMHT parcels: Kupreanof (Petersburg), Phonograph Creek, Nenana South, and Vault (these parcels are identified in the parcel description tables in this brochure).

Bidder qualifications.

To be a qualified bidder, an individual must be at least 18 years of age on or before the date of the auction, or a corporation or business authorized to conduct business under the laws of the State of Alaska. A corporation will be required to submit the following if its bid is successful: 1) a certificate of compliance issued by the Alaska Department of Commerce and Economic Development, and 2) a corporate resolution authorizing an agent to bid and sign sale documents on behalf of the corporation. A business will be required to submit a copy of its current Alaska Business Licence if its bid is successful.

How to submit a bid.

All bids must be for at least the minimum bid listed for each parcel in this brochure. Bids must be received at either the Juneau, Anchorage, or Fairbanks DNR information offices listed on Pages 3-4 (see "Where to submit a bid", below), no later than 5:00 pm, Monday October 16, 1995. Each bid must be submitted in a SEPARATE sealed envelope, clearly marked with ONLY the following information:

1995 State Land Auction
Subdivision Name
Parcel # _____ (enter appropriate number)
Name of individual or organization submitting bid

The envelope containing your bid should have no other information or markings showing. This brochure includes a special bid envelope for this purpose, as well as a larger envelope for mailing the bid envelope. We encourage you to use these envelopes (additional envelopes are available at our offices). THE DEPARTMENT OF NATURAL RESOURCES IS NOT RESPONSIBLE FOR INADVERTENTLY OPENING IMPROPERLY MARKED BID ENVELOPES.

Each bid must include:

- 1) A completed State Land Sale Bid Form (incomplete forms will be rejected)
- 2) A bid deposit of at least 5% of the total amount bid, in the form of a certified check, cashier's check, or money order—NO PERSONAL OR TWO-PARTY CHECKS WILL BE ACCEPTED. DO NOT SEND CASH.
- 3) A self-addressed, stamped envelope to return unsuccessful bidder's deposits.

VETERANS PLEASE NOTE: If you will be applying for the Veterans Discount, DO NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are eligible for the Veterans Discount, the discount will be deducted from the purchase price after the auction (Please see Veterans Discount, on Page 18).

Where to submit a bid.

All bids must be submitted (in person or by mail) to either the Juneau, Anchorage, or Fairbanks DNR information office (see pages 3-4).

Bid deposits.

- To participate in the sealed-bid auction, a bid deposit is required.
- The bid deposit must be at least 5% of the total amount bid.
- A separate bid deposit must be included with each bid.
- The bid deposit must be in the form of a cashier's check, certified check, or money order—PERSONAL OR TWO-PARTY CHECKS WILL NOT BE ACCEPTED.
- The deposit is non-refundable for successful bids, and will be applied to the purchase price.
- The deposit will be refunded immediately after the auction for unsuccessful bidders (a self-addressed, stamped envelope must be included with the bid for this purpose).
- No interest will be paid on the bid deposit while it is in the possession of the state.
- Unsuccessful bidders may pick up their deposits until 3:00 pm, October 26, 1995, upon proper identification (picture identification like the Alaska Drivers Licence). The deposits may be picked up at: DNR Financial Services Section, 3601 C Street, Suite 1230, Anchorage, AK 99503-5921. Deposits not picked up will be mailed on October 27, 1995.

AUCTION PROCEDURES

1. Sealed bids will be kept confidential and stored in a safe until the auction.
2. Bids will be opened beginning at 10:00 am, on October 25, 1995, in the Z.J. Loussac Library's Wilda Marston Theater in Anchorage (3600 Denali Street). Attendance at the auction is not required.
3. Parcels will be auctioned in an order determined by the number of bids received. The parcel having the most bids will be auctioned first. Where an equal number of bids are received for more than one parcel, the parcel with the lowest parcel number will be auctioned first.
4. The eligible bidder with the highest correctly submitted bid will be named the successful bidder. Acceptable bids will be for at least the minimum bid listed for each parcel in this brochure.
5. Bidders will be awarded their first successful bid, and will be ineligible to acquire another auction parcel for the remainder of the auction and the subsequent over-the-counter offering.
6. If there are two or more identical high bids for a parcel, the successful bidder will be determined by the earliest DNR date-received stamp (not the postmark) on the sealed-bid envelope. If the date stamps are also identical, then the name of the successful bidder will be drawn by lottery.
7. Following the auction, a list of successful bidders will be posted at the DNR information offices and area offices (see Pages 3-4), and successful bidders will be notified by certified mail. Successful bidders must respond to this notification by 5:00 pm, December 6, 1995 (see Responding to the Award Notification, below).
8. If a successful bidder defaults on the parcel or does not respond to the notice of award by the deadline, **the applicant forfeits the bid deposit and all rights to the parcel.** The second highest eligible bidder will then be given the opportunity to purchase the parcel.
9. Parcels not awarded at this auction will be placed in the over-the-counter offering and sold for the minimum bid listed in this brochure. Parcels that are awarded at this auction but are later forfeited or relinquished, will not be offered at the subsequent over-the-counter sale.

Responding to the Award Notification.

Successful bidders will be notified of the award by certified mail. Responses to the Award Notification must be received within 30 days of the receipt of the notification. Responses must include the following:

- Completed Declaration of Intent Form
- \$75 document handling fee
- Veteran's Eligibility Affidavit (only if applying for a Veteran's Discount)
- Any other documents requested in the Notification of Award letter.

Right to adjourn.

The Division of Land reserves the right to reject any or all bids and to adjourn, postpone, or vacate this auction, in whole or in part, at any time prior to or during the offering, including the over-the-counter sale, where such action appears necessary to protect the interest of the State. One or more parcels may be withdrawn at any time prior to or during the auction and prior to, or during, the over-the-counter offering.

HOMESTEAD LOTTERY

THE HOMESTEAD PROGRAM

The 1995 State Land Offering includes 55 surveyed parcels to be offered by lottery under the homestead program. The homestead program offers two basic ways to obtain title to the land; by "proving up" on the homestead or by purchasing it. Proving up means living on the homestead, building a permanent habitable dwelling, and paying for survey costs. The homestead program offers two purchase options (see Purchase Options below). Living on the homestead is not required if the homestead is purchased.

All homesteaders should become familiar with the homestead law, Alaska Statute 38.09, and the regulations for the homestead program, 11 AAC 67.13B through 11 AAC 67.155. These statutes and regulations are available at most libraries and at DNR information offices.

ALL PARCELS ARE OFFERED AS IS, WHERE IS, WITH NO IMPLIED OR EXPRESSED WARRANTY OF CONDITION WHATSOEVER.

Eligibility Requirements:

To be eligible for the homestead program, you must be an individual (corporations are not eligible), a U.S. citizen at least 18 years of age, and have been an Alaskan resident (see Residency Requirement on pages 9-10) for at least 12 months immediately prior to application.

Restrictions on Participation:

An individual may receive patent to only one homestead in his or her lifetime, except as provided under AS 38.09.030(c) which allows individuals to hold two homesteads under certain circumstances (see Transfers and Assignments).

Under most circumstances, eligibility to participate in the program in the future is restored when a homestead entry permit or sale contract is relinquished or assigned.

Transfers and Assignments:

A homestead entry permit or sale contract may only be assigned, conveyed or transferred:

- by testate or intestate succession;
- to a spouse during marriage;
- by order of a court as part of a divorce settlement;
- to either a member of the immediate family or a grantee of the applicant in the case of an
- extreme emergency or illness that disables the applicant; or,
- subject to the approval of the commissioner, by an exchange between parties in the same homestead area.

A \$100 fee is required for the assignment of a homestead permit.

Restrictions On Sale and Subdivision:

A homestead that is purchased may not be sold within five years and may not be subdivided within 10 years after the patent is issued. A homestead patented by proving up may be sold, but may not be subdivided within five years after the patent is issued.

Access:

Roads have not been constructed in, or to, most homestead areas. State and local governments have no obligation to construct roads to or through these areas or to provide any other improvements or services. A homesteader has the right to reasonable legal access across state land to his/her homestead, including

access for utility lines. However, the homesteader must apply to the Division of Land for approval of the access route.

Easements or rights-of-way for roads, trails, trap lines, public access, utility corridors, and transportation facilities may be reserved or excluded by the commissioner up until the time of patent or up until the time the sale contract is signed if the homestead is purchased.

HOW TO APPLY FOR A HOMESTEAD

- You must complete a separate State Land Application form for each homestead parcel. The application must contain your name, mailing address, and telephone number, as well as the parcel number.
- You may file for any number of homestead parcels, but you may file only **one** application per parcel.
- Once an application is filed, it may not be transferred to another parcel or to another applicant.
- If you wish to relinquish an application, you may do so. However, application fees are non-refundable.
- Incomplete, illegible or late applications will be rejected.
- Applications received after the filing period will be rejected.
- Applicants must maintain a current address with the Division of Land. Applications are subject to rejection if the division is unable to contact the applicant.

Application Fee:

A non-refundable \$25 application fee must be submitted with each application for the homestead lottery. The fees may be paid by personal check, cash, certified check or money order. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason may invalidate the application(s). No applications will be accepted without the filing fee.

Filing Period.

The application filing period for the 1995 State Land Disposal is August 15, 1995 through 5:00 pm October 16, 1995. Applications must be physically received within this period by the Division of Land at the Anchorage, Juneau, or Fairbanks DNR information office (see pages 3-4). Application forms and certification forms are available at regional and area offices.

Program Eligibility Certification:

Applications for homesteads must be accompanied by a signed and notarized Program Eligibility Certification form. The certification is a sworn affidavit attesting to the applicant's eligibility to participate in the program (see Residency Requirement). Notaries are available at the DNR information offices (see pages 3-4). The director may require additional proof of residency, age, etc., at any time (see Proof of Residency).

If the certification form is not submitted with the application, the application will be considered incomplete and will be rejected.

Residency Requirement:

You must be a U.S. citizen and an Alaska resident to file an application for a homestead. The homestead program requires one full year of Alaskan residency immediately preceding the date of application (AS 38.09.030 and 38.09.900). Alaskan residency is defined by Alaska Statute 01.10.055.

Proof of Residency:

Applicants may be required to verify their Alaskan residency. If verification is required it may include, but is not limited to:

- School, military, bank, or work records;
- utility, or rent receipts;
- applicable licenses or tax records;
- fishing or hunting licenses;
- voter's registration;
- signed and notarized affidavits from persons acquainted with, but not related to the applicant; or
- other evidence of residency acceptable to the director.

You are not allowed to claim Alaskan residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition or benefits.

If you are or were in the armed forces, you must have either been an Alaskan resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaskan resident.

HOMESTEAD LOTTERY PROCEDURES

Homestead parcels that receive more than one valid application will be awarded by a drawing. Only one application per parcel per person will be accepted.

The lottery drawing will be held beginning at 10:00 am, on October 26, 1995, in the Z.J. Loussac Library's Wilda Marston Theater in Anchorage (3600 Denali Street). Attendance at the drawing is not required.

Parcels will be drawn in order of the number of applications filed. The parcel having the most applications will be drawn first. Where an equal number of applications is filed on more than one parcel, the parcel with the lowest parcel number will be drawn first.

Applicants are awarded the first parcel for which their name is drawn. Once an applicant is awarded a parcel, he/she becomes ineligible to obtain another homestead parcel in this lottery.

Notice of Award.

Following the lottery drawing, a list of successful applicants will be posted at the DNR information offices and area offices listed on pages 3-4. Successful applicants will be notified by certified mail, and must complete, sign, and return to the Division of Land all appropriate documents, including required fees, within 30 days of receipt of the award notice. Failure to do so may result in forfeiture of all rights to the parcel.

STAKING A HOMESTEAD

State law requires that "an applicant for a homestead entry permit shall personally stake the corners and flag the boundaries of the land entered..." (AS 38.09.020(b)). Because all the homesteads offered in the 1995 State Land Offering are pre-designated and have already been surveyed, the purpose of "staking" these homesteads is to locate the parcel and to re-establish the surveyed boundaries. To "stake" a parcel, applicants will need to locate and mark the survey monuments and boundaries of the parcel.

Successful homestead lottery applicants will be awarded a "staking authorization," and must then purchase a "staking selection procedures packet" for \$15.00 (+\$2.50 mailing if applicable). The staking authorization is valid for 60 days, beginning on June 15, 1996, and ending on August 14, 1996.

Homestead must be staked in accordance with the staking selection procedures packet, and a Homestead Entry Permit must be applied for while the staking authorization is valid. If you do not apply for the homestead entry permit on or before the expiration date of the staking authorization, the staking authorization automatically expires. Staking authorizations may not be renewed or transferred and will not be extended under any circumstances.

Expired staking authorizations, if any, will be made available over-the-counter beginning on September 17, 1996.

Homestead Entry Permit Application.

After your homestead has been staked, and before the staking authorization expires, you must:

- complete a Homestead Entry Permit Application, have your signature notarized and submit it to the DNR information office for the region in which the homestead is located (see pages 3-4);
- pay a non-refundable processing fee of \$5 per acre; and
- pay a \$250 survey deposit (see Survey Costs below)

An application for a Homestead Entry Permit may be denied for failure to comply with a selection procedure or other program requirement.

Survey Costs.

Each homestead offered in this land offering has been surveyed, and successful applicants must pay the state the cost of the survey. Applicants must pay a survey deposit of \$250 before the Homestead Entry Permit can be issued. If proving up, the balance of the survey cost must be paid when the homesteader applies for patent. If the homesteader decides to purchase the homestead, the survey cost will be reflected in the appraised purchase price. The survey costs are listed in the parcel description tables in this brochure.

The survey deposit will be refunded only if an entry permit is not issued. The survey deposit will not be refunded if the entry permit is later relinquished or revoked.

HOMESTEAD REQUIREMENTS

Occupancy Requirement:

Homesteaders who plan to prove up must live on the homestead for 25 months within five years after the entry permit is issued. To "live" on the homestead means to be physically present and living on the homestead. A month is defined as a minimum of 20 nights per calendar month or five nights per week for any four separate weeks. This occupancy does not have to be in a completed dwelling—homesteaders can fulfill the occupancy requirement while living in tents, trailers, etc.

Dwelling Requirement:

A homesteader who chooses to gain title by proving up or through the five-year purchase option (see Purchase Options below) must submit proof of completion of a habitable, permanent dwelling no later than three years after the date the entry permit is issued. To do this, homesteaders must submit a Dwelling Completion Affidavit, which includes photographs and a description of the dwelling, type of footings and foundation, dimensions of the structure, type of construction, insulation, sewage or sanitary facilities, heating facilities, cooking facilities, and water supply. The Division of Land reserves the right to inspect the dwelling.

A habitable, permanent dwelling means a structure or mobile home suitable for year-round occupancy with at least 190 square feet of floor space, built or placed on a permanent masonry or treated wood foundation,

meeting the usual and customary construction standards for permanent dwellings in the area. The structure must meet local building codes and the sanitary facilities must meet Alaska Department of Environmental Conservation requirements.

If the dwelling has been nearly completed and progress toward completion is being made when the three-year period for construction expires, the homesteader may be given an extension of not more than one year to complete the dwelling. A request for an extension to complete the dwelling must be filed within three years after the date the entry permit was issued. The request must be filed with the Division of Land's regional office for the area in which the homestead is located. A request for an extension must include a \$100 dwelling extension fee, and photographs showing that the dwelling is "nearly completed", meaning:

- completion of a basement suitable for habitation; or
- completion of framing, closing in, and weatherproofing.

An extension granted to complete the dwelling does not extend the time for completing any other homestead requirement.

If the homesteader fails to meet the permanent habitable dwelling requirement within three years after the date the entry permit is issued, or within an approved extension period, the entry permit automatically expires and all rights to the homestead terminate.

Purchase Options:

The homestead program offers two purchase options: **A)** the Two-Year Purchase Option, and **B)** the Five-Year Purchase Option:

A) Two-Year Purchase Option: to qualify for the Two-Year Purchase Option, the homesteader must apply to purchase the parcel within two years after issuance of the entry permit. The requirements to build a dwelling and reside on the homestead are waived. The purchase price is the fair market value as of the date the entry permit was issued. This option can be used by homesteaders who do not intend to prove up on the parcel.

B) Five-Year Purchase Option: to qualify for the Five-Year Purchase Option, the homesteader must apply to purchase the parcel within five years, and must complete the dwelling requirement within three years. The requirement to reside on the homestead is waived. The purchase price is the fair market value as of the date of purchase. This option can be used by homesteaders who have built a dwelling but were not able to complete the occupancy requirement.

For either purchase option, there will be a \$100 purchase contract fee if a sales contract is issued, or a \$100 patent processing fee if the purchase price is paid in full.

Appraisal:

An application to purchase a homestead must be approved by the director. Upon approval, the Division of Land will appraise the homestead and notify the homesteader by mail of the appraised purchase price. The estimated values for homestead parcels included in this offering are listed in the table on the next page.

ESTIMATED VALUES FOR HOMESTEAD PARCELS*

AREA NAME	COST PER ACRE	
	non-waterfront	waterfront
Albert Creek	\$100-\$1,000	\$500-\$2,000
Bear Creek	\$200-\$800	N/A
Central	\$150-\$500	N/A
Circle	\$1,000-\$1,500	N/A
Craig Lake	\$500-\$1,000	N/A
Crazy Mountain	\$100-\$1,000	N/A
Healy	\$175-600	\$350-\$750
Hiline Lake	\$100-\$400	N/A
Jack Bay	\$400-\$1,000	\$1,000-\$4,000
Kupreanof Peninsula	\$200-\$675	\$1,300-\$2,400
Lake Creek	\$150-\$650	N/A
Petersville Road	\$700-\$1,500	N/A
Sevenmile	\$200-\$500	N/A
South Lake Louise	\$200-\$500	N/A
Talkeetna Foothills	\$200-\$500	N/A
Yenlo Hills	\$150-\$650	N/A

*The per acre value ranges are provided to furnish potential applicants with some idea of the approximate costs to purchase State land under the Homestead Program. It is stressed that these value ranges are approximate and may vary considerably due to size of the parcel, access, amount of water frontage, or lack of water frontage, overall quality, etc. These values are based upon the maximum size parcel allowed per staking area considering survey costs borne by the applicant, miscellaneous costs incidental to staking and the holding periods from the date of patent until the property may be leased, sold or subdivided.

Purchase Terms and Conditions.

The homesteader may purchase the parcel outright or enter into a sale contract under the same terms and conditions as for a lottery sale parcel (see Purchase Information). Eligible veterans may apply their land discount to reduce the purchase price.

Request for Patent:

A request for patent for a homestead that was not purchased under the two or five-year option must be filed within five years after the date the entry permit was issued. The homesteader must include with the request an entryperson's Affidavit of Homestead Residency and affidavits from at least three disinterested witnesses not related to the homesteader. Witnesses must attest that based on their personal knowledge, the homesteader has lived on the homestead for at least 25 months during the five years after the entry permit was issued. In addition, a \$100 patent processing fee will be required.

If a homesteader fails to submit the request for patent or provide proof within 5 years that the requirements for patent have been met, the entry permit automatically expires and all rights to the homestead terminate.

OVER-THE-COUNTER OFFERINGS

Over-the-counter offerings are made on a first-come, first-served basis during regular office hours at the DNR information offices in Juneau, Anchorage, and Fairbanks. Applications may be made in person or by an agent with power of attorney. An agent may represent only one person per day, in addition to himself or herself.

Parcels in the over-the-counter offering remain available until withdrawn by the director. The director may suspend an over-the-counter offering in order to update the appraisal. Once the reappraisal is complete, the property may be returned to the over-the-counter offering at the new price.

Parcels from the 1995 State Land Offering will be offered as follows:

- 1) Auction sale parcels and homestead lottery parcels not awarded during this land offering, if any, will be offered according to which DNR region they are located in (see map on Page 27):
 - Parcels located in the Southeast DNR Region (see map on Page 29) will be offered beginning on January 16, 1996, at 9:00 am, at the Juneau DNR information office (see Page 3).
 - Parcels located in the Southcentral DNR Region (see map on Page 53) will be offered beginning on January 17, 1996, at 9:00 am, at the Anchorage DNR information office (see Page 3).
 - Parcels located in the Northern DNR Region (see map on page 103) will be offered beginning on January 18, 1996 at 9:00 am, at the Fairbanks DNR information office (see Page 4).
- 2) Homestead parcels that were not staked by the end of the staking period (August 14, 1996) will be made available over-the-counter beginning on August 17, 1996. The over-the-counter offering will be conducted at the Juneau, Anchorage, and Fairbanks DNR information offices (see pages 3-4). Applicants should contact either the Juneau, Anchorage, or Fairbanks DNR information office for a list of available parcels and application procedures.

Priority of Service to Applicants:

On the first day of each region's over-the-counter offering, the three regional DNR information offices will open at exactly the same time. Applicants present at a regional office when the doors open for business and applicants whose mail-in applications were received before the first day of the offering will be treated as a group for purposes of assigning a priority of service. No distinction will be made between walk-in applicants and mail-in applicants. Applications will not be accepted over the phone or by fax.

Each regional information office will take the names of those walk-in applicants who want an auction or homestead parcel that is under the jurisdiction of another region and will transmit the applicant's name to the appropriate region. If a drawing is required, the regional office will take the names of all applicants for parcels under the region's jurisdiction, place the names in a lottery drum and conduct a drawing to determine the priority of service. Applicants may not assign or trade their priority of service.

Applicants who arrive after the office opens will be assigned a priority of service based on the time (hour and minute) they arrive. If the applicant wants to apply for a parcel in another region, the applicant's name and arrival time will be transmitted to the regional office of jurisdiction. The regional office of jurisdiction determines the applicant's priority of service based on the applicant's arrival time. If more than one applicant has the same arrival time, priority of service is determined by a drawing.

Mail-in Applications:

Mail-in applications received prior to the first day of the over-the-counter offering are processed on the first day of the over-the-counter offering. Mail-in applications received on or after the first day of the offering are processed on the first working day after they are received.

Mail-in applications received prior to the first day of the over-the-counter offering are processed on the first day of the over-the-counter offering. Mail-in applications received on or after the first day of the offering are processed on the first working day after they are received.

A person applying by mail may apply for more than one auction or homestead parcel but must include a clearly prioritized list. Applications must include a check or money order sufficient to cover all fees and, for auction parcels, the down payment (5% of the minimum bid amount) or full purchase price (depending on price of parcel) for the most expensive parcel listed. Checks should be payable to the Department of Natural Resources. Checks returned for any reason may invalidate the application.

When applying by mail, a separate application form for auction and homestead parcels is required. You may apply for more than one auction or homestead parcel with each application.

APPLICATION REQUIREMENTS.

All applications, whether in person or by mail, must include:

Auction parcels:

- A completed over-the-counter application form,
- \$75 document handling fee,
- A down payment of 5% of the minimum bid amount for the most expensive parcel you are applying for,
- A completed Declaration of Intent form, and
- If applying for a Veterans Discount, a completed Veteran Eligibility Application/Affidavit form.

The document handling fee and down payment or purchase price will be returned to the applicant if the applicant is not awarded a parcel.

Homestead parcels:

- A completed over-the-counter application form
- A completed Program Eligibility Certification form
- \$25 application fee for a homestead staking authorization
- \$15 homestead-selection-procedures packet ("staking packet") fee, plus \$2.50 mailing fee.

The homestead-selection-procedures packet fee and mailing fee will be returned to the applicant if the applicant is not awarded a parcel.

PURCHASE INFORMATION

The information in this section applies to parcels purchased through either the sealed-bid auction or the homestead purchase options.

Parcels can be purchased either by paying a lump sum for the parcel, or by entering into a sale contract with the State of Alaska.

Lump Sum Payment:

If the purchase price minus the down payment is \$1,000 or less, the purchase price must be paid in full; a land sale contract will not be issued.

Sale Contracts: If the purchase price minus the down payment is greater than \$1,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money cannot be refunded if your contract is in default, relinquished, or otherwise terminated.

The terms for purchasing state land by sale contract are:

- down payment of 5 percent of the purchase price;
- contract for payment of the balance, with interest, over a period of up to 20 years;
- non-refundable document handling fee of \$75.

The state will record the sale contract. Checks returned for any reason may invalidate the transaction and terminate all rights of the applicant.

If the principal sum (amount on which the state is extending credit) is \$5,000 or less, the state will offer an annual payment contract only. The first payment will be due 12 months after the effective date of the contract. If the principal sum is more than \$5,000, the state will offer a quarterly or annual payment contract. Under a quarterly payment contract the first payment will be due three months after the effective date of the contract. Monthly payments are available if the principal sum is over \$20,000.

Principal and interest payments will be set on a level-payment basis over a period of not more than 20 years. Every land sale contract requires a payment of at least \$100 of principal each year. Purchasers may, at any time, pay more than their required payment. The state does not charge a prepayment penalty.

The interest rate on all land sale contracts is the "A" rate provided by the Farm Credit Bureau for 20-year, fixed-rate real estate mortgages for the farm credit district for Alaska at the time the contract is received and signed by the Division of Land (this interest rate has varied between 10.40% to 12.65% from January 1995 to July 1995). Interest begins to accrue on the date shown on the face of the contract.

Returned Check Policy.

A service charge will be assessed for any check on which the bank refuses payment. Post-dated checks cannot be accepted.

Veterans' Land Discount:

Eligible veterans may receive a 25 percent discount on the purchase of state land (AS 38.05.940), **excluding mental health trust land**. The veterans' discount may only be used once in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older at the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement on Page 9-10);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas; and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and the home of record, must be submitted.

Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The veterans' discount may be applied only to acquisition of surface rights to the land. It may not be applied to survey and platting costs, or other costs reimbursable to the state. These costs will be subtracted from the purchase price before the discount is calculated. These costs for each subdivision are listed in the table on Page 19.

Successful bidders, or homestead applicants wishing to purchase their parcel, who qualify for the veterans' discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract, or from the purchase price if the purchase price is paid in full.

Here is how a veterans' discount works for a 3.349 acre parcel with reimbursable costs of \$959 per acre, and a bid price of \$14,000.00:

\$14,000.00	bid price
<u>-3,211.69</u>	reimbursable costs (\$959 per acre x 3.349 acres).
\$10,788.31	price eligible for discount
-2,697.08	25% veterans' discount
\$14,000.00	bid price
-2,697.08	discount amount
\$11,302.92	discounted purchase price
<u>-\$700.00</u>	5% down payment
\$10,602.92	balance due

REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

Subdivision	Survey	Reimbursable costs
Bald Mountain	ASLS 80-176	\$238.00/Acre
Bartlett Hills (Tract A)	ASLS 79-134A	\$234.00/Acre
Bartlett Hills (Tract B)	ASLS 79-143B	\$234.00/Acre
Bartlett Hills (Tract C)	ASLS 79-143C	\$234.00/Acre
Bear's Den	ASLS 82-125	\$431.00/Acre
Berg	ASLS 82-181	\$531.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre
Chandalar Lake	ASLS 85-224	\$408.00/Acre
Deadman Lake	ASLS 81-40	\$268.00/Acre
Dinglishna Hill	ASLS 80-133	\$245.00/Acre
Duncal Canal	ASLS 81-9	\$440.00/Acre
Excursion Inlet North	ASLS 81-66	\$561.00/Acre
Excursion Inlet South	ASLS 81-90	\$547.00/Acre
Geskakimina Lake	ASLS 81-55	\$277.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre
Goldstream	ASLS 79-163	\$261.00/Acre
Haystack	ASLS 80-117	\$274.00/Acre
Haystack Extension	ASLS 80-163	\$274.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre
Iksgiza Lake	ASLS 81-54	\$328.00/Acre
Keene Channel	ASLS 81-8	\$440.00/Acre
Kindamina Lake	ASLS 81-218	\$390.00/Acre
Kupreanof	ASLS 79-182	\$411.00/Acre
Lake Louise	USS 3484-3490	\$400.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre
Lisianski Inlet	USS 3305	\$200.00/Acre
Martin	ASLS 84-21	\$257.00/Acre
McCloud	ASLS 82-157	\$609.00/Acre
McPherson	ASLS 87-217	\$400.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre
O'Connor Creek	ASLS 83-23	\$271.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre
Panguingue Creek	ASLS 79-168	\$112.00/Acre
Phonograph Creek	ASLS 80-183	\$524.00/Acre
Pinnacle Mountain	ASLS 84-12	\$1121.00/Acre
Prince of Wales (Thorne Bay)	ASLS 80-121	\$465.00/Acre
Shell Hills	ASLS 80-177	\$314.00/Acre
Shell Lake North	ASLS 80-174	\$437.00/Acre
Snake Lake	ASLS 85-85	\$207.00/Acre
Tazlina Hills	ASLS 79-227	\$349.00/Acre
Teklanika	ASLS 85-332	\$400.00/Acre
Teklanika	ASLS 86-148 & 149	\$400.00/Acre
Teklanika	ASLS 86-234	\$400.00/Acre
Totek Lake	ASLS 81-57	\$305.00/Acre
Tungsten	ASLS 80-99	\$211.00/Acre
Vault	ASLS 80-189	\$335.00/Acre
West Twin Lake	ASLS 81-129	\$558.00/Acre
Whale Passage	ASLS 81-217	\$678.00/Acre
Wrangell Narrows	ASLS 81-7	\$440.00/Acre

CONDITIONS OF PURCHASE

Tentatively Approved Lands.

Lands for which the state has not received final patent from the federal government are designated as tentatively approved. Tentatively approved lands are identified as such when offered for sale by the state.

Title for parcels on tentatively approved land will be conditioned on the state receiving patent from the federal government. If for any reason the state does not receive patent to land, a sale, lease, or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee, or any third party for the termination of the contract. (11 AAC 67.015)

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems, such as:

- title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage; and
- banks may not loan money for construction on tentatively approved lands.

In the 1995 State Land Disposal, the following disposal areas are all, or in part, on tentatively approved land: Albert Creek, Bear Creek, Central, Chandalar Lake, Circle, Deadman Lake, Snake Lake, and Teklanika.

Access.

The state has no legal obligation to build roads to any parcel. Legal access exists to all subdivisions along a surveyed section line or platted right-of-way. Physical access may be via roads, trail or water bodies.

The location of legal access to a specific subdivision may be obtained from the DNR information office nearest the subdivision (see pages 3-4). Legal access to homestead areas is generally available from a lake, river, trail, or road. All homesteads are subject to existing roads and trails. With a few exceptions, such as across park lands, access across state lands may be gained along section lines.

Access across unreserved state land may be gained by foot, snow machine, or similar means without a permit, provided no road construction is undertaken. Limited trail construction may be allowed without a permit under certain conditions—check with the nearest DNR information office. The use of off-road vehicles (ORVs) is allowed but ORV users are urged to use existing trails where possible. Where no trails exist, ORV users are urged to use the legal access to minimize the number of trails across public lands. Unless a right-of-way has been identified by the Department of Natural Resources, moving heavy equipment, such as a bulldozer, requires a permit from the nearest regional office.

Public access easements along public or navigable water bodies are reserved for purposes normally associated with the use of the public resources of the water body.

No public access easement may be obstructed or made unusable by the public.

PLEASE NOTE: Rights-of-way shown on subdivision maps designate areas reserved for road construction and access and do not necessarily indicate the existence of a constructed road. Potential purchasers should inquire at a regional or area office to see if there is an existing road on the reserved right-of-way.

Homeowners' Associations.

If a subdivision has an incorporated Homeowners' Association, successful applicants automatically become members. A Homeowners' Association generally has the power to assess lots within the subdivision for the costs of capital improvements and maintenance. To find out if a subdivision has an active incorporated Homeowners' Association, contact the Department of Commerce and Economic Development, Division of Banking, Securities, and Corporations (907-465-2530).

Reservations.

Parcels are subject to rights-of-way, easements, setbacks, roads, trails, and other restrictions shown on the survey plat. Within state subdivisions, all road rights-of-way are also dedicated for public utilities and other uses normally associated with a road right-of-way. On a state subdivision plat, where a section line passes through a subdivision and is not shown as a road, easement vacation plats have been filed in most cases. No access is allowed on vacated section lines.

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources and fossils which may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. It may lease them to mineral developers or allow mining claims to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development. Also, most state land disposal areas were closed to mineral entry prior to offering.

Before receiving title to the land, individuals are not permitted to sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, top soil, timber, or any other material valuable for building or commercial purposes. Such materials may be used on the parcel.

Restriction On Subdividing.

The successful applicant may not subdivide the land prior to receiving title. There are special restrictions on the conveyance, sale, and subdivision of homesteads (please see pages 8 for more information). Subdividing of any parcel must comply with state or local platting requirements.

Wetlands.

Some state land offerings include wetlands. You may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or putting fill in them without a valid permit can result in civil fines or criminal charges. For further information, contact the U.S. Army Corps of Engineers.

Improvements.

It is the responsibility of the purchaser or homesteader to properly locate themselves on their lot or homestead and to construct all improvements outside of platted easements or rights-of-way. In addition, there may be additional building setbacks. Contact the local municipality or borough prior to constructing any improvements.

Unauthorized Improvements.

Where land includes improvements that are in actual or apparent trespass and the owner of the improvements is not the successful applicant for the parcel, the owner of the improvements will have until 12 o'clock midnight of the third day following the offering for that parcel to remove the improvements, unless notified otherwise. All improvements not removed by that time will be subject to the terms of the sale contract or homestead permit between the state and the successful applicant.

Taxes:

Property offered by the state, including homesteads, is subject to taxes and assessments levied by local taxing authorities.

Authorizations.

Construction of improvements on some parcels may require authorizations from federal, state or local agencies. It is the responsibility of the applicant to obtain all necessary authorizations.

Sewer and Water.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.

Water Rights.

To obtain water rights you must apply for a permit from the Division of Mining and Water Management. Applications for water rights are available at DNR information offices.

Fire Warning.

Some state lands are in areas without fire protection. The state assumes no duty to fight fires in these areas. Wild fires should be considered a serious potential hazard even in areas designated for fire protection.

Timber Purchase and Use.

The Department of Natural Resources issues personal use permits for the purchase of fuel wood obtained from state land; personal use contracts are issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

Future Offerings.

The state reserves the right to offer more land at any time, thereby increasing the population density in the area of the offering.

Railroad Right-Of-Way.

Public use of the Alaska Railroad Corporation's two-hundred-foot right-of-way, bridges and trestles is unlawful. However, entering the right-of-way to board or depart a passenger train is permitted. Passenger train service is limited. Contact the nearest railroad agent for more information.

Fish and Game Requirements.

A permit is required from the Department of Fish and Game before any obstruction of or construction on a fish stream, including a water intake device.

Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, an unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Eagle Nesting Sites.

Federal law prohibits any disturbance of bald eagles or their nests. This law is enforced by the U.S. Fish and Wildlife Service (USFWS). USFWS recommends no construction disturbance within 330 feet of any eagle nest in March or April, nor within 330 feet of any active eagle nest during May-August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet from a nest tree. Nest trees should not be disturbed at all.

Use of State Land.

Uses of state land that are not "generally allowed" (see DNR Fact Sheet "Generally Allowed Uses on State Land") may require a land use authorization from the Division of Land. It is the responsibility of the applicant to obtain all necessary authorizations.

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the plat of survey or reserved by the state through the final findings. This list is not all inclusive and only serves to inform the applicant of reservations immediately important to him/her in order to make a more informed decision. THE SUBDIVISION PLAT MAY IMPOSE ADDITIONAL RESTRICTIONS NOT LISTED IN THE BROCHURE. For more detailed information, applicants may review the subdivision plat at any of the three DNR information offices listed on pages 3-4.

- A. Units are corner lots along the Kenai Spur Highway. Access directly to the Kenai Spur Road will be prohibited. Access be from a secondary road.
- B. Subject to a 15-foot wide public easement each side of common interior lot lines and a 30-foot utility easement located adjacent to right-of-way lines.
- C. Subject to a 10-foot wide public utility easement.
- D. Subject to a 30-foot Alaska Road Commission utility easement for utility anchoring purposes.
- E. Subject to platted easements and reservations.
- F. Property is "paper platted." Determination of the lot corners is the responsibility of the purchaser.
- G. Subject to a 50-foot wide public access and utility easement on both side of section line.
- H. Subject to a 50-foot wide public access easement and building setback along mean or ordinary high water.
- I. Subject to a 30-foot wide public pedestrian access easement.
- J. Subject to a 30-foot wide utility easement.
- K. Subject to a 20-foot wide public utility easement adjacent to the dedicated road right-of-way.
- L. Subject to a 15-foot wide public utility easement.
- M. Subject to a 50-foot wide greening easement with a 10-foot public access easement adjacent to the lot line.
- N. Subject to a 20-foot wide public utility easement.
- O. Subject to a 15-foot wide public access and utility easement.
- P. Minimum wastewater treatment as required by Department of Environmental Conservation wastewater regulations with marine discharge to minus four tide or greater.
- Q. Subject to a 30-foot wide public utility easement within all lots and tracts adjacent to the R/W.
- R. Subject to a 10-foot wide public pedestrian access easement.
- S. Subject to a 20-foot wide public access easement.
- T. A 60-foot wide public access easement, 30-foot wide along each side of the centerline of the seismic line.
- U. Subject to platted public easement and boat storage easement.

- V. Subject to a 10-foot wide public access easement.
- W. Conventional on-site wastewater disposal systems with prior review and approval by Department of Environmental Conservation.
- X. Subject to a 10-foot wide utility easement on common interior lot lines.
- Y. Subject to a 20-foot wide utility easement on lot lines not common with other lots.
- Z. Subject to a 10-foot wide public pedestrian access easement and building setback.
- AA. Subject to a 75-foot wide building setback from the mean or ordinary high water line.
- BB. Subject to a 100-foot wide building setback from the mean or ordinary high water line.
- CC. Subject to platted easements as required to each pole location or guides and anchors.
- DD. Subject to a 15-foot wide public access easement.
- EE. A sealed wastewater system with no discharge to the surface or subsurface of the land or water is required by the Department of Environmental Conservation.
- FF. This parcel is approved for conventional wastewater disposal systems with prior review and approval by the Department of Environmental Conservation.
- GG. Final title to the land has not yet been transferred to the State by the federal government. These lands have been tentatively approved to the State. Further information may be found under the section titled, "Tentatively Approved Lands."
- HH. Subject to a 15-foot wide utility easement on common interior lot lines.
- II. Subject to a 30-foot wide utility easement on lot lines not common with other lots.
- JJ. Subject to a 50-foot wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.
- KK. Subject to a 300-foot building setback from the Elliott Highway. No lots may have direct access to the Elliott Highway.
- LL. Subject to the terms and conditions of BLM right-of-way permit #F-81589 for the Davidson Ditch as long as the Ditch remains in federal ownership.
- MM. Subject to an existing lease issued to the Northwest Pipeline Co. for a weather station, ADL 407794. This lease expires December 15, 1988; all improvements will be removed 60 days after this date.
- NN. Subject to a 40-foot wide public utility easement for a Copper Valley Electric power transmission line.
- OO. Subject to a 25-foot wide public access and utility easement on all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise and excluding lot lines common to lots combined into one parcel for this sale.
- PP. Subject to a 50-foot wide screening easement. This easement shall be preserved in its existing natural state, no cutting, cleaning, or improvement will be allowed.

QQ. Subject to a 15-foot wide easement for a non-motorized vehicular trail. This trail does not supersede any section line access easement.

RR. Subject to a 10-foot wide public non-motorized trail easement.

SS. Subject to a 50-foot screening easement centered on all water courses draining into Lake Nunavaugaluk. No cleaning or construction shall be allowed within said easement.

TT. Subject to a 50-foot wide public access easement up from the ordinary or mean high water mark, pursuant to AS 38.04.055 and AS 38.05.127.

UU. Subject to a 25-foot wide public access and utility easement along all interior lot lines.

VV. Subject to a 30-foot wide public access and utility easement dedicated toward the interior of the parcel from all lot lines.

WW. Subject to a 200-foot setback from all streams and water bodies depicted on USGS Quadrangle Map Tyonek C-4 (1972).

XX. Units are each comprised of two platted lots. The lots, individually, are too small for on site

sewage disposal. Prior to selling any individual lots within the unit, approval must be obtained from the local platting authority. It is presumed that approval will not be granted until community sewers are available.

YY. A 30-foot wide public access easement along either side of the centerline of all traditional, existing roads and trails that have been and are in use at the time of the staking.

ZZ. Excluding 200-foot setback from the ordinary high water mark of unnamed stream or creek.

AAA. A 200-foot right-of-way, 100-foot wide along either side of the centerline of the Petersville Road.

BBB. A 5-foot radius access easement around the Alaska Division of Lands Survey Center Control Monument, a pedestrian access easement 5-foot wide from the nearest practical property boundary to said control monument, and where applicable, a 5-foot wide direct line-of-sight easement from said control monument to other existing control monuments.

CCC. Subject to a 25-foot building setback from the right-of-way line of any public right-of-way.

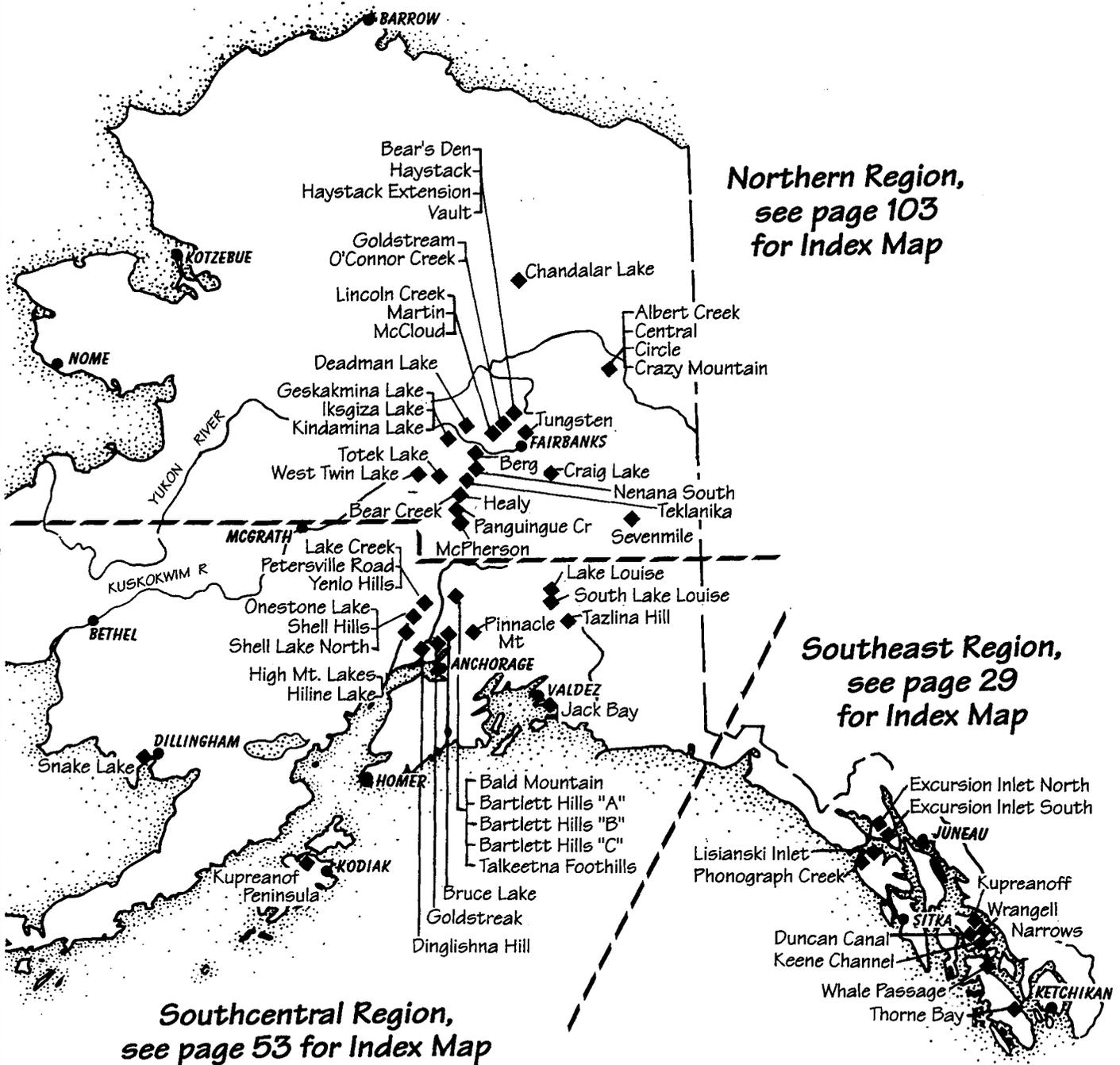
DDD. Subject to a 10-foot building setback from any lot line as well as a 25-foot building setback from any right-of-way boundary.

EEE. Subject to a 30-foot wide public access easement.

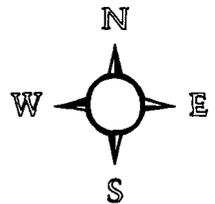
FFF. Subject to a 30-foot wide public access and utility easement.

GGG. Subject to a 20-foot wide public access and utility easement.

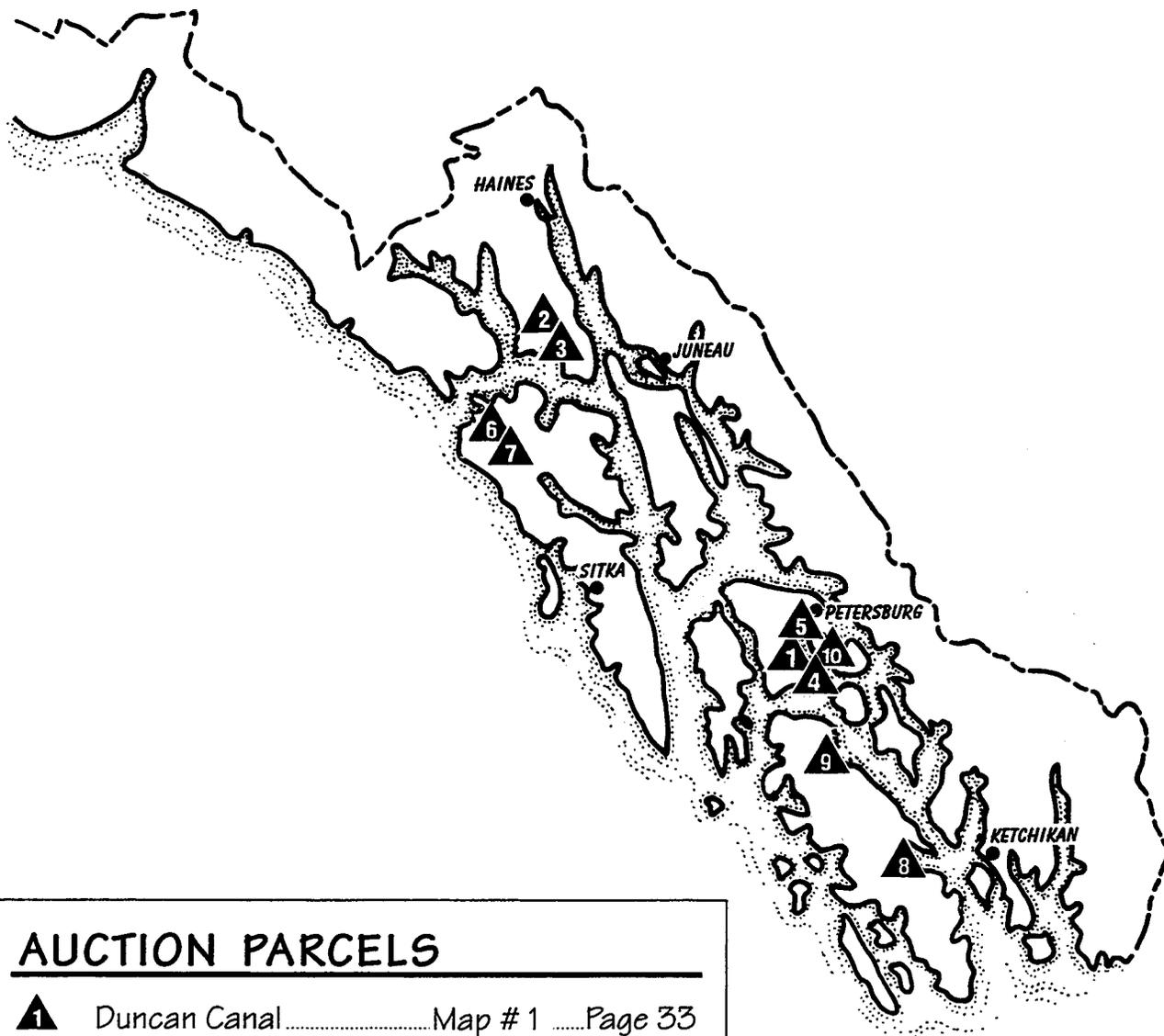
1995 STATE LAND OFFERING



◆ HOMESTEAD LOTTERY PARCELS & AUCTION PARCELS

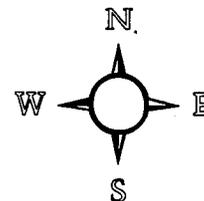


SOUTHEAST REGION



AUCTION PARCELS

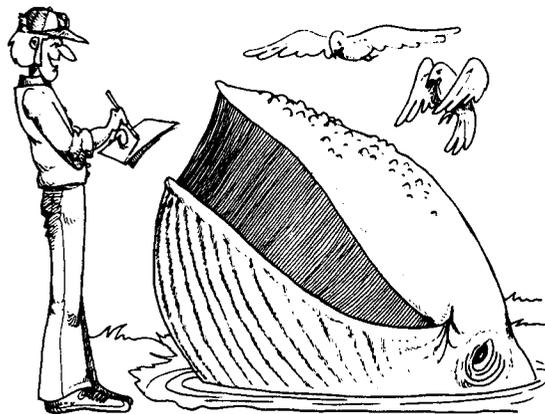
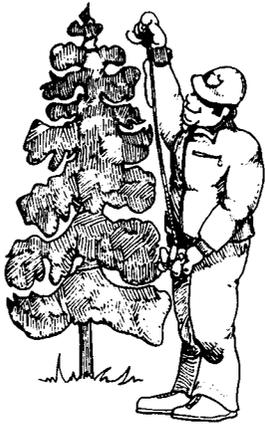
▲ 1	Duncan Canal.....	Map # 1	Page 33
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▲ 3	Excursion Inlet South.....	Map # 3	Page 37
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SOUTHEAST REGION

INDEX MAP

SOUTHEAST LAND OFFERING



DUNCAN CANAL SUBDIVISION

The Duncan Canal Subdivision includes one and two tiers of lots along the shore. The community centers of Petersburg and Kupreanof are situated roughly 15 miles north-northeast of the subdivision. In general, the subdivision area is described by a spruce and hemlock forest with some muskeg on fair to marginal soils. A high water table is characteristic of the vicinity. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. No utilities are currently available. Land owners and permit holders might choose to install private generators to provide electricity. The Wrangell Narrows is a significant marine transportation corridor which includes the route of the State ferries. Access to the subdivisions are presently limited to boats and float planes.

Temperatures range from 45°F to 64°F in the summer and 22°F to 37°F in the winter. Extremes range from -19°F to 84°F. Annual snowfall is 103 inches.

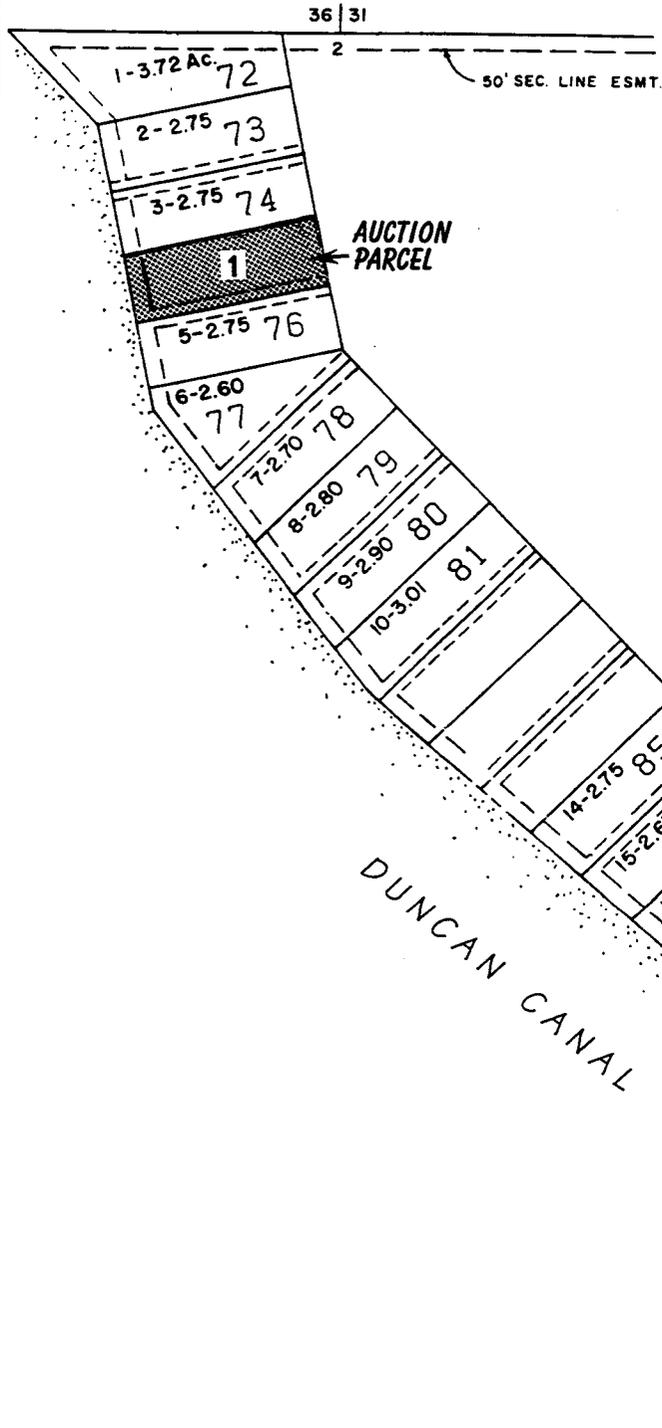
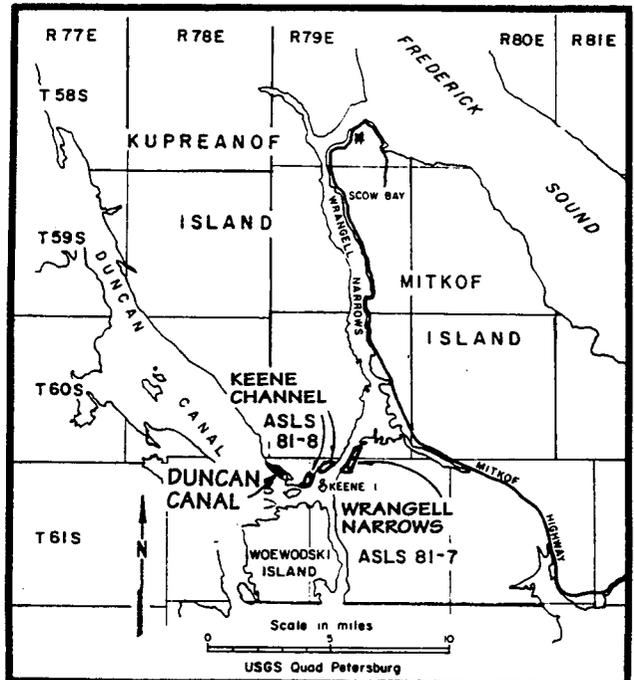
DUNCAN CANAL AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
1	102556	C061S079E02	LOT 4	ASLS 81-9	2.746	E,HH,TT,FFF	\$22,000	

SOUTHEAST REGION

DUNCAN CANAL

LOCATION MAP



KUPREANOF ISLAND



SCALE IN FEET



PUBLIC ACCESS ESMT (TYPICAL)

50' SHORELINE EASEMENT

SOUTHEAST REGION

MAP 1

EXCURSION INLET NORTH SUBDIVISION

The Excursion Inlet North Subdivision is located within the Haines Borough and situated along the east shore of Excursion Inlet which is bordered by the Chilkat Mountain Range on the east and Glacier Bay National Park on the west. Excursion inlet is ten miles east of Gustavus, 40 miles northwest of Juneau and 50 miles south of Haines. Elevation ranges from sea level to 400 feet within the subdivisions. Portions of this subdivision have been clearcut in past years and a network of "grown in" logging roads exist in the areas that were logged. The forest consists of Sitka spruce and hemlock with dense underbrush. Soil types vary widely from deep, well-drained, alluvial deposits near the mouth of streams to shallow soils on steeper slopes and with isolated areas of poorly-drained, forested muskeg soils. Scattered small streams exist in the area, some which may cease to flow after relatively short rainless periods. Annual precipitation of 80 inches can provide roof catchment systems with a source of water. Fuel and supplies are available at the cannery during the summer months but no commercial lodging exists.

Temperatures range from 44°F to 63°F in the summer and 21°F to 35°F in the winter. Extremes range from -25°F to 87°F. Annual snowfall is 71 inches.

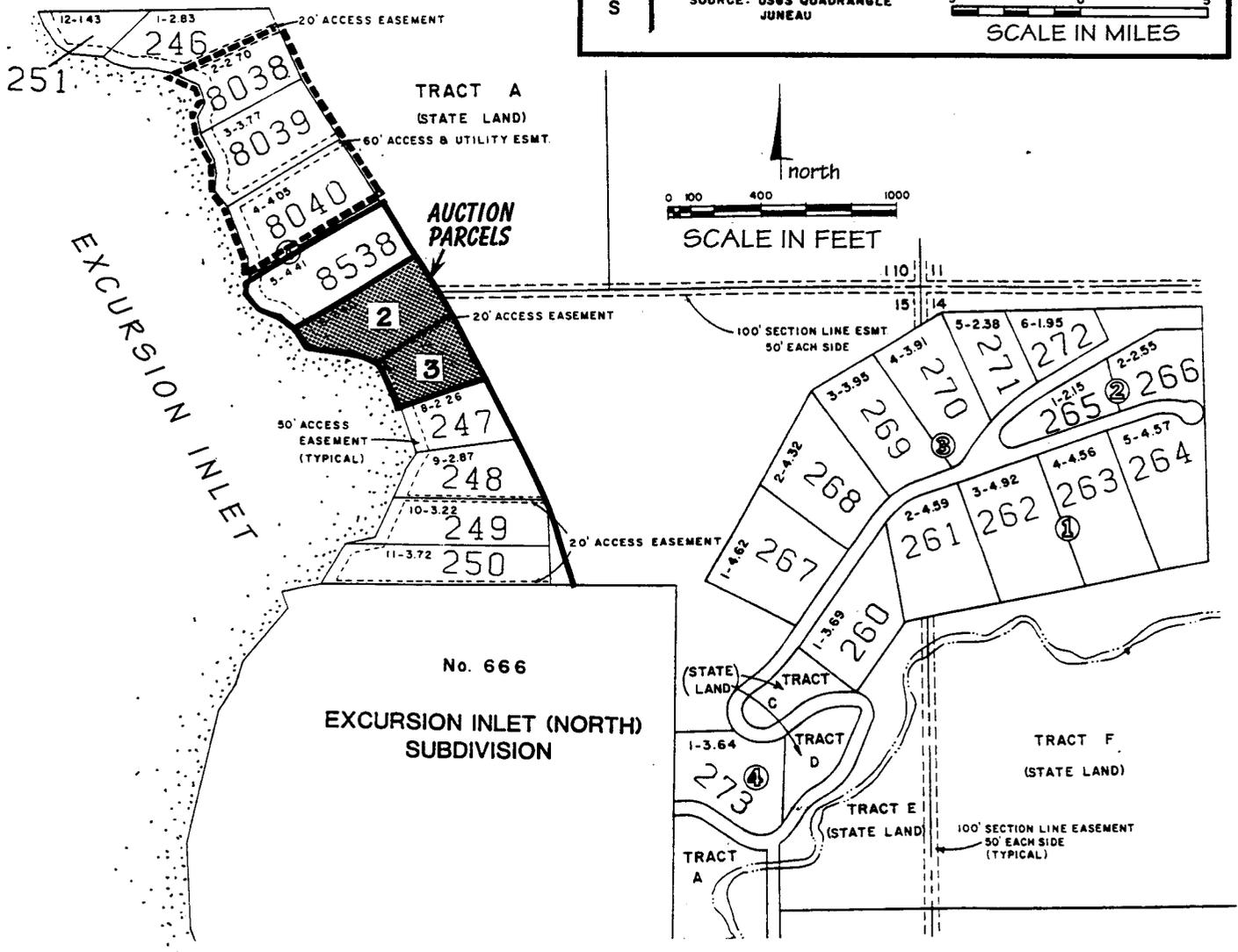
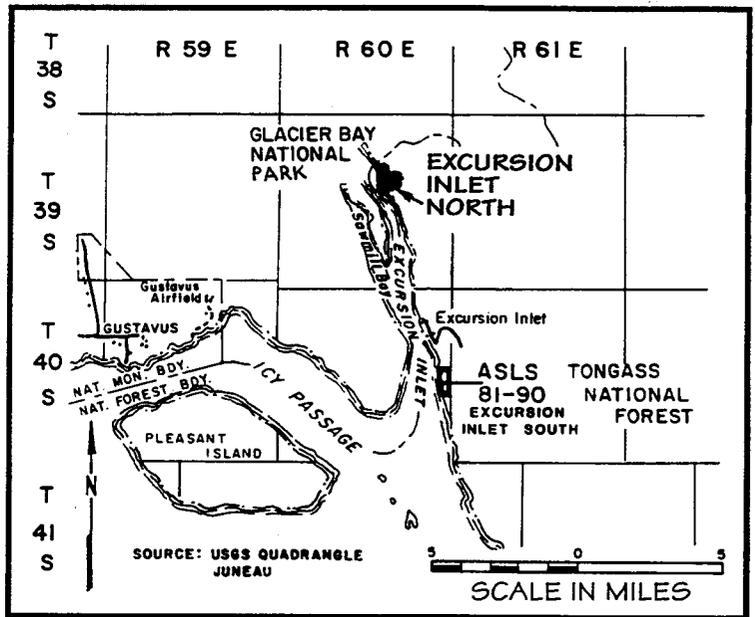
EXCURSION INLET NORTH AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
2	102788	C039S060E10,15	LOT 6, BLOCK 1	ASLS 81-66	3.4	E,HH,TT	\$45,000	
3	102789	C039S060E15	LOT 7, BLOCK 1	ASLS 81-66	2.19	E,HH,TT	\$21,000	

SOUTHEAST REGION

EXCURSION INLET NORTH

LOCATION MAP



SOUTHEAST REGION

MAP 2

EXCURSION INLET SOUTH SUBDIVISION

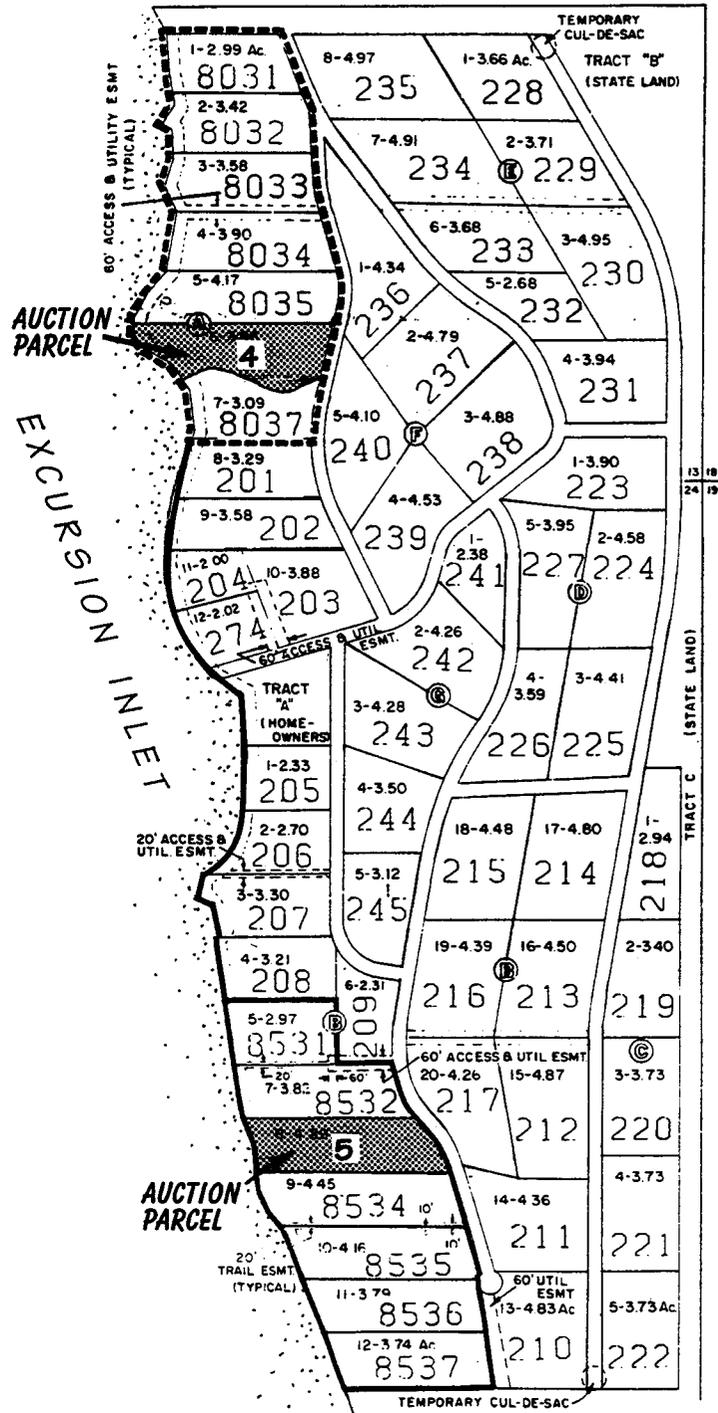
The Excursion Inlet South Subdivision is located within the Haines Borough and situated along the east shore of Excursion Inlet which is bordered by the Chilkat Mountain Range on the east and Glacier Bay National Park on the west. Excursion inlet is ten miles east of Gustavus, 40 miles northwest of Juneau and 50 miles south of Haines. Elevation ranges from sea level to 400 feet within the subdivisions. Portions of this subdivision have been clearcut in past years and a network of "grown in" logging roads exist in the areas that were logged. The forest consists of Sitka spruce and hemlock with dense underbrush. Soil types vary widely from deep, well-drained, alluvial deposits near the mouth of streams to shallow soils on steeper slopes and with isolated areas of poorly-drained, forested muskeg soils. Scattered small streams exist in the area, some which may cease to flow after relatively short rainless periods. Annual precipitation of 80 inches can provide roof catchment systems with a source of water. Fuel and supplies are available at the cannery during the summer months but no commercial lodging exists.

Temperatures range from 44°F to 63°F in the summer and 21°F to 35°F in the winter. Extremes range from -25°F to 87°F. Annual snowfall is 71 inches.

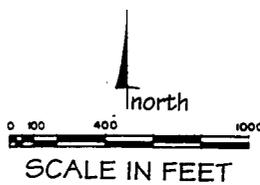
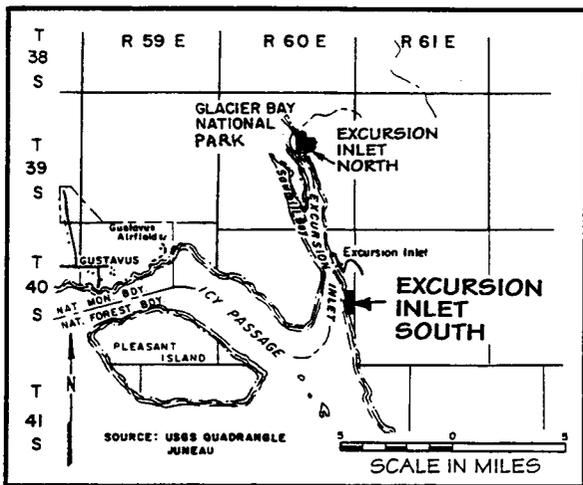
EXCURSION INLET SOUTH AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
4	102775	C040S060E13	LOT 6A, BLOCK A	ASLS 81-90	3.95	E,Q,HH,TT,GGG	\$33,000	
5	102782	C040S060E24	LOT 8, BLOCK B	ASLS 81-90	4.2	E,Q,HH,TT	\$30,000	

EXCURSION INLET SOUTH



LOCATION MAP



SOUTHEAST REGION

MAP 3

KEENE CHANNEL SUBDIVISION

The Keene Channel Subdivision includes one and two tiers of lots along the shore. The community centers of Petersburg and Kupreanof are situated roughly 15 miles north-northeast of the subdivision. In general, the subdivision area is described by a spruce and hemlock forest with some muskeg on fair to marginal soils. A high water table is characteristic of the vicinity. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. No utilities are currently available. Land owners and permit holders might choose to install private generators to provide electricity. The Wrangell Narrows is a significant marine transportation corridor which includes the route of the State ferries. Access to the subdivisions are presently limited to boats and float planes.

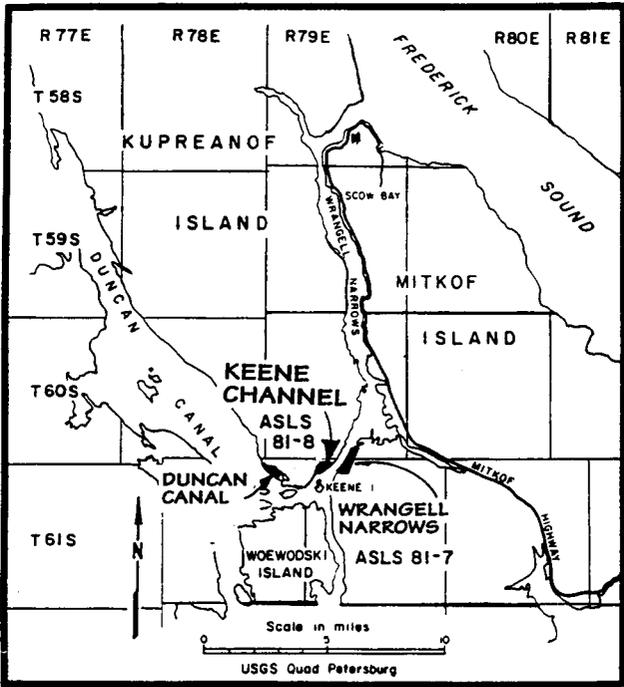
Temperatures range from 45°F to 64°F in the summer and 22°F to 37°F in the winter. Extremes range from -19°F to 84°F. Annual snowfall is 103 inches.

KEENE CHANNEL AUCTION SALE

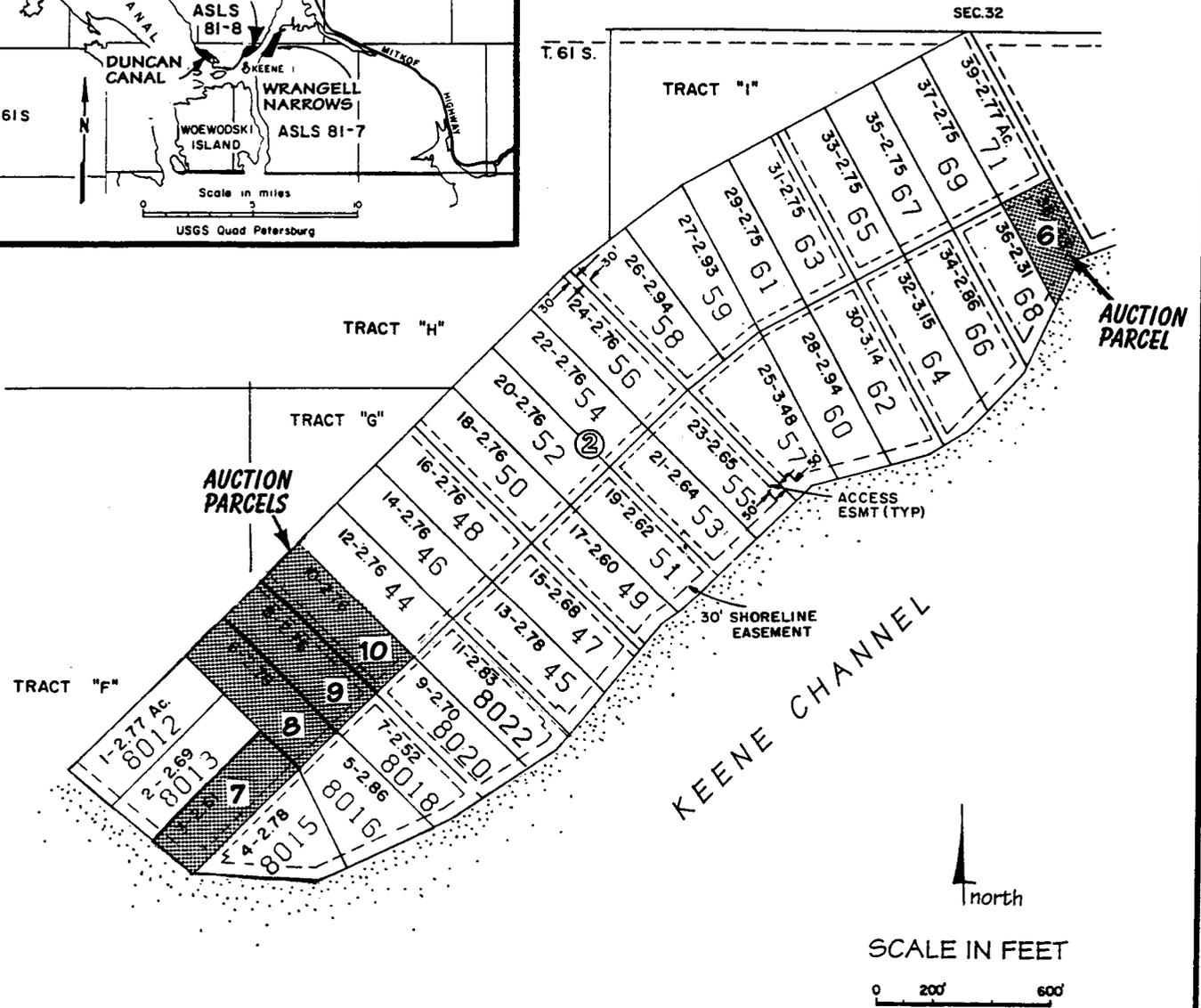
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
6	102551	C061S080E05	LOT 38, BLOCK 2	ASLS 81-8	1.63	E,HH,TT,FFF	\$21,000	
7	102598	C061S080E06	LOT 3, BLOCK 2	ASLS 81-8	2.61	E,HH,TT,FFF	\$25,000	
8	102601	C061S080E06	LOT 6, BLOCK 2	ASLS 81-8	2.755	E,HH,FFF	\$5,800	
9	102603	C061S080E06	LOT 8, BLOCK 2	ASLS 81-8	2.755	E,HH,FFF	\$5,800	
10	102605	C061S080E06	LOT 10, BLOCK 2	ASLS 81-8	2.755	E,HH,FFF	\$5,800	

KEENE CHANNEL

LOCATION MAP



KUPREANOF ISLAND



SOUTHEAST REGION

MAP 4

KUPREANOF (PETERSBURG) SUBDIVISION

The Kupreanof land disposal are located approximately 3 miles southwest of Petersburg on Kupreanof Island. The parcels on Kupreanof Island contain Sitka spruce and hemlock adjacent to the beach with the western portions of the parcels containing gently sloping muskeg. Access to these parcels is by boat or floatplane.

Local annual precipitation is 106 inches including 103 inches of snow. Annual temperatures are 45° to 64°F in summer and 22°F to 37°F in winter, with recorded extremes of -19°F and 84°F.

KUPREANOF (PETERSBURG) AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
11	101463	C059S079E09	LOT 1	ASLS 79-182	3.79	E,JJ,TT	\$31,000	Mental Health Trust Land
12	101465	C059S079E09	LOT 3	ASLS 79-182	3.03	E,TT	\$31,000	Mental Health Trust Land
13	101467	C059S079E09	LOT 5	ASLS 79-182	3.04	E,TT	\$31,000	Mental Health Trust Land
14	101298	C059S079E09	LOT 13	ASLS 79-182	3.35	E,TT	\$31,000	Mental Health Trust Land
15	101311	C059S079E16	LOT 26	ASLS 79-182	3.82	E,TT	\$31,000	
16	101317	C059S079E16	LOT 32	ASLS 79-182	3.7	E,TT,EEE	\$31,000	

LISIANSKI SUBDIVISION

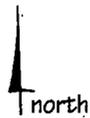
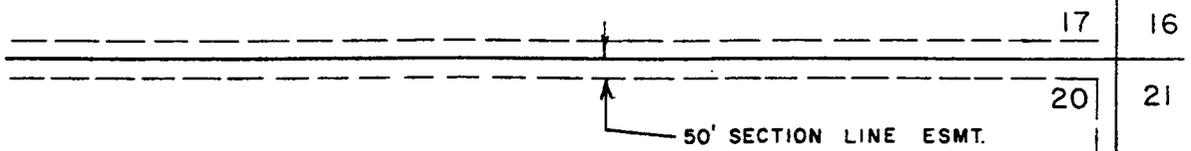
The Lisianski Subdivision is located on Chichagof Island approximately 80 miles west of Juneau and 40 miles southwest of Gustavus. The parcels, situated along scenic Lisianski Inlet, are south of the city of Pelican and generally face southwest. Elevation ranges from sea level to 150 feet. The low lying alluvial fans are derived of well-drained, sandy gravel and support stands of large spruce and hemlock. The soil on the steeper slopes consists of organic matter overlying shallow soil material and weathered bedrock. Scattered small streams exist in the area, some which may cease to flow after relatively short rainless periods. Annual precipitation of 95 inches can provide roof catchment systems with a relatively dependable source of potable water. Transportation includes the Alaska Marine Highway which serves Pelican on a monthly basis, float plane and boat. Access by boat to parcels in the southwest end of Lisianski Inlet can be restricted for short periods of time during severe, cold weather due to icing in the inlet. Fuel and groceries are available in Pelican.

LISIANSKI INLET (PELICAN) AUCTION SALE

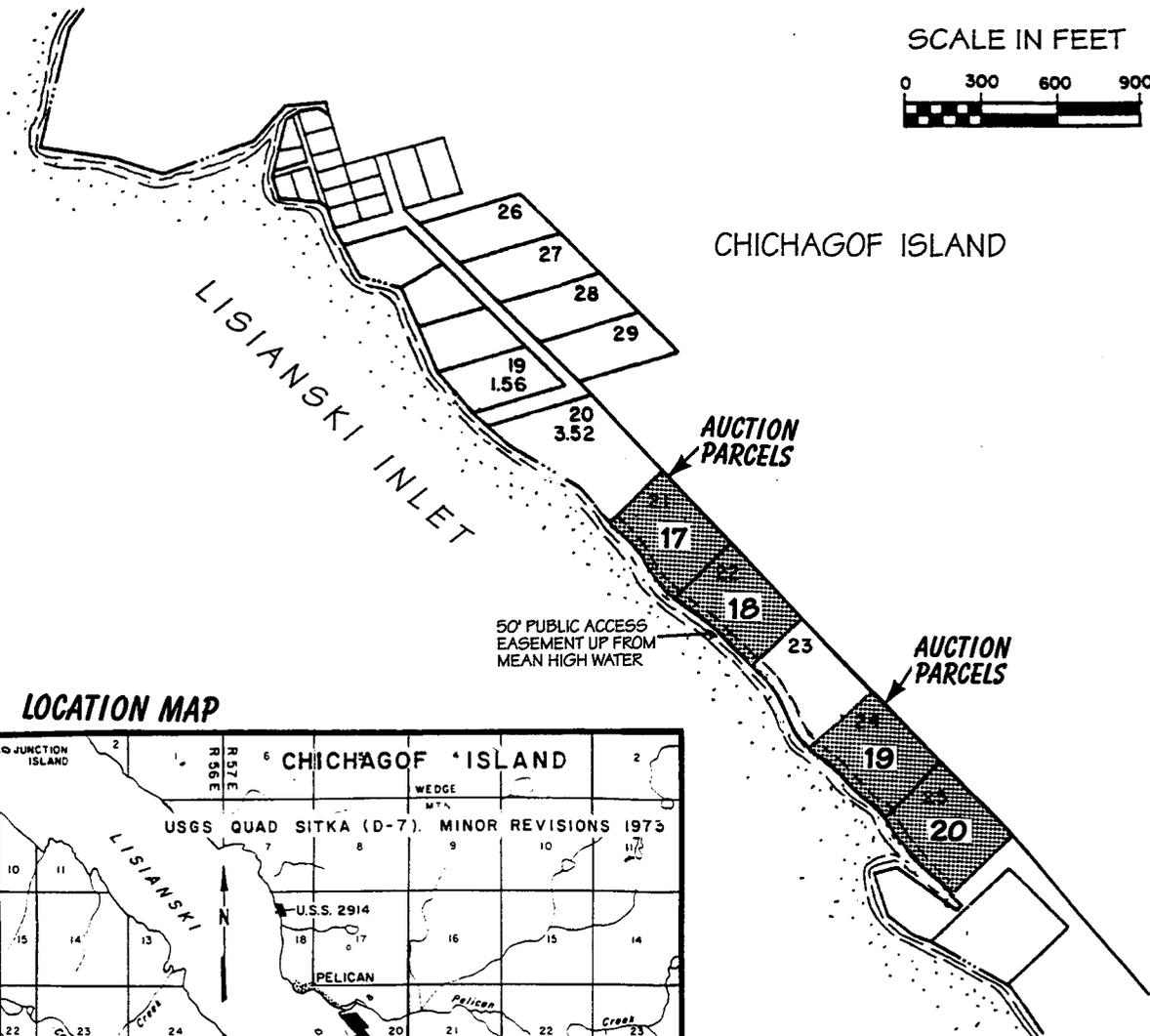
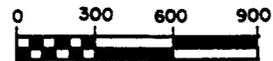
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
17	102241	C045S057E20	LOT 21, TRACT A	USS 3305	2.62	TT	\$28,000	
18	102242	C045S057E20	LOT 22, TRACT A	USS 3305	2.41	TT	\$28,000	
19	102244	C045S057E20	LOT 24, TRACT A	USS 3305	2.64	TT	\$28,000	
20	102245	C045S057E20	LOT 25, TRACT A	USS 3305	2.84	TT	\$29,000	

SOUTHEAST REGION

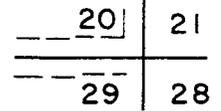
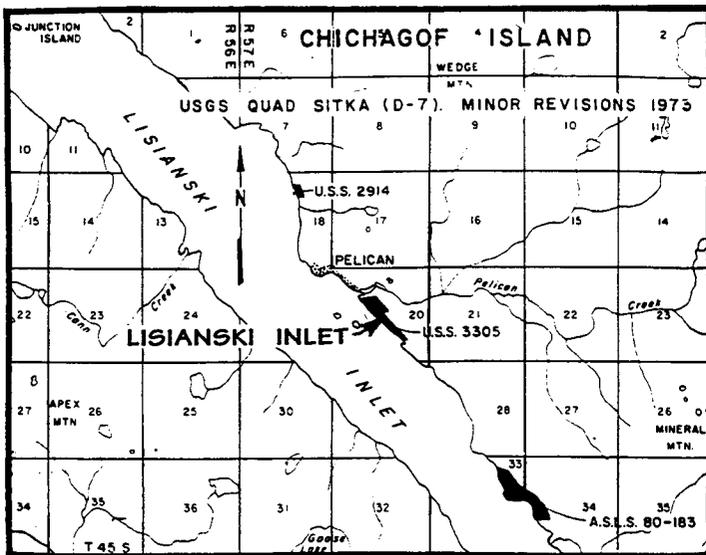
LISIANSKI INLET



SCALE IN FEET



LOCATION MAP



SOUTHEAST REGION

MAP 6

PHONOGRAPH CREEK SUBDIVISION

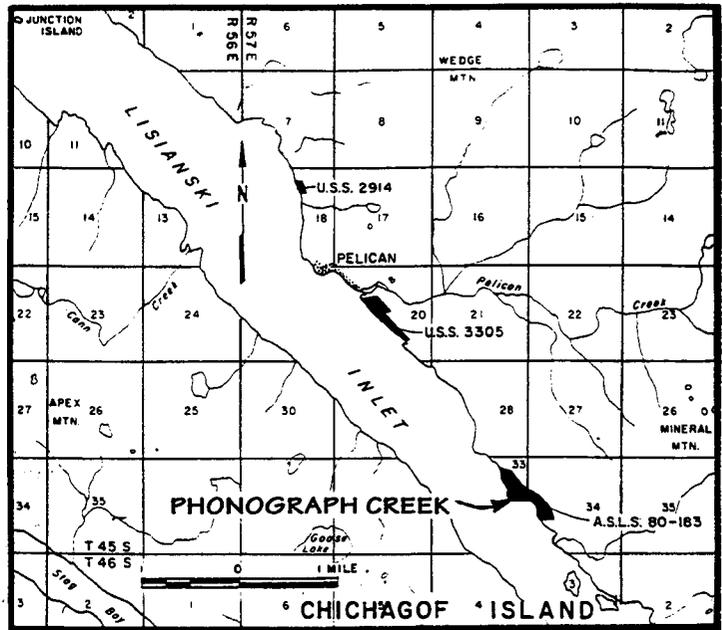
The Phonograph Creek Subdivision is located on Chichagof Island approximately 80 miles west of Juneau and 40 miles southwest of Gustavus. The parcels, situated along scenic Lisianski Inlet, are south of the city of Pelican and generally face southwest. Elevation ranges from sea level to 150 feet. The low lying alluvial fans are derived of well-drained, sandy gravel and support stands of large spruce and hemlock. The soil on the steeper slopes consists of organic matter overlying shallow soil material and weathered bedrock. Scattered small streams exist in the area, some which may cease to flow after relatively short rainless periods. Annual precipitation of 95 inches can provide roof catchment systems with a relatively dependable source of potable water. Transportation includes the Alaska Marine Highway which serves Pelican on a monthly basis, float plane and boat. Access by boat to parcels in the southwest end of Lisianski Inlet can be restricted for short periods of time during severe, cold weather due to icing in the inlet. Fuel and groceries are available in Pelican.

PHONOGRAPH CREEK (PELICAN) AUCTION SALE

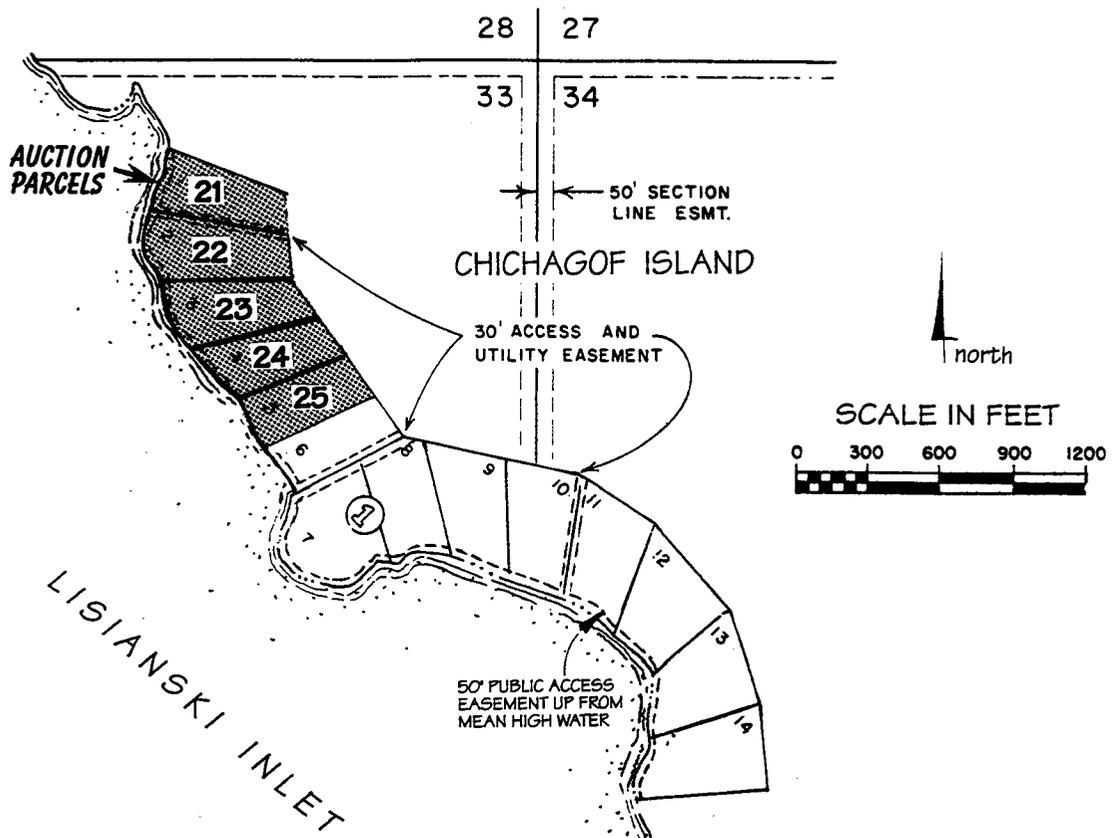
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
21	102246	C045S057E33	LOT 1, BLOCK 1	ASLS 80-183	2.758	E,TT,FFF	\$28,000	Mental Health Trust Land
22	102247	C045S057E33	LOT 2, BLOCK 1	ASLS 80-183	3.598	E,TT,FFF	\$28,000	Mental Health Trust Land
23	102248	C045S057E33	LOT 3, BLOCK 1	ASLS 80-183	2.86	E,TT	\$28,000	
24	102249	C045S057E33	LOT 4, BLOCK 1	ASLS 80-183	2.734	E,TT	\$28,000	Mental Health Trust Land
25	102250	C045S057E33	LOT 5, BLOCK 1	ASLS 80-183	2.757	E,TT	\$28,000	Mental Health Trust Land

PHONOGRAPH CREEK

LOCATION MAP



USGS QUAD SITKA (D-7). MINOR REVISIONS 1973



SOUTHEAST REGION

MAP 7

THORNE BAY SUBDIVISION

Thorne Bay Subdivision is situated on the east side of Prince of Wales Island approximately 45 miles northwest of downtown Ketchikan and about 25 miles east of Craig. The subdivision lies within the corporate boundaries of the City of Thorne Bay and all lots are subject to applicable local ordinances and property assessments. A public school, post office, boat dock, seaplane float, stores and other services are available in the community of Thorne Bay which is located across the bay from the subdivision. The Subdivision is served by a public dock and fire hall. The Subdivision is accessible by boat, floatplane, and the road system connecting to Thorne Bay, Craig, Klawok, Whale Passage, and the Alaska Marine Highway Terminal at Hollis.

The vegetation consists of a hemlock/Sitka spruce/cedar forest with dense undergrowth. About half of the subdivision was clear-cut about thirty years ago and regrowth in those areas is dense. Generally, the terrain is moderately hilly and slopes vary from slight to steep. Soil cover over bedrock is usually less than five feet. Annual precipitation in the Thorne Bay area is around 80 inches.

No public utilities are available in the subdivision. Lot owners may use private generators to produce electricity. Water for domestic use may be obtained from streams or by roof catchment of rain water.

THORNE BAY (PRINCE OF WALES) AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
26	102182	C071S084E33	LOT 7, BLOCK 1	ASLS 80-121	2.97	E,EEE	\$7,000	
27	102208	C071S084E33	LOT 17, BLOCK 2	ASLS 80-121	3.87	E	\$8,000	
28	102156	C071S084E34	LOT53, BLOCK 4	ASLS 80-121	2.82	E	\$6,000	
29	102163	C071S084E34	LOT 6, BLOCK 5	ASLS 80-121	3.51	E,EEE,FFF	\$8,000	
30	102222	C071S084E34	LOT 10, BLOCK 5	ASLS 80-121	3.32	E,EEE	\$8,000	
31	102151	C071S084E34	LOT 42, BLOCK 4	ASLS 80-121	3.48	E	\$8,000	

WHALE PASSAGE SUBDIVISION

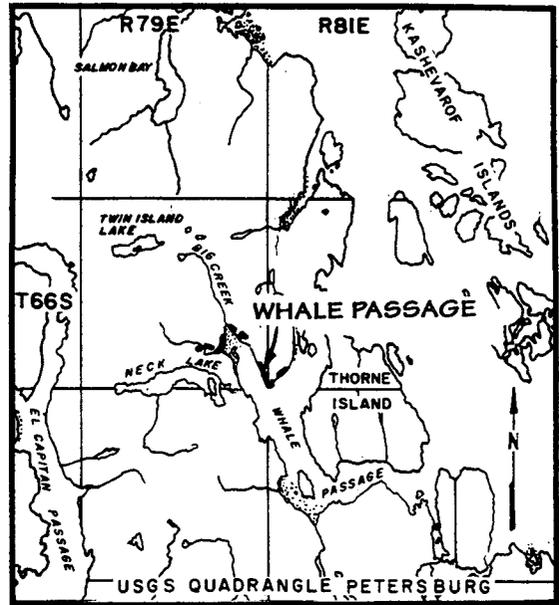
The Whale Passage Subdivision is situated near the northeast end of Prince of Wales Island and is located outside any municipal boundaries, 40 air miles southwest of Wrangell, 35 air miles northwest of Thorne Bay and 45 air miles north of Craig. The area is accessible by boat, float plane and the road system connecting to Thorne Bay, Craig, Klawock and the Alaska Marine Highway terminal at Hollis. Boat moorage in Whale Passage is good and relatively protected from storms. Slopes on individual parcels vary from gently sloping to moderately steep with elevation varying from sea level to 175 feet. Tracts of State Land have been retained to provide buffer strips along streams, reserve rock quarries and to provide public recreation areas. A typical soil profile can be described as a six-inch layer of organics, a two-foot layer of fractured rock and a six-inch layer of clay which rests directly on top of bedrock. Depth of soil profile varies from one and a half to eight feet depending upon location, vegetation and slope. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. Annual precipitation is 80 inches. The forest consists primarily of spruce, hemlock and cedar. The parcel offered in this sale is located on the existing road system, and power and telephone are available. An active forest service log transfer facility is located near the subdivision.

WHALE PASSAGE AUCTION SALE

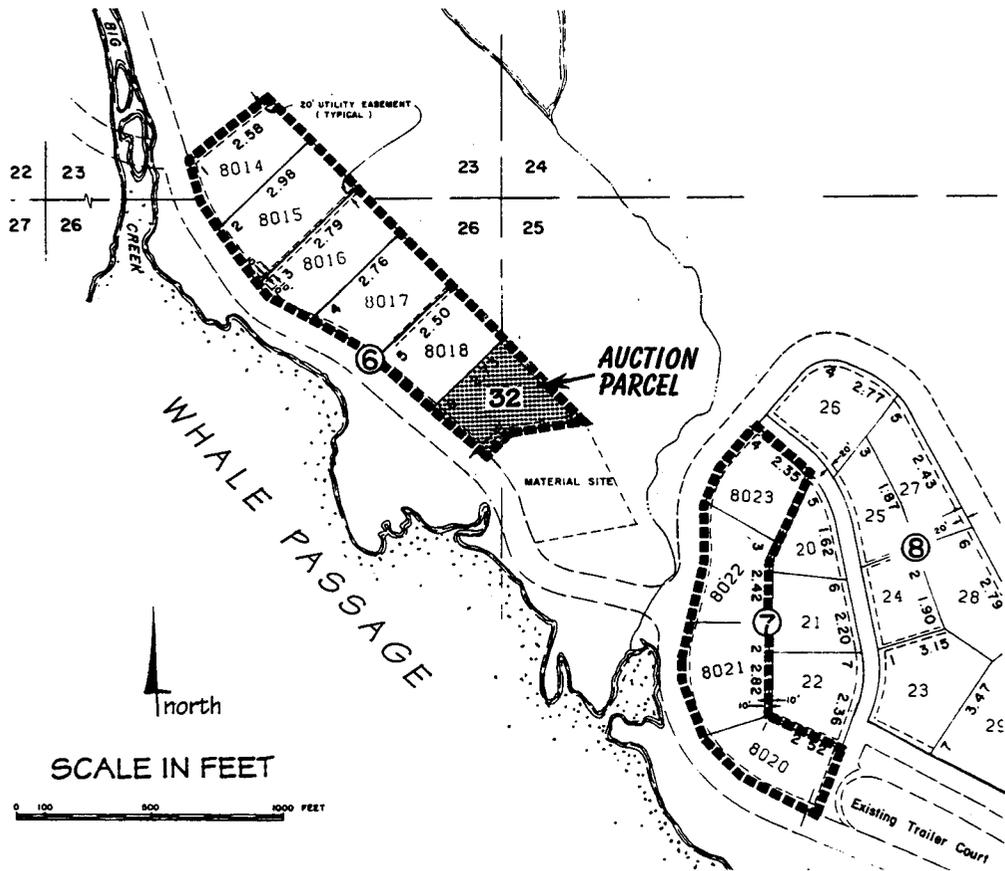
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
32	103613	C066S079E25,26	LOT 6, BLOCK 6	ASLS 81-217	2.733	E,N	\$17,000	

WHALE PASSAGE

LOCATION MAP



SCALE IN MILES



SCALE IN FEET

SOUTHEAST REGION

MAP 9

WRANGELL NARROWS SUBDIVISION

The Wrangell Narrows Subdivision includes one and two tiers of lots along the shore. The community centers of Petersburg and Kupreanof are situated roughly 15 miles north-northeast of the subdivision. In general, the subdivision area is described by a spruce and hemlock forest with some muskeg on fair to marginal soils. A high water table is characteristic of the vicinity. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. No utilities are currently available. Land owners and permit holders might choose to install private generators to provide electricity. The Wrangell Narrows is a significant marine transportation corridor which includes the route of the State ferries. Access to the subdivisions are presently limited to boats and float planes.

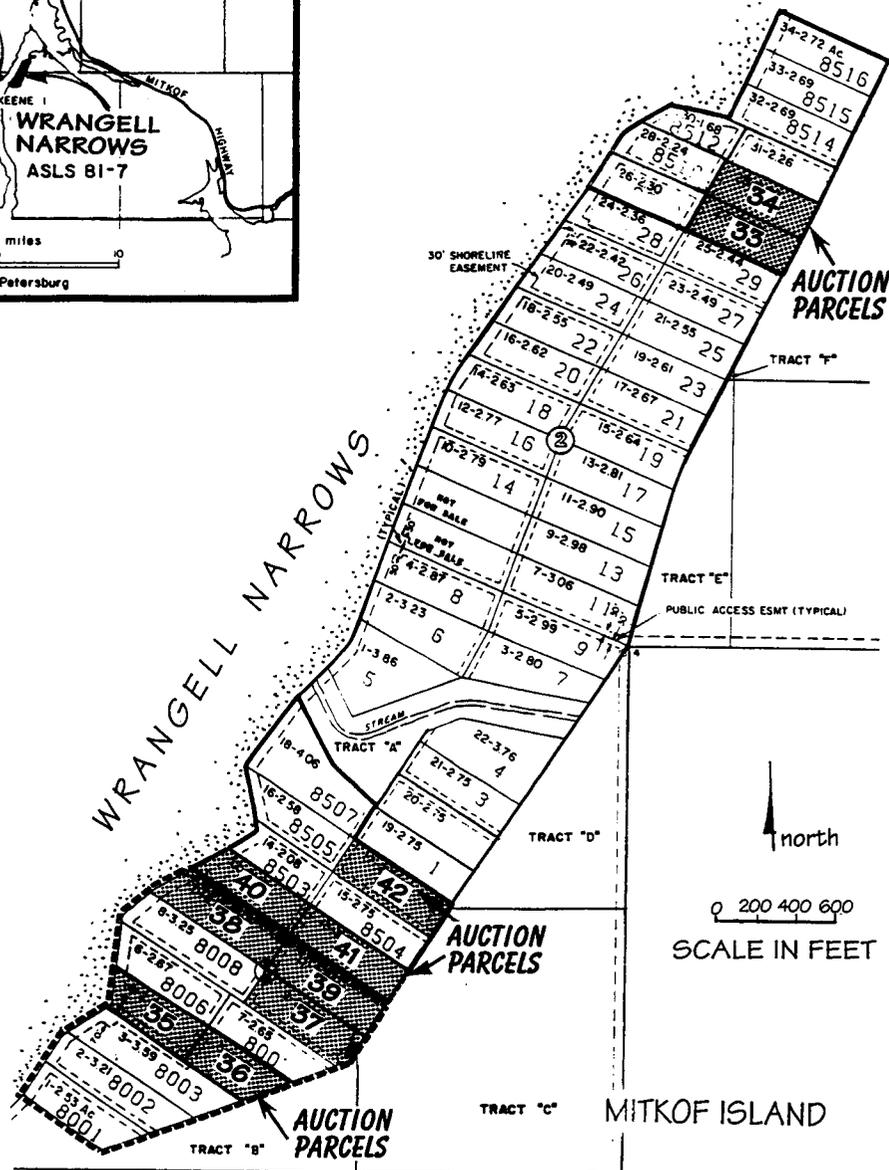
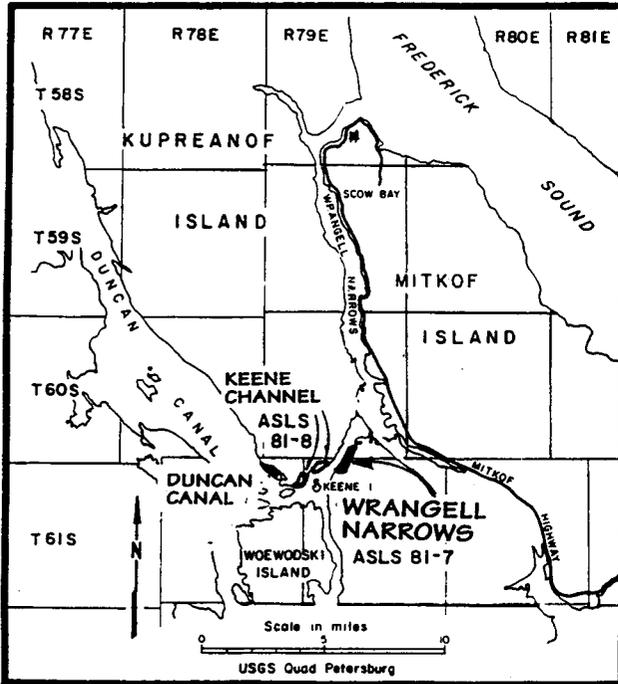
Temperatures range from 45°F to 64°F in the summer and 22°F to 37°F in the winter. Extremes range from -19°F to 84°F. Annual snowfall is 103 inches.

WRANGELL NARROWS AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
33	102615	C060S079E34	LOT 27, BLOCK 2	ASLS 81-7	2.378	E,L,EEE	\$5,800	
34	102617	C060S079E34	LOT 29, BLOCK 2	ASLS 81-7	2.32	E,L,EEE	\$5,800	
35	102588	C061S080E05	LOT 4, BLOCK 1	ASLS 81-7	2.214	E,L,EEE	\$23,000	Treated wood pilings on lot
36	102589	C061S080E05	LOT 5, BLOCK 1	ASLS 81-7	1.985	E,L,EEE	\$5,800	
37	102593	C061S080E05	LOT 9, BLOCK 1	ASLS 81-7	2.729	E,L,EEE	\$5,800	Structure located on lot
38	102594	C061S080E05	LOT 10, BLOCK 1	ASLS 81-7	2.943	E,L,EEE	\$23,000	
39	102595	C061S080E05	LOT 11, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	\$5,800	
40	102607	C061S080E05	LOT 12, BLOCK 1	ASLS 81-7	2.492	E,L,EEE	\$23,000	
41	102608	C061S080E05	LOT 13, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	\$5,800	
42	102612	C061S080E05	LOT 17, BLOCK 1	ASLS 81-7	2.746	E,L,EEE	\$5,800	

WRANGELL NARROWS

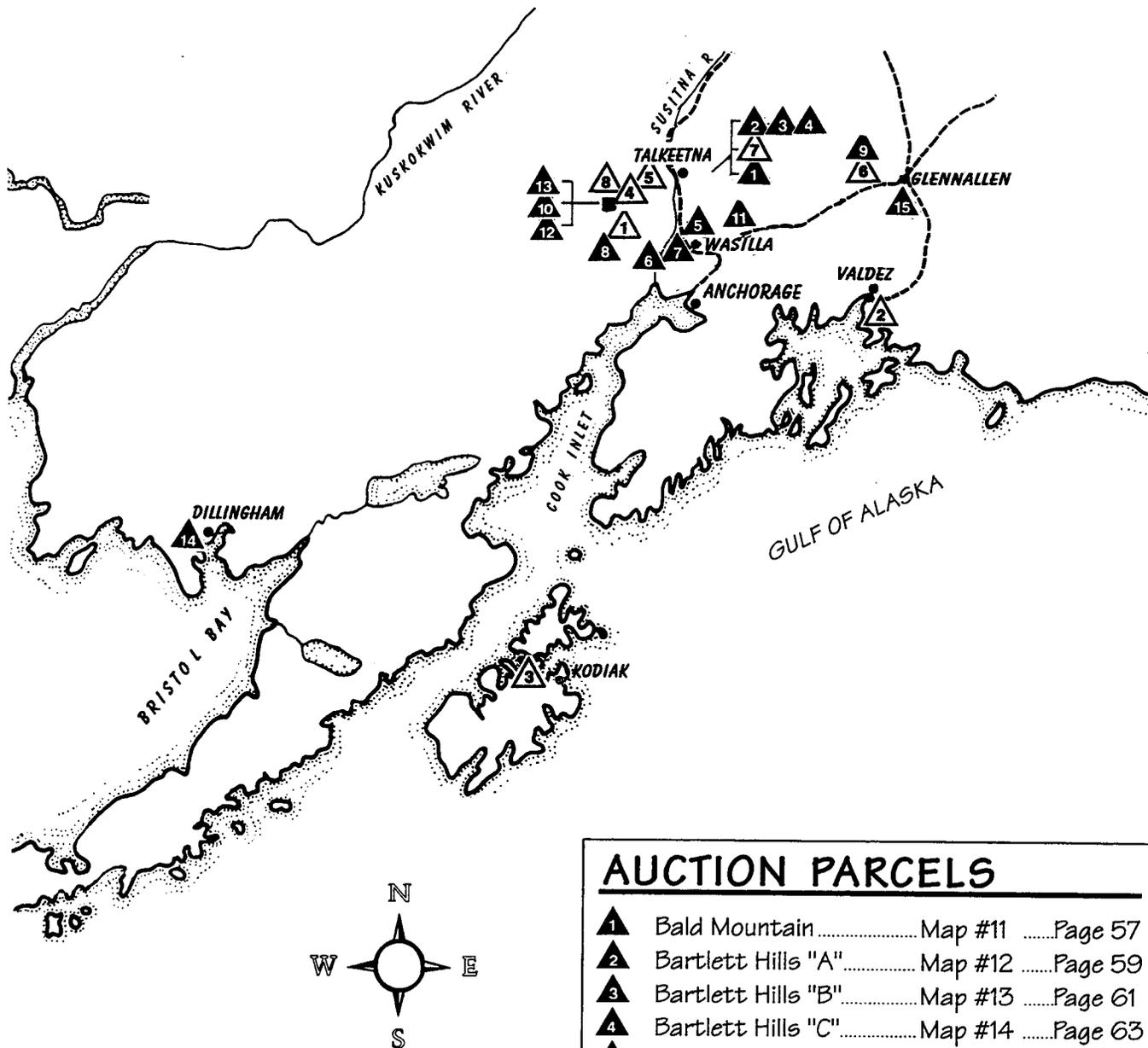
LOCATION MAP



SOUTHEAST REGION

MAP 10

SOUTHCENTRAL REGION



AUCTION PARCELS

▲ 1	Bald Mountain.....	Map #11	Page 57
▲ 2	Bartlett Hills "A".....	Map #12	Page 59
▲ 3	Bartlett Hills "B".....	Map #13	Page 61
▲ 4	Bartlett Hills "C".....	Map #14	Page 63
▲ 5	Bruce Lake.....	Map #15	Page 65
▲ 6	Dinglishna Hill.....	Map #16	Page 67
▲ 7	Goldstreak.....	Map #17	Page 69
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▲ 9	Lake Louise.....	Map #19	Page 73
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▲ 12	Shell Hills.....	Map #22	Page 79
▲ 13	Shell Lake.North.....	Map #23	Page 81
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▲ 15	Tazlina Hill.....	Map #25	Page 85

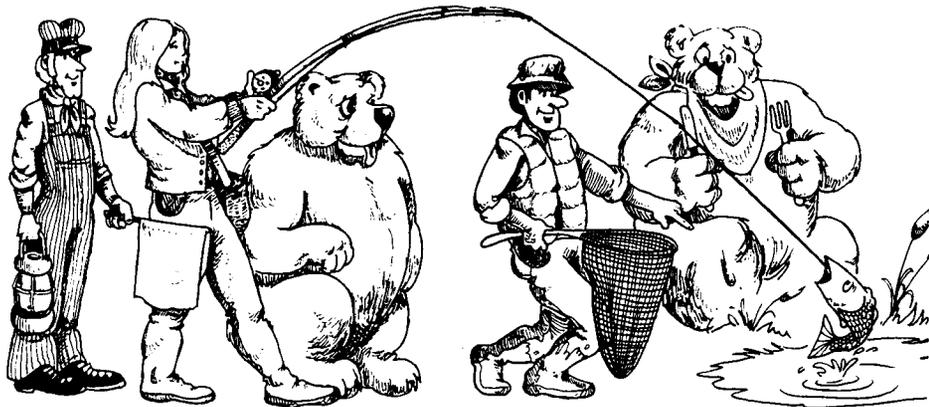
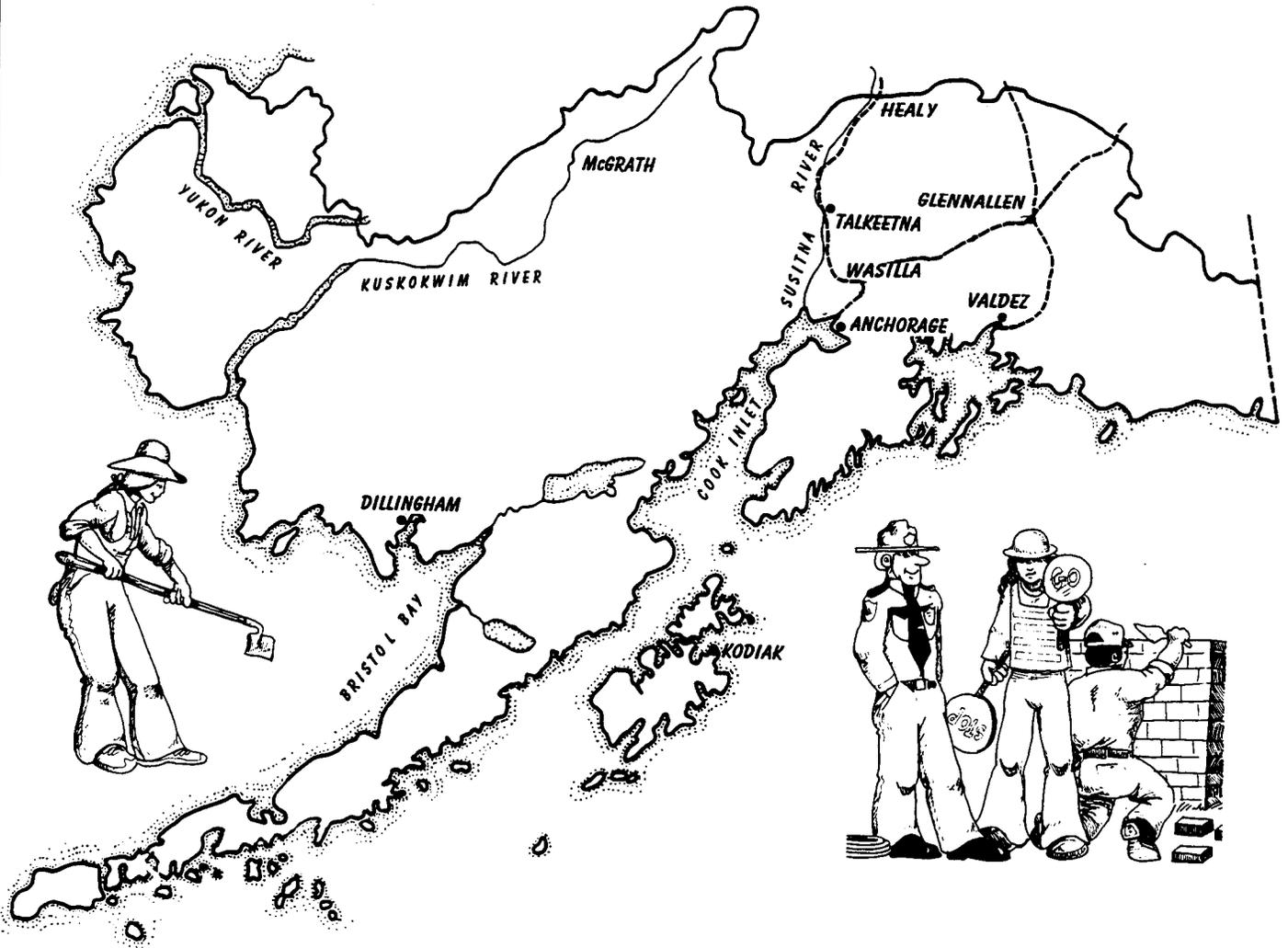
HOMESTEAD LOTTERY PARCELS

▲ 1	Hiline Lake.....	Map #26	Page 87
▲ 2	Jack Bay.....	Map #27	Page 89
▲ 3	Kupreanof Peninsula.....	Map #28	Page 91
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▲ 5	Petersville Road.....	Map #30	Page 95
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▲ 7	Talkeetna Foothills.....	Map #32	Page 99
▲ 8	Yenlo Hills.....	Map #33	Page 101

SOUTHCENTRAL REGION

INDEX MAP

SOUTHCENTRAL LAND OFFERING



BALD MOUNTAIN SUBDIVISION

Bald Mountain Subdivision is located between the North Fork of Montana Creek and Answer Creek approximately 8 miles southeast of Talkeetna. From Mastodon Road, an access road currently under construction follows the section lines between sections 12 and 13, then becomes a 4-wheel drive trail into the subdivision at the northwest corner of section 17. Not all parcels are directly accessible by trail. The remaining distance down section line easements may be covered by ATV, snowmachine and foot.

The site is generally well drained, sloping south to the North Fork of Montana Creek and North to Answer Creek, and drains well in both directions. The average elevation is 1,200 feet. Precipitation varies around 29 inches per year, including 100 inches of snow that accumulated to 40 inches. Usual temperatures vary from -8°F in January to 70°F in July. The site is exposed to a prevailing north wind averaging 3.7 knots with occasional extremes to 35 knots from the northeast. Vegetation consists of a spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins. An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Isolated packets of permafrost may be present.

Please Note:

There shall be easements as required at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement, which reasonably present a danger to the utility.

There is reserved, adjacent to the rights-of-way shown, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

BALD MOUNTAIN AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
43	215850	S025N003W08	LOT 2, BLOCK 4	ASLS 80-176	4.6	X,K	\$4,400	
44	215852	S025N003W08	LOT 4, BLOCK 4	ASLS 80-176	4.97	X,K	\$4,700	
45	215841	S025N003W08	LOT 5, BLOCK 2	ASLS 80-176	4.75	X,K	\$4,500	
46	215834	S025N003W17	LOT 11, BLOCK 1	ASLS 80-176	4.85	X,K	\$4,600	
47	216014	S025N003W17	LOT 13, BLOCK 18	ASLS 80-176	4.9	X,K	\$4,700	
48	215922	S025N003W17	LOT 8, BLOCK 16	ASLS 80-176	4.47	X,K	\$4,200	
49	215923	S025N003W17	LOT 9, BLOCK 16	ASLS 80-176	4.47	X,K	\$4,200	
50	215936	S025N003W17	LOT 14, BLOCK 17	ASLS 80-176	4.77	X,K	\$4,500	
51	215939	S025N003W17	LOT 2, BLOCK 20	ASLS 80-176	4.72	X,K	\$4,500	
52	215998	S025N003W17	LOT 1, BLOCK 17	ASLS 80-176	4.66	X,K	\$4,400	
53	215999	S025N003W17	LOT 2, BLOCK 17	ASLS 80-176	4.67	X,K	\$4,400	
54	216000	S025N003W17	LOT 3, BLOCK 17	ASLS 80-176	4.67	X,K	\$4,400	
55	216001	S025N003W17	LOT 4, BLOCK 17	ASLS 80-176	4.67	X,K	\$4,400	
56	216002	S025N003W17	LOT 1, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
57	216003	S025N003W17	LOT 2, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
58	216004	S025N003W17	LOT 3, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
59	216005	S025N003W17	LOT 4, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
60	216006	S025N003W17	LOT 5, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
61	216007	S025N003W17	LOT 6, BLOCK 18	ASLS 80-176	4.88	X,K	\$4,600	
62	216008	S025N003W17	LOT 7, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
63	216009	S025N003W17	LOT 8, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
64	216010	S025N003W17	LOT 9, BLOCK 18	ASLS 80-176	4.88	X,K	\$4,600	
65	216011	S025N003W17	LOT 10, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
66	216013	S025N003W17	LOT 12, BLOCK 18	ASLS 80-176	4.87	X,K	\$4,600	
67	215831	S025N003W17,08	LOT 8, BLOCK 1	ASLS 80-176	4.74	X,K	\$4,500	

BARTLETT HILLS SUBDIVISION

TRACT A

Bartlett Hills Subdivision of four tracts, is bordered to the east by the Talkeetna Mountains and to the west by the Susitna River. These sites are situated 52 to 64 miles directly north of Anchorage and about five miles east and 1 to 10 miles south of the town of Talkeetna. Site may be reached by dirt roads being built in the area of by foot or ATV along platted rights-of-way or section lines.

The terrain varies in this area from hilly or ridge topography with some steep crosscutting stream gullies to generally flat alluvial terraces. Soils are well-drained, strongly acid and in places are overlain by a poorly-drained peat layer which freezes in winter. Large gravel deposits are known in this area. Water availability and quality is expected to be good.

Temperatures in the area range from 44°F to 68°F in summer, and -9°F to 18°F in winter with extremes of between -49°F to 91°F. Annual precipitation is 29 inches with 102 inches of snow and winds may exceed 33 knots.

Special Notes:

All lots are subject to a building setback of 10-foot from any lot line as well as a 25-foot setback from any right-of-way boundary.

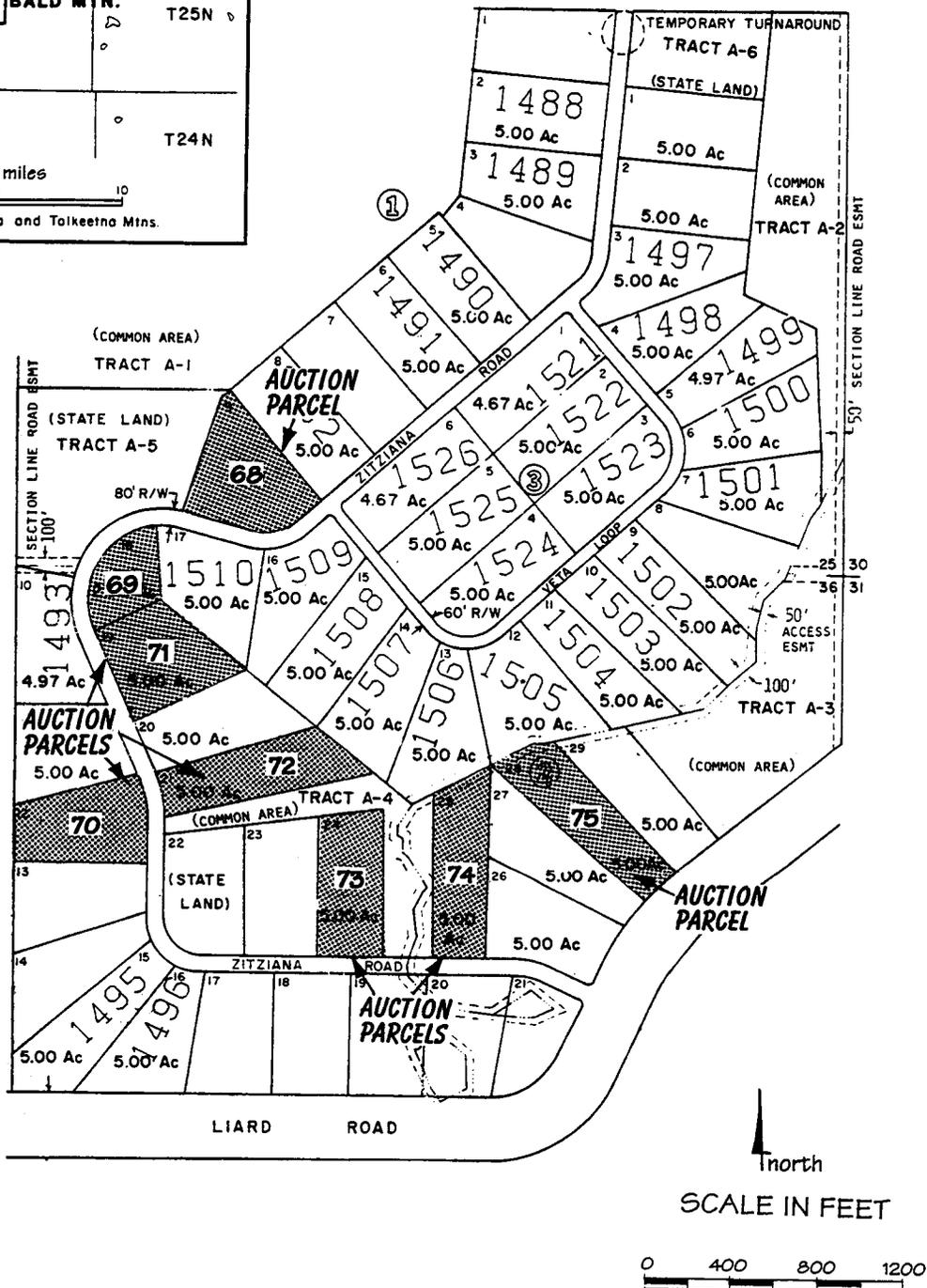
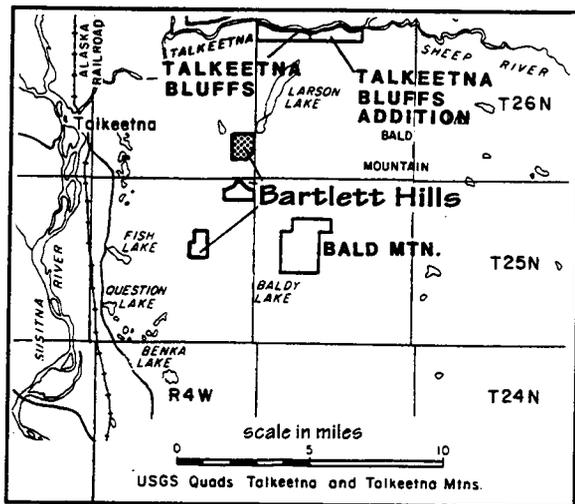
Some lots may be subject to a slope maintenance easement for road construction purposes.

BARTLETT HILLS -TRACT A- AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
68	205595	S026N004W25	LOT 9, BLOCK 1	ASLS 79-143A	5	HH,DDD	\$4,500	
69	205625	S026N004W25,36	LOT 18, BLOCK 2	ASLS 79-143A	2.748	L,HH,DDD	\$4,000	
70	205598	S026N004W36	LOT 12, BLOCK 1	ASLS 79-143A	5	HH,DDD	\$4,500	
71	205626	S026N004W36	LOT 19, BLOCK 2	ASLS 79-143A	5	L,HH,DDD	\$4,500	
72	205628	S026N004W36	LOT 21, BLOCK 2	ASLS 79-143A	4.999	L,HH,DDD	\$4,500	
73	205630	S026N004W36	LOT 24, BLOCK 2	ASLS 79-143A	5	L,HH,DDD	\$4,500	
74	205631	S026N004W36	LOT 25, BLOCK 2	ASLS 79-143A	5	TT,AA,L,HH, DDD	\$4,500	
75	205634	S026N004W36	LOT 28, BLOCK 2	ASLS 79-143A	5	TT,AA,L,HH, DDD	\$4,500	

BARTLETT HILLS - TRACT A

LOCATION MAP



SOUTHCENTRAL REGION

MAP 12

BARTLETT HILLS SUBDIVISION

TRACT B

Bartlett Hills Subdivision of four tracts, is bordered to the east by the Talkeetna Mountains and to the west by the Susitna River. These sites are situated 52 to 64 miles directly north of Anchorage and about five miles east and 1 to 10 miles south of the town of Talkeetna. Site may be reached by dirt roads being built in the area of by foot or ATV along platted rights-of-way or section lines.

The terrain varies in this area from hilly or ridge topography with some steep crosscutting stream gullies to generally flat alluvial terraces. Soils are well-drained, strongly acid and in places are overlain by a poorly-drained peat layer which freezes in winter. Large gravel deposits are known in this area. Water availability and quality is expected to be good.

Temperatures in the area range from 44°F to 68°F in summer, and -9°F to 18°F in winter with extremes of between -49°F to 91°F. Annual precipitation is 29 inches with 102 inches of snow and winds may exceed 33 knots.

Special Notes:

All lots are subject to a building setback of 10-foot from any lot line as well as a 25-foot setback from any right-of-way boundary.

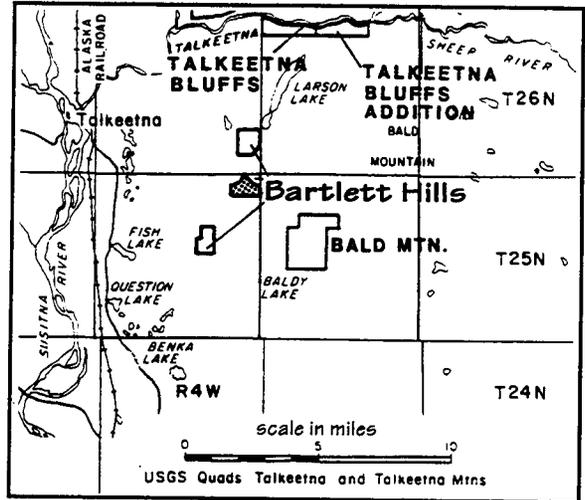
Some lots may be subject to a slope maintenance easement for road construction purposes.

BARTLETT HILLS -TRACT B- AUCTION SALE

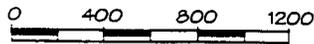
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
76	205530	S025N004W01	LOT 1, BLOCK 1	ASLS 79-143B	4.33	JJ,L,HH,DDD	\$4,500	
77	205533	S025N004W01	LOT 4, BLOCK 1	ASLS 79-143B	4.999	L,HH,Z,DDD	\$4,500	
78	205541	S025N004W01	LOT 5, BLOCK 2	ASLS 79-143B	5	HH,DDD	\$4,500	
79	205546	S025N004W01	LOT 10, BLOCK 2	ASLS 79-143B	5	HH,DDD	\$4,500	
80	226647	S025N004W01	LOT 19, BLOCK 3	ASLS 79-143B	5	HH,DDD	\$4,500	
81	226648	S025N004W01	LOT 20, BLOCK 3	ASLS 79-143B	5	HH,DDD	\$4,500	
82	205563	S025N004W01	LOT 21, BLOCK 3	ASLS 79-143B	5	HH,DDD	\$4,500	
83	WITHDRAWN							
84	205576	S025N004W01	LOT 4, BLOCK 4	ASLS 79-143B	4.447	TT,AA,L,HH,DDD	\$7,500	
85	205579	S025N004W01	LOT 7, BLOCK 4	ASLS 79-143B	5	TT,AA,L,HH,DDD	\$4,500	
86	205583	S025N004W01	LOT 11, BLOCK 4	ASLS 79-143B	5	L,HH,DDD	\$4,500	
87	226649	S025N004W01	LOT 15, BLOCK 4	ASLS 79-143B	4.999	HH,DDD	\$4,500	
88	226650	S025N004W01	LOT 16, BLOCK 4	ASLS 79-143B	5	HH,DDD	\$4,500	

BARTLETT HILLS - TRACT B

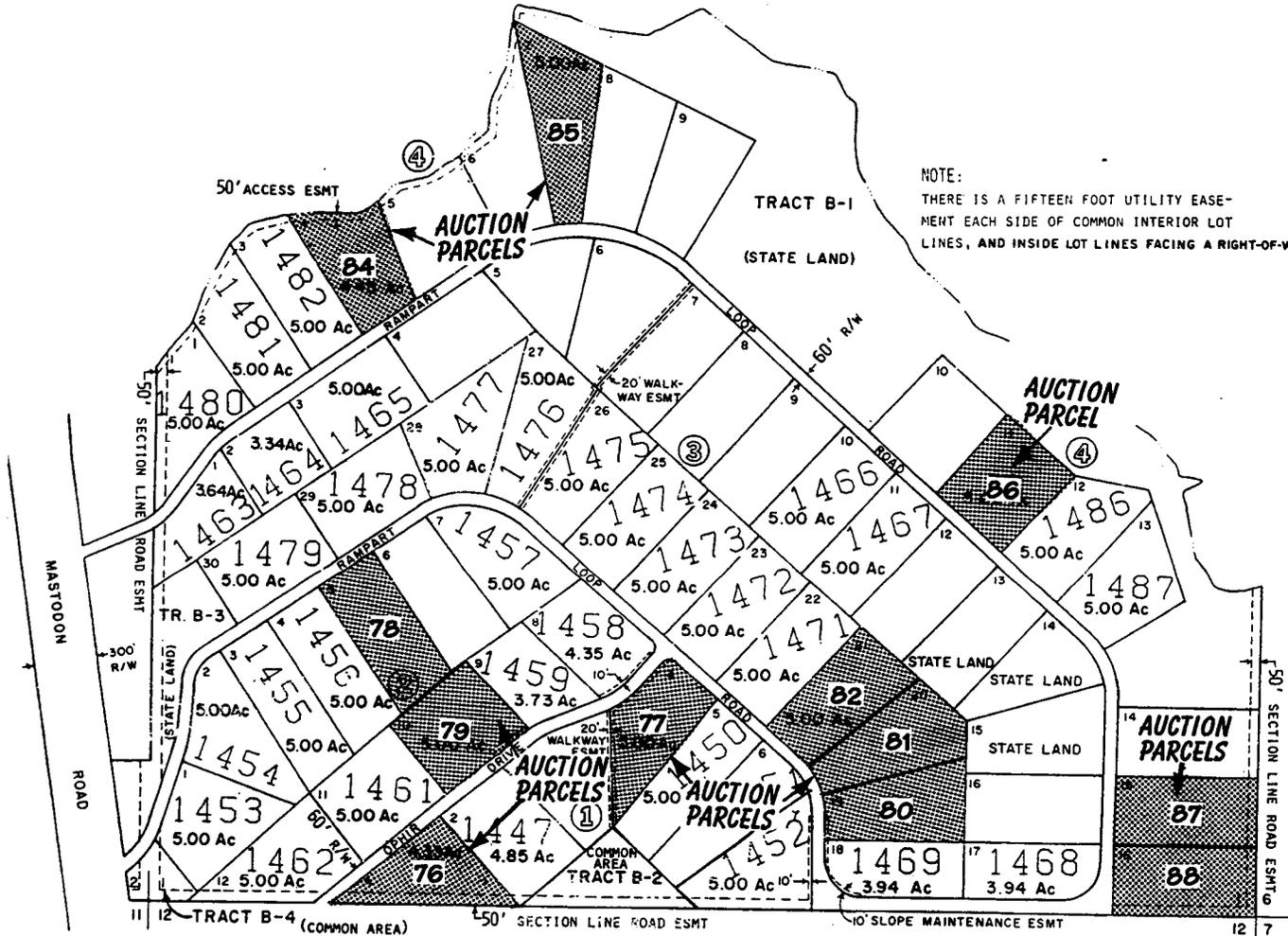
LOCATION MAP



SCALE IN FEET



NOTE:
THERE IS A FIFTEEN FOOT UTILITY EASEMENT EACH SIDE OF COMMON INTERIOR LOT LINES, AND INSIDE LOT LINES FACING A RIGHT-OF-WAY.



SOUTHCENTRAL REGION

MAP 13

BARTLETT HILLS SUBDIVISION

TRACT C

Bartlett Hills Subdivision of four tracts, is bordered to the east by the Talkeetna Mountains and to the west by the Susitna River. These sites are situated 52 to 64 miles directly north of Anchorage and about five miles east and 1 to 10 miles south of the town of Talkeetna. Site may be reached by dirt roads being built in the area of by foot or ATV along platted rights-of-way or section lines.

The terrain varies in this area from hilly or ridge topography with some steep crosscutting stream gullies to generally flat alluvial terraces. Soils are well-drained, strongly acid and in places are overlain by a poorly-drained peat layer which freezes in winter. Large gravel deposits are known in this area. Water availability and quality is expected to be good.

Temperatures in the area range from 44°F to 68°F in summer, and -9°F to 18°F in winter with extremes of between -49°F to 91°F. Annual precipitation is 29 inches with 102 inches of snow and winds may exceed 33 knots.

Special Notes:

All lots are subject to a building setback of 10-foot from any lot line as well as a 25-foot setback from any right-of-way boundary.

Some lots may be subject to a slope maintenance easement for road construction purposes.

BARTLETT HILLS -TRACT C- AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
89	205480	S025N004W14	LOT 5, BLOCK 2	ASLS 79-143C	5	HH,DDD	\$7,500	
90	205493	S025N004W14	LOT 4, BLOCK 3	ASLS 79-143C	3.403	L,HH,DDD	\$7,000	
91	205503	S025N004W14	LOT 14, BLOCK 3	ASLS 79-143C	5	HH,DDD	\$4,500	
92	205506	S025N004W14	LOT 17, BLOCK 3	ASLS 79-143C	5	HH,DDD	\$4,500	
93	205511	S025N004W14	LOT 1, BLOCK 4	ASLS 79-143C	5	HH,DDD	\$4,500	
94	205520	S025N004W14	LOT 8, BLOCK 5	ASLS 79-143C	5	L,HH,DDD	\$4,500	
95	205523	S025N004W14	LOT 11, BLOCK 5	ASLS 79-143C	5	Z,L,HH,DDD	\$4,500	
96	205508	S025N004W14	LOT 19, BLOCK 3	ASLS 79-143C	3.029	L,HH,DDD	\$7,000	
97	205482	S025N004W15	LOT 7, BLOCK 2	ASLS 79-143C	4.962	HH,DDD	\$7,500	
98	205484	S025N004W15	LOT 9, BLOCK 2	ASLS 79-143C	4.163	L,HH,DDD	\$7,500	

BRUCE LAKE SUBDIVISION

The Bruce Lake Subdivision is located adjacent to Kalmbach Lake and is accessible by Beverly Lake Road, Johnson Road and on section line rights-of-way.

The terrain of this area is typically comprised of low rolling hills and swamp or bog-dominated low lands. The vegetation is predominantly birch and spruce with some aspen and alder. A few areas are not extensively forested but are instead dominated by low brush (alder) or grass cover. Soils are usually well drained, gravelly, gray soils that may be covered by a poorly-drained fibrous peat layer, which freezes in winter.

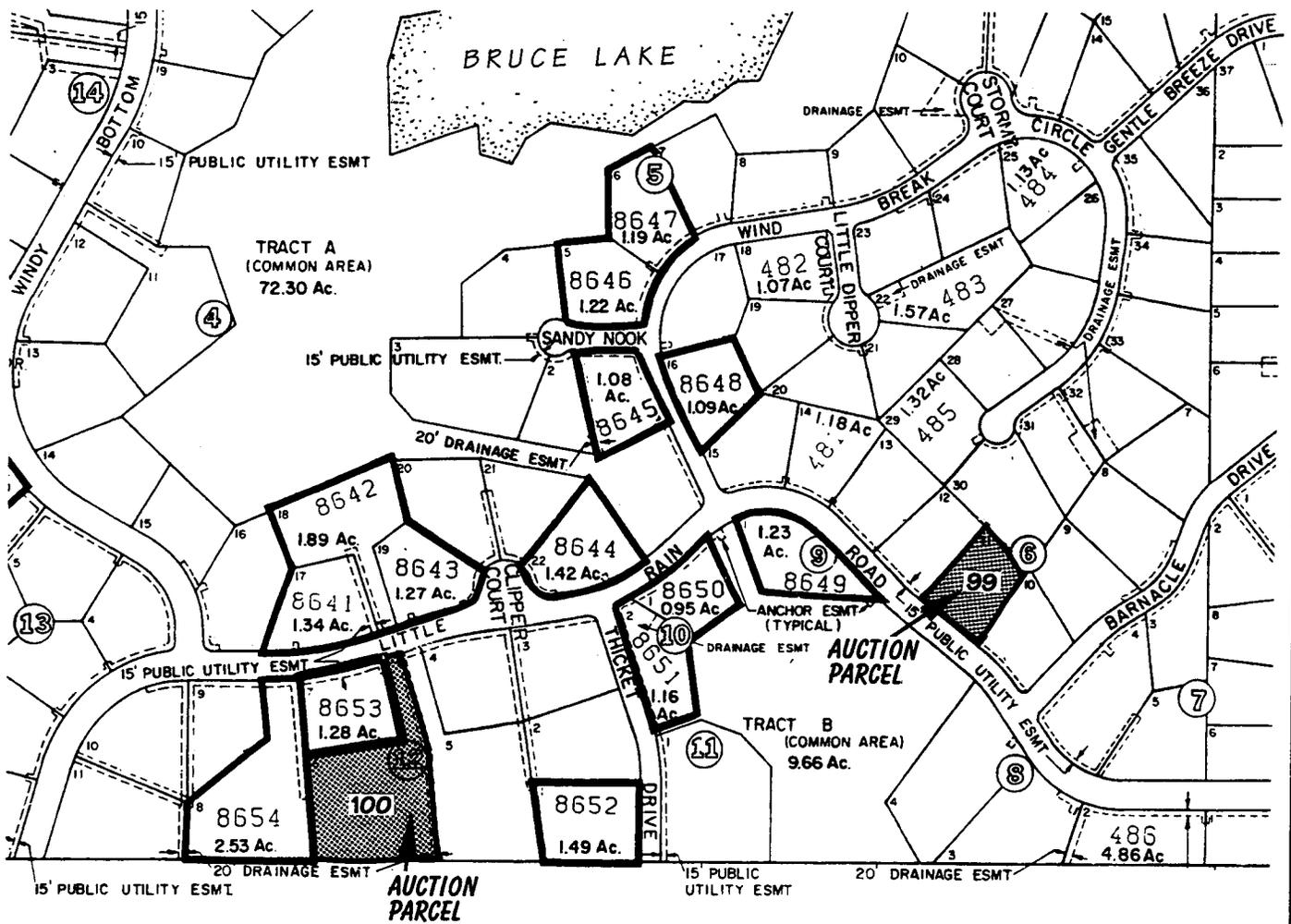
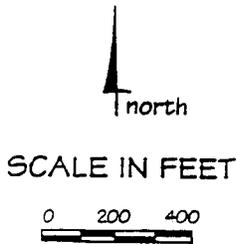
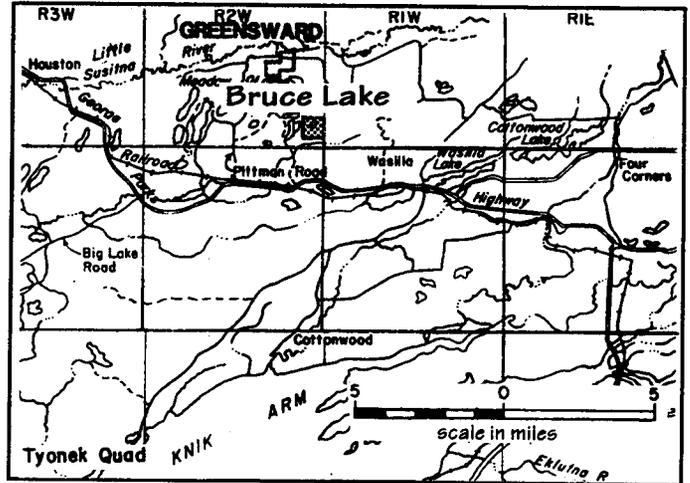
Local temperatures range from 46°F to 70°F in summer to 0°F to 40°F in winter, with extremes of between -40°F and 90°F. Annual precipitation is 30 inches including 92 inches of snow.

BRUCE LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
99	205066	S018N002W36	LOT 11, BLOCK 6	ASLS 79-155	1.2	E,L	\$3,000	
100	206194	S018N002W36	LOT 6, BLOCK 12	ASLS 79-155	2.92	E	\$1,000	

BRUCE LAKE

LOCATION MAP



SOUTHCENTRAL REGION

MAP 15

DINGLISHNA HILLS SUBDIVISION

Dinglishna Hills Subdivision is located 30 miles northwesterly of Anchorage and four miles north of the confluence of the Susitna River and Alexander Creek. Existing access is by boat or float plane on the Susitna River. Topography includes gently rolling hills with an elevation of 60 to 80 feet above mean sea level. Vegetation includes birch-spruce forests on the well drained uplands. The ridges and higher plateaus are underlain with dry to moist sands, lower areas and swamps have moist to saturated silty sands and silts.

Local temperatures range from 0°F in January to 68°F in July. Annual precipitation varies around 30 inches including snowfall. Annual snowfall varies around 20 inches.

Special Notes:

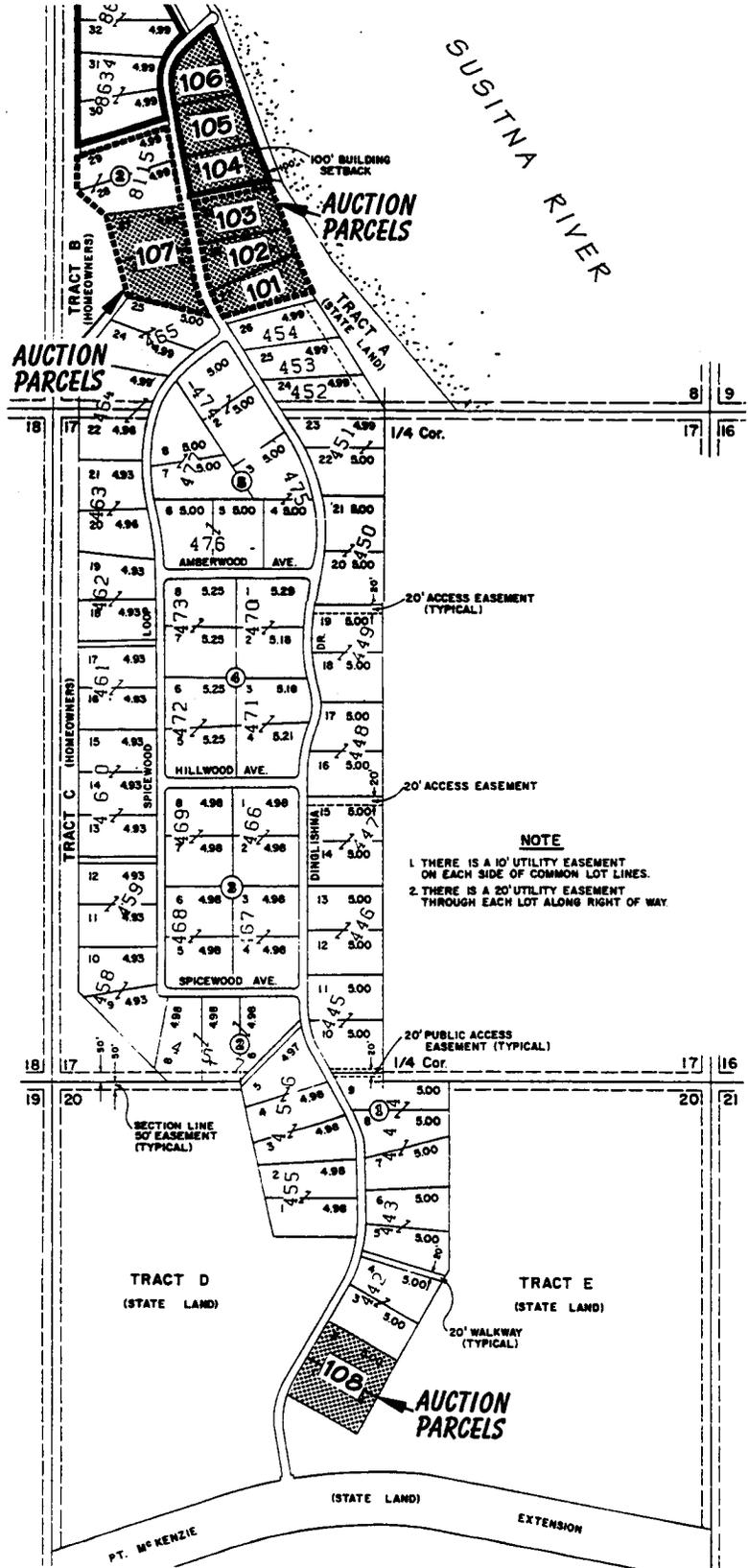
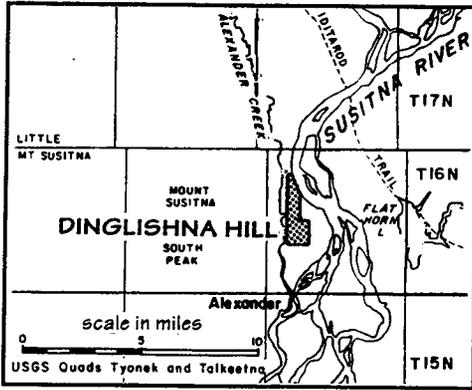
There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction or roads to borough standards.

DINGLISHNA HILLS AUCTION SALE

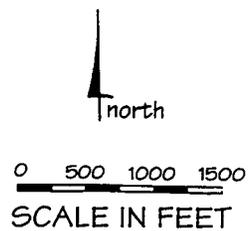
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
101	213280	S016N007W08	LOT 27, BLOCK 1	ASLS 80-133	4.994	X,K,Y,BB, CCC,AA,Z	\$9,500	
102	213281	S016N007W08	LOT 28, BLOCK 1	ASLS 80-133	4.994	X,K,Y,BB, CCC,AA,Z	\$8,600	
103	213282	S016N007W08	LOT 29, BLOCK 1	ASLS 80-133	4.994	X,K,Y,BB,S, CCC,AA,Z	\$9,500	
104	213285	S016N007W08	LOT 30, BLOCK 1	ASLS 80-133	4.994	X,K,Y,BB, CCC,AA,Z	\$10,000	
105	213286	S016N007W08	LOT 31, BLOCK 1	ASLS 80-133	4.994	X,K,Y,BB, CCC,AA,Z	\$10,000	
106	213287	S016N007W08	LOT 32, BLOCK 1	ASLS 80-133	4.992	X,K,Y,BB, CCC,AA,Z	\$11,000	
107	213283	S016N007W08	LOTS 26, 27, BLOCK 2	ASLS 80-133	9.986	X,K,Y,BB,S, CCC,AA,Z	\$9,000	
108	213243	S016N007W08	LOTS 1, 2, BLOCK 1	ASLS 80-133	10	X,K,Y	\$9,000	

DINGLISHNA HILL

LOCATION MAP



NOTE
1. THERE IS A 10' UTILITY EASEMENT ON EACH SIDE OF COMMON LOT LINES.
2. THERE IS A 20' UTILITY EASEMENT THROUGH EACH LOT ALONG RIGHT OF WAY.



SOUTHCENTRAL REGION

GOLDSTREAK SUBDIVISION

The Goldstreak Subdivision is located southwest of Big Lake and is directly accessible from South Big Lake Road.

The terrain of this area is typically comprised of low rolling hills and swamp or bog-dominated low lands. The vegetation is predominantly birch and spruce with some aspen and alder. A few areas are not extensively forested but are instead dominated by low brush (alder) or grass cover. Soils are usually well drained, gravelly, gray soils that may be covered by a poorly-drained fibrous peat layer, which freezes in winter.

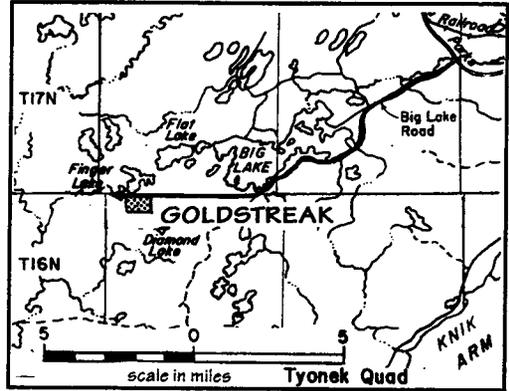
Local temperatures range from 46°F to 70°F in summer to 0°F to 40°F in winter, with extremes of between -40°F and 90°F. Annual precipitation is 30 inches including 92 inches of snow.

GOLDSTREAK AUCTION SALE

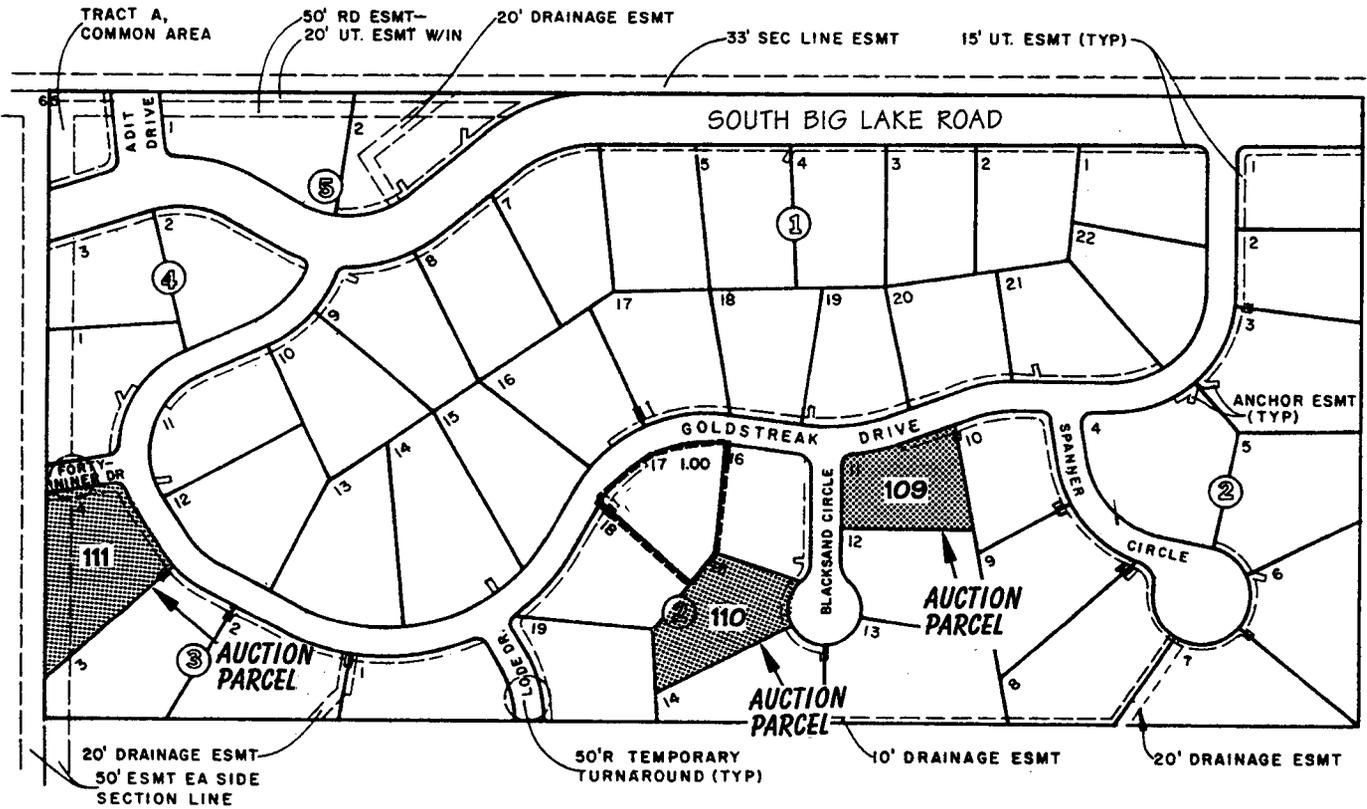
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
109	206120	S016N004W05	LOT 11, BLOCK 2	ASLS 79-156	1.03	L	\$6,500	Structure on lot.
110	206124	S016N004W05	LOT 15, BLOCK 2	ASLS 79-156	1.07	L	\$6,500	Debris on lot.
111	206132	S016N004W05	LOT 4, BLOCK 3	ASLS 79-156	1.42	G,L	\$7,000	Debris on lot.

GOLDSTREAK

LOCATION MAP



SCALE IN FEET
0 100 200 300 400



SOUTHCENTRAL REGION

MAP 17

HIGH MOUNTAIN LAKE SUBDIVISION

High Mountain Lake is located approximately 65 miles northwest of Anchorage with Beluga Lake being 6 miles to the south and Judd Lake 1 mile to the north. An access is provided by two lakes located within the northern and southern portions of the subdivision respectively. Two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only. Additional air access is via Coal Creek which passes along the southwest corner of the project area. Physical access overland from Coal Creek is somewhat limited due to steepness of slope and scattered wetlands.

Site topography includes gently to moderately steep slopes with vegetation ranging from mixed forests of alder, birch, white spruce and willow in the more well drained lands to low brush bogs occurring in the areas of poor drainage. Elevation varies from 1,000 to 2,000 feet above mean sea level. Soils consist of organic litter covering 2 to 3 feet of wind blown silt, underneath which exists sands and gravels. Ground water is present at a 5-foot depth minimum throughout the majority of the project. Temperatures range from -5°F to 70°F with an annual precipitation rate of 30 inches and a snowfall rate of 120 inches.

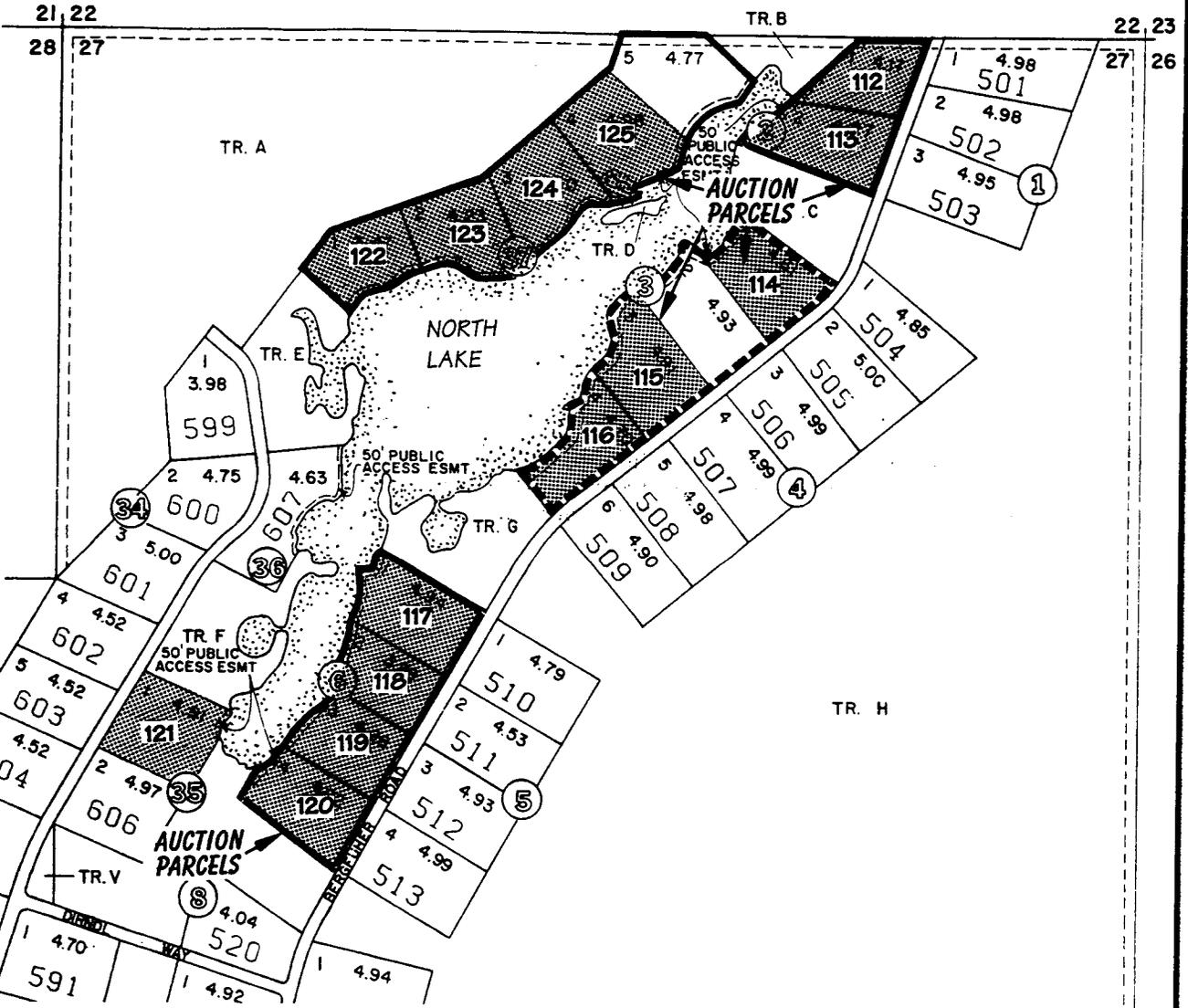
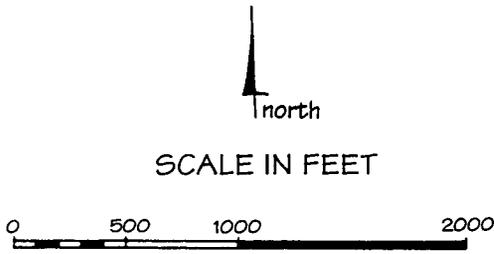
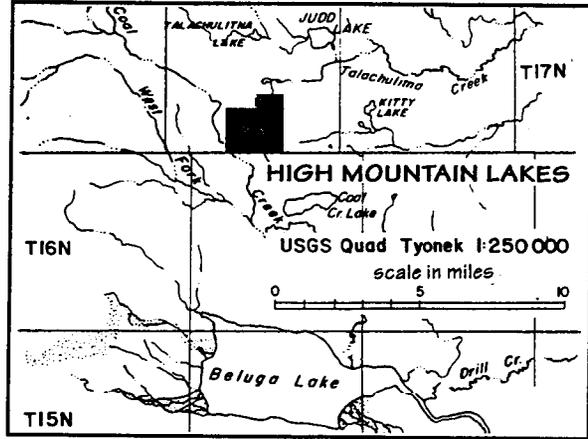
It should be noted that there is a reasonable amount of beaver activity which may have a direct impact on the water tables of various lakes.

HIGH MOUNTAIN LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
112	210379	S017N013W27	LOT 1, BLOCK 2	ASLS 80-154	4.17	H,G,N,K,C	\$7,200	
113	210380	S017N013W27	LOT 2, BLOCK 2	ASLS 80-154	4.27	H,N,K,C	\$8,600	
114	210314	S017N013W27	LOT 1, BLOCK 3	ASLS 80-154	4.61	H,N,K,C	\$9,000	
115	210316	S017N013W27	LOT 3, BLOCK 3	ASLS 80-154	4.91	H,K,C	\$9,500	
116	210317	S017N013W27	LOT 4, BLOCK 3	ASLS 80-154	4.7	H,N,K,C	\$10,800	
117	210381	S017N013W27	LOT 1, BLOCK 6	ASLS 80-154	4.94	H,N,K,C	\$9,000	
118	210382	S017N013W27	LOT 2, BLOCK 6	ASLS 80-154	3.99	H,K,C	\$9,000	
119	210383	S017N013W27	LOT 3, BLOCK 6	ASLS 80-154	4.29	H,K,C	\$9,000	
120	210384	S017N013W27	LOT 4, BLOCK 6	ASLS 80-154	4.92	H,N,K,C	\$8,100	
121	210678	S017N013W27	LOT 1, BLOCK 35	ASLS 80-154	4.91	H,N,K,C	\$8,100	
122	210389	S017N013W27	LOT 1, BLOCK 37	ASLS 80-154	3.47	H,N,K,C	\$9,000	
123	210390	S017N013W27	LOT 2, BLOCK 37	ASLS 80-154	4.23	H,N,K,C	\$9,500	
124	210391	S017N013W27	LOT 3, BLOCK 37	ASLS 80-154	4.6	H,N,K,C	\$9,900	
125	210392	S017N013W27	LOT 4, BLOCK 37	ASLS 80-154	4.96	H,N,K,C	\$9,500	

HIGH MOUNTAIN LAKES

LOCATION MAP



SOUTHCENTRAL REGION

MAP 18

LAKE LOUISE SUBDIVISION

Lake Louise Subdivision (Small Lots II) consist of lots within various United States Surveys on the southern and eastern shore of Lake Louise, which is located within the Matanuska-Susitna Borough. Overland access to the south end of Lake Louise is available utilizing the Glenn Highway and the Lake Louise Road. Boat access to the lots can often be dangerous as the lake is susceptible to strong wind and wave action. Fly-in access is also available on Lake Louise.

The topography of the lake shore offers a variety of slopes from nearly level to steep cliffs. The elevation of Lake Louise is 2,362 feet above sea level. Vegetation cover on these lots is typical of the Lake Louise area with stunted spruce on the wetter lands and small to medium diameter spruce on the better drained lands.

Temperatures range from an average of -15°F in January to a high of 55°F in July. Annual precipitation averages 9 inches and summer frosts are common. Soils may contain permafrost in some areas.

Lake Louise is a popular lake for water-related recreation activities. Fishing is reported to be excellent. The surrounding lands provide hunting opportunities for caribou and moose. In recent years winter sport activity here has been on the upswing. Firewood and houselogs in the area are scarce.

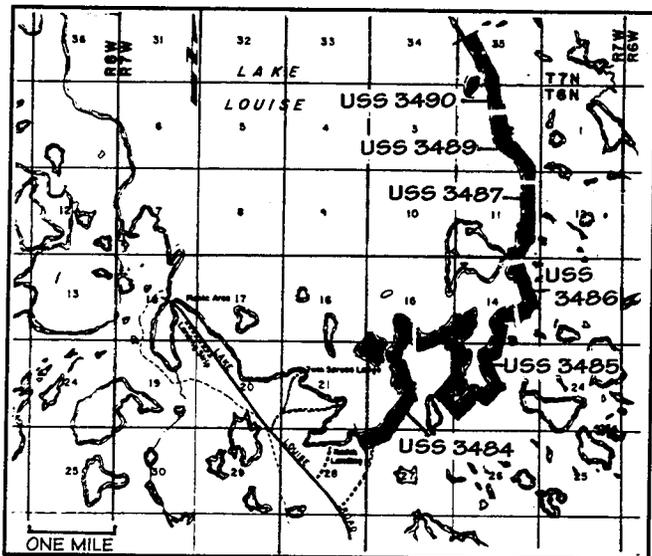
These lots are located within the Talkeetna Mountains Special Use District. Development of lots may be restricted. For further information contact the Matanuska-Susitna Borough.

LAKE LOUISE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
126	219299	C006N007W02	LOT 7	USS 3489	4.98	TT,OO	\$23,700	
127	219302	C006N007W02	LOT 10B	USS 3489	2.24	OO	\$5,600	
128	219301	C006N007W02	LOTS 9A, 9B	USS 3489	4.25	TT,OO	\$26,200	
129	219300	C006N007W02	LOTS 8A, 8B	USS 3489	5	TT,OO	\$23,700	
130	219306	C006N007W02	LOTS 14A, 14B	USS 3489	4.25	TT,OO	\$25,000	
131	219294	C006N007W11	LOT 9	USS 3487	4.41	TT,OO	\$25,000	
132	219293	C006N007W11	LOT 8	USS 3487	4.32	TT,OO	\$25,000	
133	219261	C006N007W14	LOT 6	USS 3485	2.87	TT,OO	\$22,000	
134	219281	C006N007W14	LOT 53	USS 3485	3.68	TT,OO	\$22,500	
135	219285	C006N007W14	LOT 57	USS 3485	5.23	TT,OO	\$26,200	
136	219288	C006N007W14	LOT 9	USS 3486	4.6	TT,OO	\$23,700	
137	219259	C006N007W14,15	LOT 4	USS 3485	4.35	TT,OO	\$25,000	
138	219260	C006N007W14,15	LOT 5	USS 3485	3.44	TT,OO	\$22,500	
139	219250	C006N007W15	LOT 21	USS 3484	5.72	TT,OO	\$26,200	
140	219252	C006N007W15	LOT 24	USS 3484	4.36	TT,OO	\$25,000	
141	219255	C006N007W15	LOT 28	USS 3484	2.53	TT,OO	\$21,000	
142	219249	C006N007W22	LOT 16	USS 3484	2.35	TT,OO	\$20,000	
143	219263	C006N007W22	LOT 13B	USS 3485	2.07	TT,OO	\$5,200	
144	219265	C006N007W22,23	LOT 23	USS 3485	3.58	TT,OO	\$20,000	
145	219247	C006N007W22,27	LOT 7	USS 3484	3.48	TT,OO	\$22,500	
146	219269	C006N007W23	LOT 30	USS 3485	4.84	TT,OO	\$23,700	
147	219271	C006N007W23	LOT 34	USS 3485	4.41	TT,OO	\$25,000	
148	219277	C006N007W23	LOT 47	USS 3485	4.31	TT,UU	\$25,000	

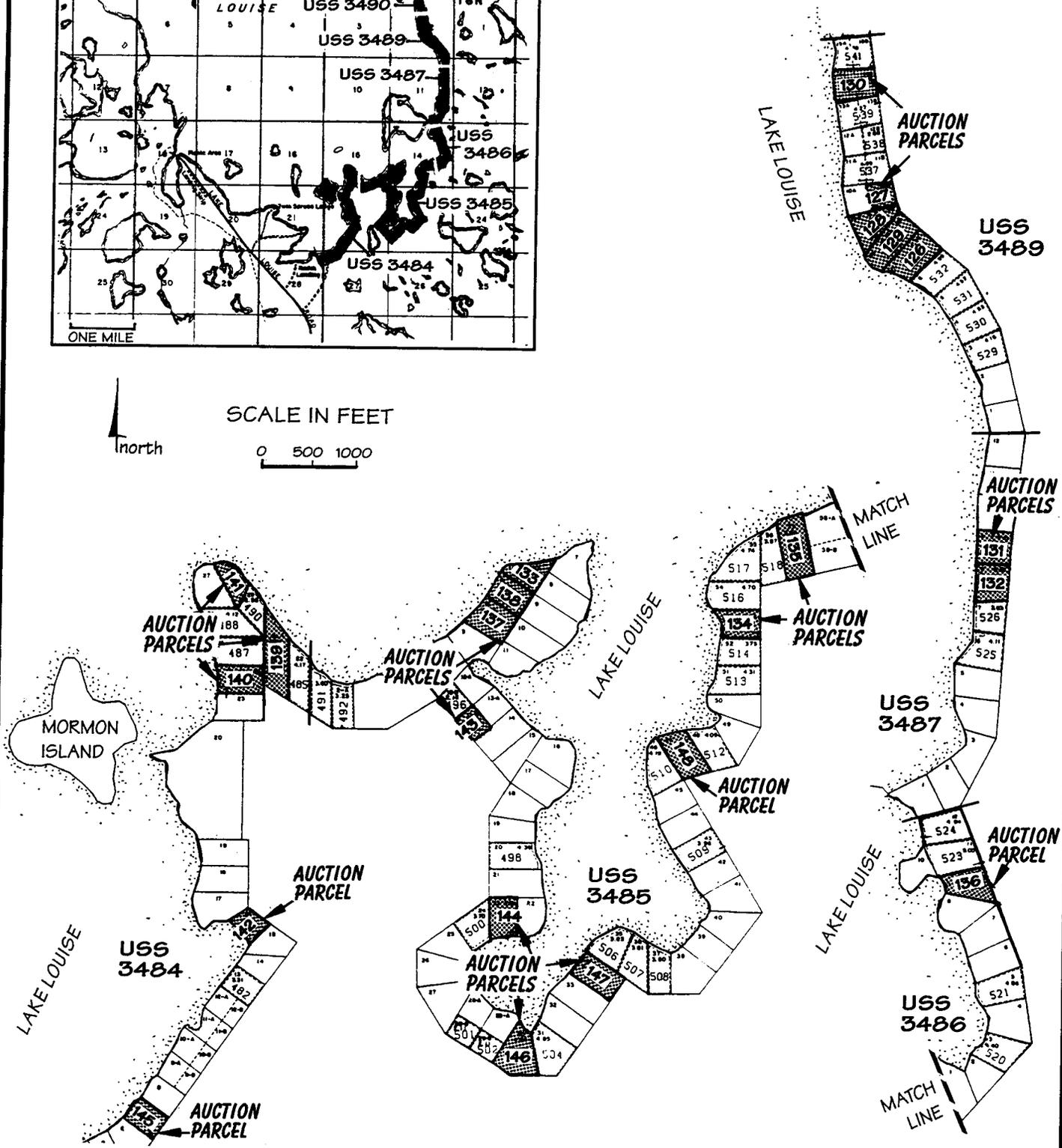
LAKE LOUISE

LOCATION MAP



SCALE IN FEET

0 500 1000



SOUTHCENTRAL REGION

MAP 19

ONESTONE LAKE SUBDIVISION

Onestone Lake Subdivision is located in the Matanuska-Susitna Borough approximately 60 miles northwest of Anchorage and 11 miles west of Skwentna. The only year-round access is by aircraft using either Shell Lake or Onestone Lake as a landing area. The Iditarod Trail passes through the southeast corner of the subdivision and allows limited access during the winter months only. The area tends to have a generally flat to rolling terrain, draining to Shell Creek which runs along a portion of the east border. Vegetation is predominantly lowland spruce-hardwood forests with areas of low bush bog and muskeg. Soils in the area consist of approximately six inches of organic overburden underlain by a glacial till of silty gravels. Elevations within the area range from 360 to 500 feet above sea level. The annual precipitation is approximately 29 inches, including 119 inches of snow. The normal winter temperatures range from 0°F to 16°F and the normal summer temperatures range from 46°F to 68°F.

Please Note:

There is a 10-foot wide utility easement each side of common interior lot lines. There is a 20-foot wide utility easement located adjacent to right-of-way lines within all lots and tracts. There shall be easements as required at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement; which reasonably present a danger to the utility.

There is reserved, adjacent to the rights-of-way shown, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

ONESTONE LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
149	215804	S021N012W07	LOT 1, BLOCK 5	ASLS 81-110	4.99		\$7,500	
150	215805	S021N012W07	LOT 2, BLOCK 5	ASLS 81-110	4.27		\$7,500	
151	215806	S021N012W07	LOT 3, BLOCK 5	ASLS 81-110	3.94	R	\$7,500	
152	215807	S021N012W07	LOT 4, BLOCK 5	ASLS 81-110	4.92	R	\$7,500	
153	215811	S021N012W07	LOT 8, BLOCK 5	ASLS 81-110	4.62		\$4,200	
154	215812	S021N012W07	LOT 1, BLOCK 6	ASLS 81-110	4.95		\$7,500	
155	215813	S021N012W07	LOT 2, BLOCK 6	ASLS 81-110	4.97		\$7,500	
156	215814	S021N012W07	LOT 3, BLOCK 6	ASLS 81-110	4.45		\$7,500	
157	215815	S021N012W07	LOT 4, BLOCK 6	ASLS 81-110	4.44		\$7,500	
158	215818	S021N012W08	LOT 7, BLOCK 6	ASLS 81-110	5		\$7,500	
159	215819	S021N012W08	LOT 8, BLOCK 6	ASLS 81-110	5		\$7,500	

PINNACLE MOUNTAIN SUBDIVISION

Pinnacle Mountain Subdivision is located in the Matanuska-Susitna Borough approximately 18 miles east of Palmer near Mile 66 of the Glenn Highway. Access to the area is from the Glenn Highway to a rough road along the eastern boundary of the subdivision.

The topography is generally gently sloping with a vegetative cover of aspen, poplar, and birch interspersed with some stands of white spruce. Soils in this region are generally thick deposits of very gravelly and sandy glacial drift. The elevation is approximately 500 feet above sea level.

Normal summer temperatures range between 44°F and 68°F, with winter temperatures between 0°F and 18°F. Recorded temperature extremes range from -42°F to 90°F. Annual precipitation is about 8 inches, including 71 inches of snow.

Please Note:

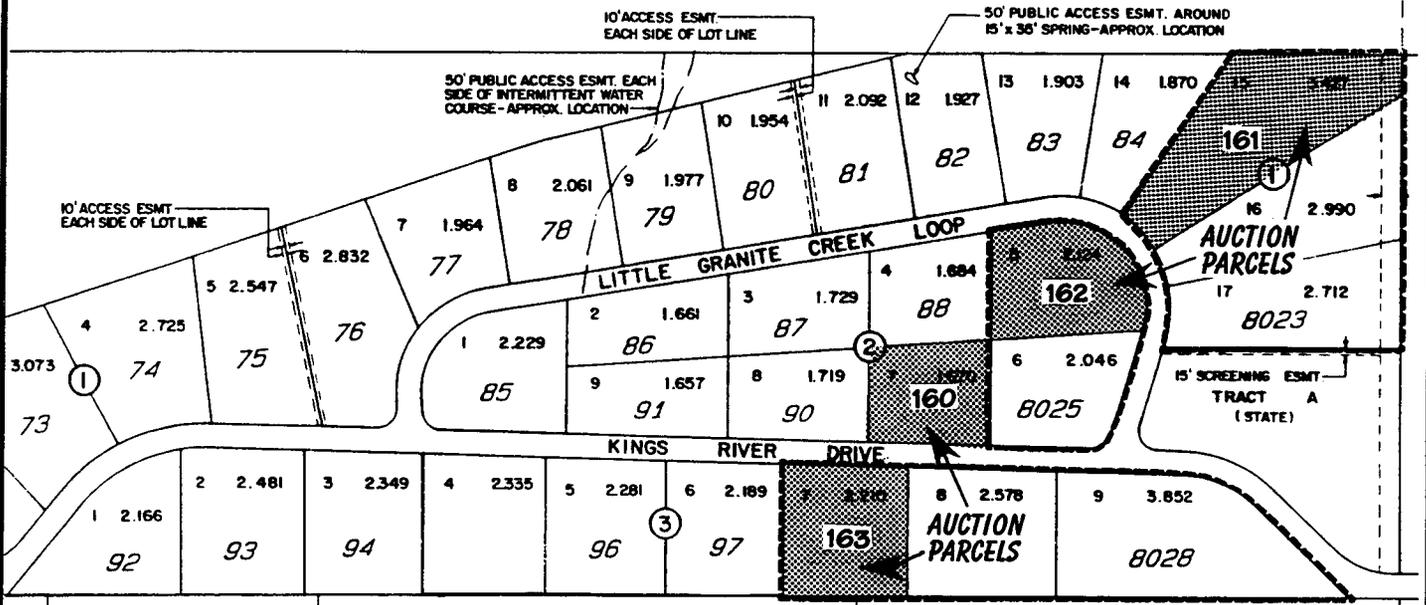
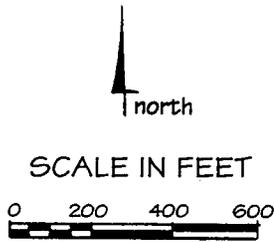
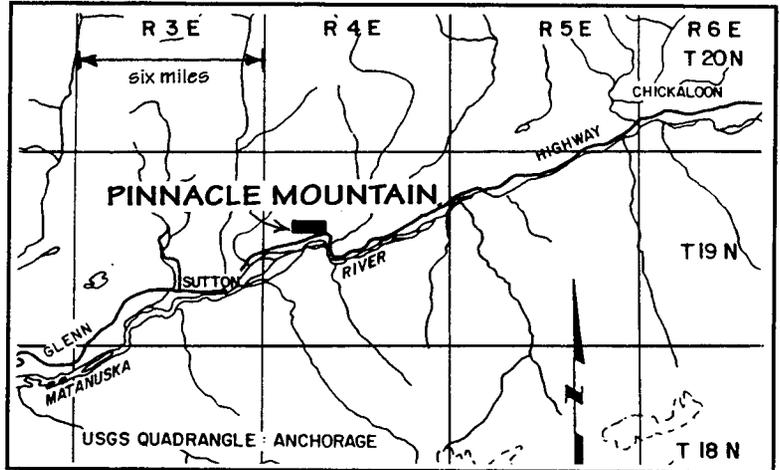
No part of a subsurface sewage disposal system shall be closer than 100-foot from any body of water or watercourse.

PINNACLE MOUNTAIN AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
160	221218	S019N004E17	LOT 7, BLOCK 2	ASLS 84-12	1.67		\$5,200	
161	221227	S019N004E17	LOT 15, BLOCK 1	ASLS 84-12	3.427	PP	\$6,300	Debris on lot.
162	221230	S019N004E17	LOT 5, BLOCK 2	ASLS 84-12	2.124		\$5,500	Small driveway cut into property.
163	221232	S019N004E17	LOT 7, BLOCK 3	ASLS 84-12	2.21		\$6,500	Trailer & deck on lot.

PINNACLE MOUNTAIN

LOCATION MAP



SOUTHCENTRAL REGION

MAP 21

SHELL HILLS SUBDIVISION

Shell Hills Subdivision is located on the south shore of Onestone Lake and north bank of the Skwentna River approximately 11 miles southwest of Skwentna Station. Terrain is generally flat to rolling and well drained. Elevations range from 375 feet to 600 feet. Vegetation consists of low brush bog and muskeg in the lower elevations, to spruce-hardwood forests in the upper elevations. Annual precipitation averages 29 inches, including 119 inches of snow. Average summer temperatures vary between 44°F and 69°F, while average winter temperatures vary between -4°F and 40°F. Soils are typically silty gravels overlain with six inches to a foot of organic material. Water levels having an adverse effect on waste disposal were not encountered during on-site investigation. Favorable conditions for individual potable water wells yielding from 10 to 100 gpm are indicated. Primary access is by flying in to Onestone Lake.

Special Notes:

There is reserved, adjacent to the rights-of-way shown hereon, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

SHELL HILLS AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
164	213928	S021N012W07,18	LOT 18, BLOCK 3	ASLS 80-177	4.01	AA,HH,II,Q, CCC,Z	\$9,500	
165	213929	S021N012W07,18	LOT 19, BLOCK 3	ASLS 80-177	4.66	AA,HH,II,Q, CCC,Z	\$9,500	
166	213931	S021N012W18	LOT 21, BLOCK 3	ASLS 80-177	4.77	AA,HH,II,Q, CCC,Z	\$9,500	
167	213937	S021N012W18	LOT 5, BLOCK 4	ASLS 80-177	4.45	AA,HH,II,Q, CCC,Z	\$4,000	
168	213938	S021N012W18	LOT 6, BLOCK 4	ASLS 80-177	4.82	AA,HH,II,Q, CCC,Z	\$4,300	
169	213939	S021N012W18	LOT 7, BLOCK 4	ASLS 80-177	4.82	AA,HH,II,Q, CCC,Z	\$4,300	
170	213940	S021N012W18	LOT 8, BLOCK 4	ASLS 80-177	4.82	AA,HH,II,Q, CCC,Z	\$4,300	
171	213941	S021N012W18	LOT 9, BLOCK 4	ASLS 80-177	4.66	AA,HH,II,Q, CCC,Z	\$7,600	

SHELL LAKE NORTH SUBDIVISION

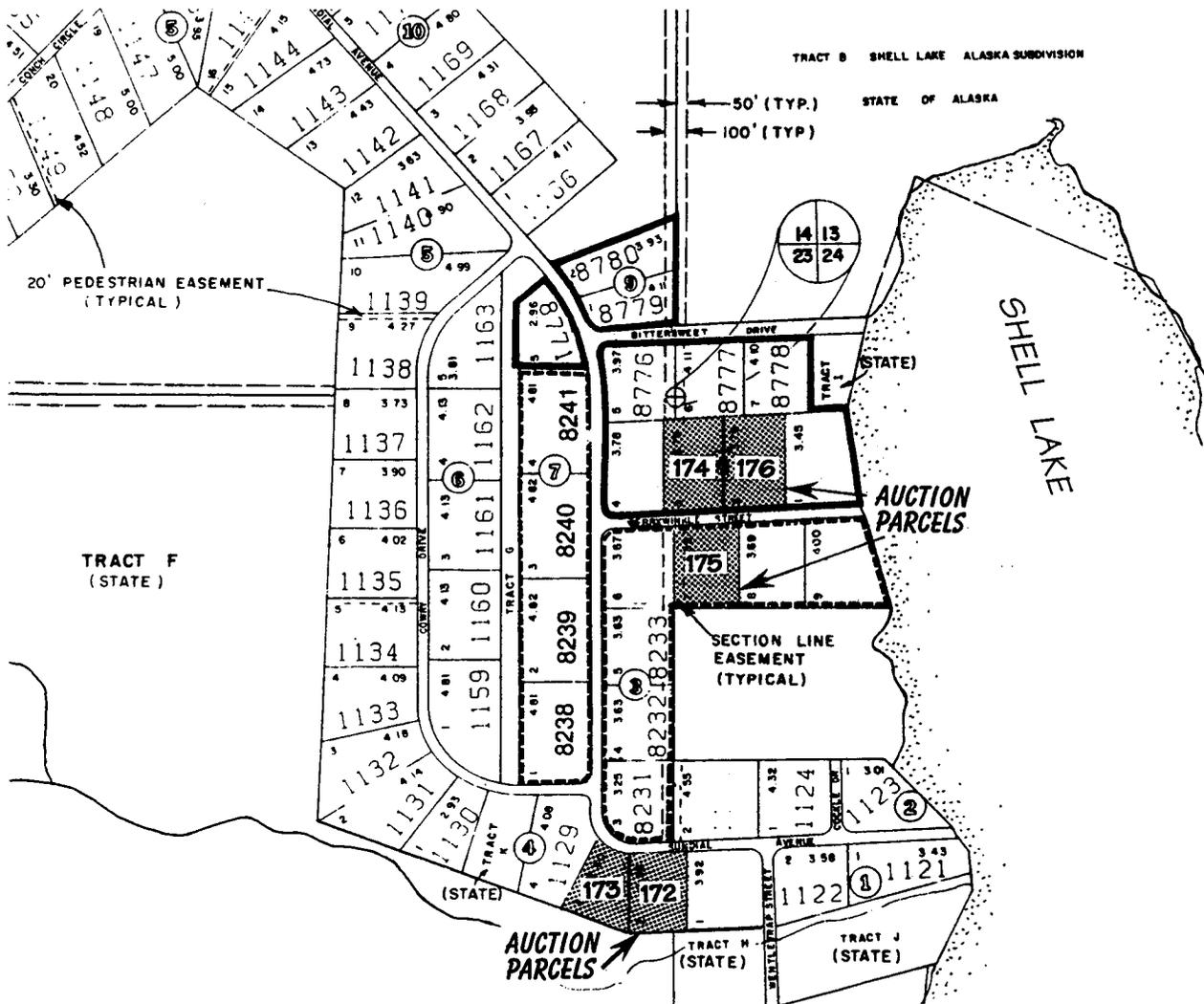
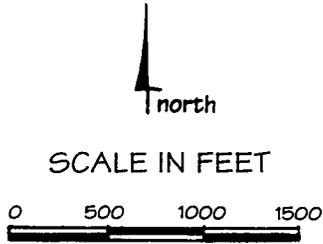
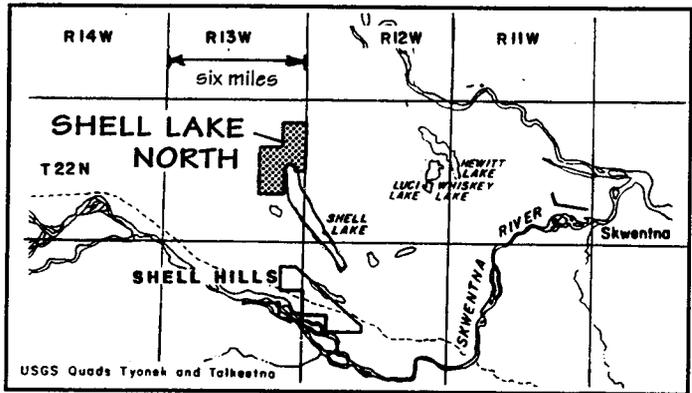
Shell Lake North Subdivision is located on the northwest end of Shell Lake, approximately 80 miles northwest of Anchorage. The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet. Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between. Annual precipitation averages 29 inches, including 119 inches of snow. Average summer temperatures vary between 44°F and 69°F while average winter temperatures vary between -4°F and 40°F. Surface soils are typically a sand-silt mix containing organic material between 2 and 4 feet thick. Deeper soils are frost susceptible and relatively impermeable with a high ground water level.

SHELL LAKE NORTH AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
172	213951	S022N013W23	LOT 2, BLOCK 4	ASLS 80-174	2.964	HH,II,Q,TT,AA,Z, CCC	\$2,700	
173	213952	S022N013W23	LOT 3, BLOCK 4	ASLS 80-174	2.602	HH,II,Q,TT,AA,Z, CCC	\$2,300	
174	214040	S022N013W23,24	LOT 3, BLOCK 8	ASLS 80-174	3.792	HH,Q,TT,AA,Z, JJ,HH,II,Q,TT,AA, Z,CCC	\$3,400	
175	214030	S022N013W24	LOT 7, BLOCK 3	ASLS 80-174	3.548	HH,Q,TT,AA,Z, CCC	\$3,200	
176	214039	S022N013W24	LOT 2, BLOCK 8	ASLS 80-174	3.792	HH,Q,TT,AA,Z, CCC	\$3,400	

SHELL LAKE NORTH

LOCATION MAP



SOUTHCENTRAL REGION

MAP 23

SNAKE LAKE SUBDIVISION

The Snake Lake Subdivision is located 20 miles northwest of Dillingham in the Bristol Bay area. The parcels being offered are situated on the north and west shores of Lake Nunavaugaluk (locally called Snake Lake).

Access to the subdivision is possible via the Aleknagik Road from Dillingham, connecting to an undeveloped road which leads to the eastern shore of Lake Nunavaugaluk. The last 400 yards of the road cross private lands owned by Choggiung Limited. Choggiung should be contacted in Dillingham to arrange access across their lands and use of the boat ramp. From this point, travel is by boat to individual lots. Boat travel on Snake River to the lake is also feasible. In addition, plane access is possible, using floats in the summer and skis in the winter. Wintertime access is further provided by snowmachine or dog sled. Supplies, transportation, schools, and communications are available in Dillingham.

The terrain is gently sloping near the lake perimeter with upland slopes varying from moderate to extreme. Avalanches may occur in areas of steep slopes. Elevation ranges from 34 feet (lake elevation) to 400 feet above sea level. Soils are generally gravelly loam till. Vegetation generally consists of black spruce, grass and alder. Patches of stunted white spruce and birch may be found in well-drained areas.

Temperatures range from a maximum mean of 65°F in July to a minimum mean of 1°F in January. Rainfall averages 35 inches annually with an average annual snowfall of 54 inches. Brown bear, moose, and many small furbearers are found in the area. Lake Nunavaugaluk provides anadromous fish spawning habitat.

Please Note:

To protect the fishery resources there is a 50-foot easement along the lakeshore within which no development or clearing will be allowed, except for access purposes.

All "tracts" are to be retained in state ownership.

Water is available from lakes, streams, and rainfall catchment. No part of a subsurface sewage disposal system shall be located within 100-foot of any body of water or watercourse.

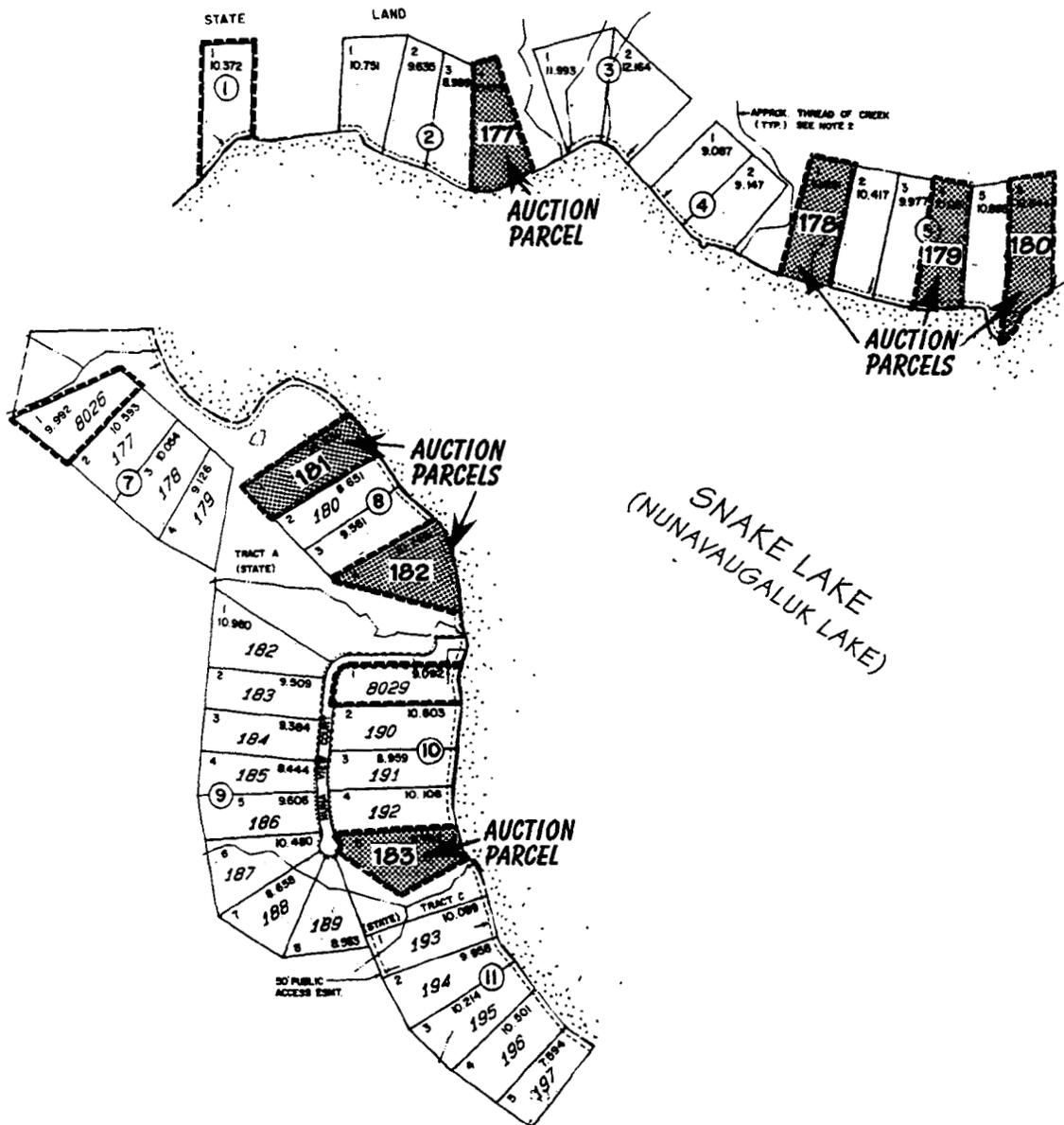
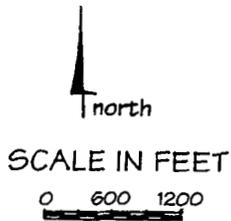
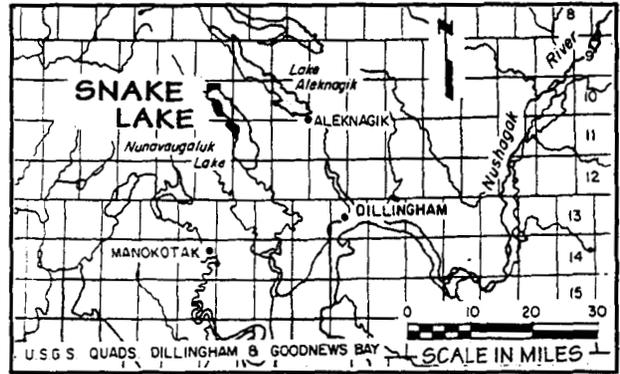
The subdivision is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

SNAKE LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
177	223065	S010S058W10	LOT 4, BLOCK 2	ASLS 85-85	10.475	TT,X	\$19,000	
178	223066	S010S058W10	LOT 1, BLOCK 5	ASLS 85-85	10.691	TT,SS,X	\$14,500	
179	223067	S010S058W10	LOT 4, BLOCK 5	ASLS 85-85	10.051	TT,X	\$13,500	
180	223068	S010S058W10,15	LOT 6, BLOCK 5	ASLS 85-85	10.644	TT,X	\$19,000	
181	223070	S010S058W26	LOT 1, BLOCK 8	ASLS 85-85	10.93	TT,X	\$19,500	
182	223071	S010S058W26	LOT 4, BLOCK 8	ASLS 85-85	10.746	TT,X	\$19,500	
183	223073	S010S058W35	LOT 5, BLOCK 10	ASLS 85-85	9.782	TT,K,X	\$17,500	

SNAKE LAKE

LOCATION MAP



SOUTHCENTRAL REGION

MAP 24

TAZLINA HILLS SUBDIVISION

Tazlina Hills Subdivision is located in the Copper River Valley 2.5 miles northwest of Copper Center. This disposal site is bounded to the west by the Alyeska pipeline and the east by the Richardson Highway. Access is via the Richardson Highway and the School Road.

The terrain of these areas is made up of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations. Soils are alluvial in nature and include extensive formations for permafrost. Water may be of poor quality or quantity, and may have to be hauled from lakes or streams.

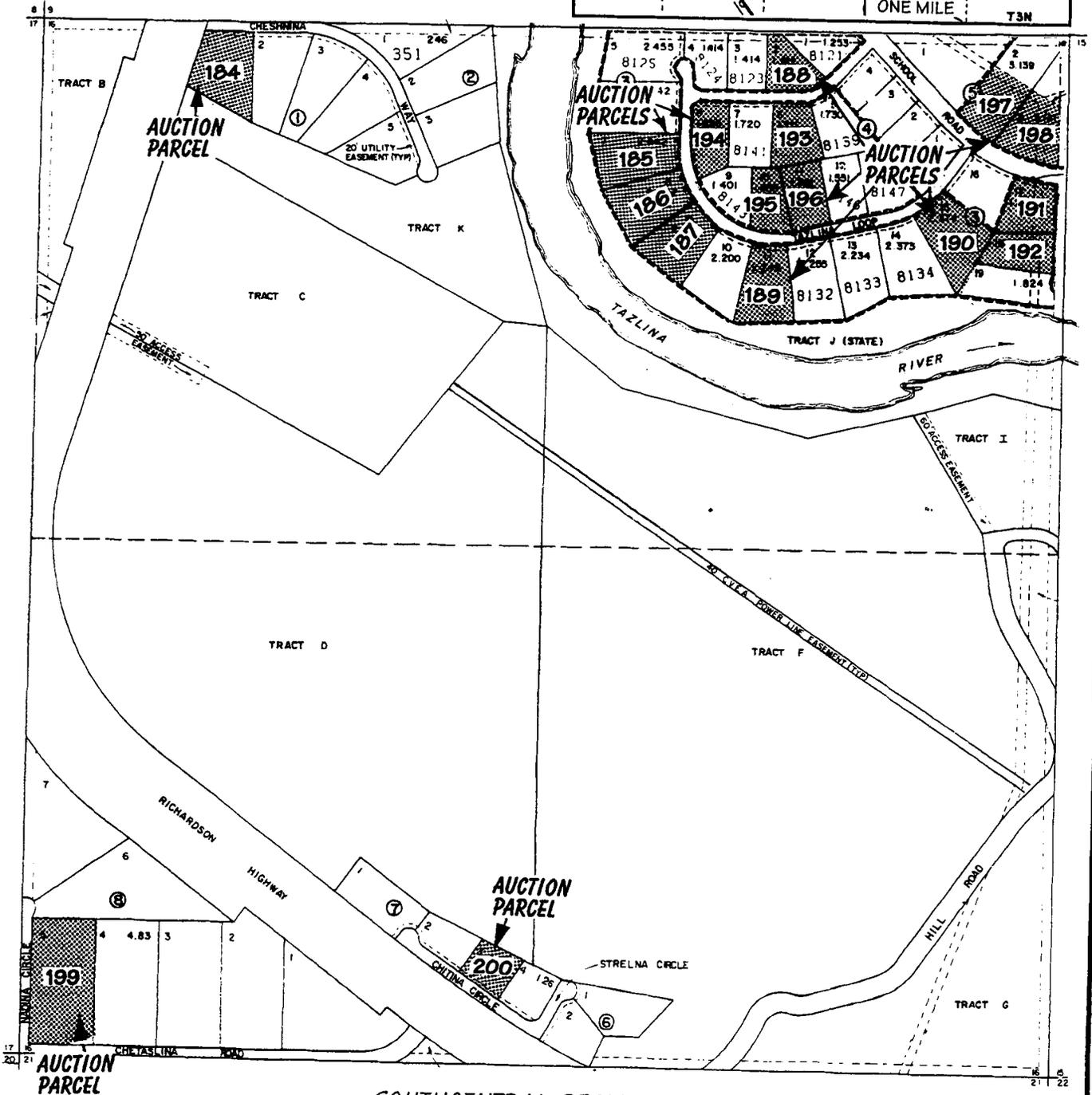
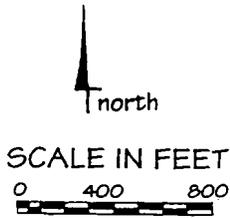
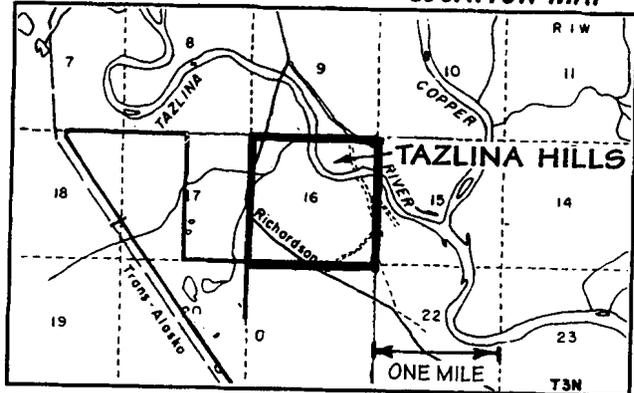
Temperatures in this area average 42°F to 68°F in summer to -16°F to 35°F in winter with extremes between -64°F and 91°F. Annual precipitation averages 11 inches including 39 inches of snow.

TAZLINA HILLS AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
184	204718	C003N001W16	LOT 1, BLOCK 1	ASLS 79-227	2.626	K	\$11,800	
185	219166	C003N001W16	LOT 7, BLOCK 3	ASLS 79-227	2.442	N	\$13,600	
186	219167	C003N001W16	LOT 8, BLOCK 3	ASLS 79-227	2.387	N	\$14,300	
187	219168	C003N001W16	LOT 9, BLOCK 3	ASLS 79-227	2.129	N	\$12,700	
188	219161	C003N001W16	LOT 2, BLOCK 3	ASLS 79-227	1.414	JJ	\$6,400	
189	219170	C003N001W16	LOT 11, BLOCK 3	ASLS 79-227	2.246	N	\$12,400	
190	219174	C003N001W16	LOT 15, BLOCK 3	ASLS 79-227	2.374	N	\$11,400	
191	219175	C003N001W16	LOT 17, BLOCK 3	ASLS 79-227	1.704	NN	\$7,700	
192	219176	C003N001W16	LOT 18, BLOCK 3	ASLS 79-227	1.504	NN	\$6,800	Debris on lot.
193	219179	C003N001W16	LOT 6, BLOCK 4	ASLS 79-227	1.711	N	\$7,700	
194	219181	C003N001W16	LOT 8, BLOCK 4	ASLS 79-227	1.636	N	\$7,400	
195	219183	C003N001W16	LOT 10, BLOCK 4	ASLS 79-227	1.403		\$5,300	
196	219184	C003N001W16	LOT 11, BLOCK 4	ASLS 79-227	1.551		\$6,000	
197	219187	C003N001W16	LOT 2, BLOCK 5	ASLS 79-227	3.139	JJ,NN	\$14,100	
198	219188	C003N001W16	LOT 3, BLOCK 5	ASLS 79-227	3.141	JJ,NN	\$14,100	
199	204736	C003N001W16	LOT 5, BLOCK 8	ASLS 79-227	4.832		\$14,600	
200	204730	C003N001W16	LOT 3, BLOCK 7	ASLS 79-227	1.26	K	\$5,700	

TAZLINA HILLS

LOCATION MAP



SOUTHCENTRAL REGION

MAP 25

HILINE LAKE HOMESTEAD AREA

Hiline Lake is located approximately 65 miles northwest of Anchorage in the Talachulitna River drainage. Beluga Mountain rises to the east. Prominent views from the lake include Mt. Susitna, the Alaska Range, and the mountains of the Alaska Peninsula. The Talachulitna River is approximately 1.5 miles west of the lake.

Hiline Lake is clear, deep, sub-alpine lake approximately 1.5 miles long and 0.5 miles wide. The size of the lake allows fly-in access on floats in the summer and on skis in the winter. Airplanes offer the only viable means of access to the area. The lake does not support populations of game fish, but the surrounding area contains a wide variety of important fish streams, wildlife habitat for moose and small game in the lowlands. Black bears are found along the foothills of the Beluga Mountains.

The shoreline is ringed with dense willow and alder scrub which gives way to stands of white spruce, paper birch, and cottonwood. This sub-alpine forest is frequently interrupted by small ponds, bogs, streams, and other wetlands. To the west of Hiline Lake the gently rolling forest is relatively dense; to the east the trees are more scattered as the terrain is steeper and more rugged. The open forest east of the Lake eventually gives way to alpine tundra of the slopes of Beluga Mountain. Elevation ranges from 800 to 1,000 feet above sea level.

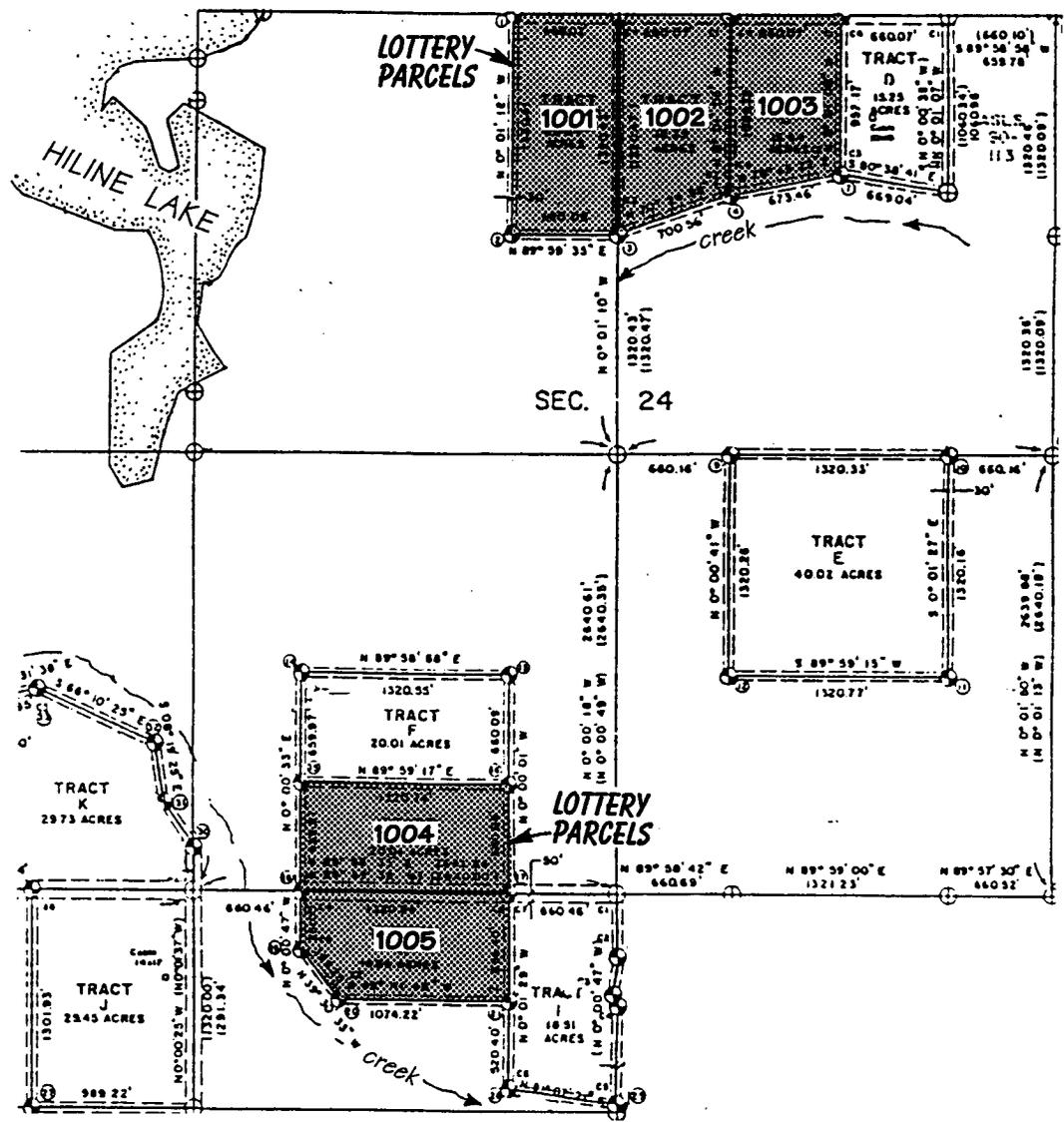
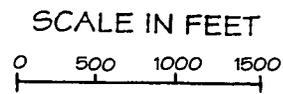
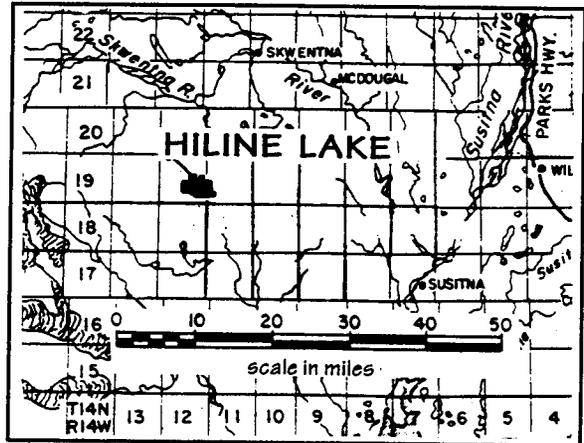
Temperature range from a maximum mean of 69° F in July to a minimum mean of -4° F in January. Rainfall average snowfall of 113 inches.

HILINE LAKE HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1001	224601	S019N012W24	TRACT A	ASLS 91-257	20.01	JJ,VV	\$3,800	
1002	224497	S019N012W24	TRACTB	ASLS 91-257	18.23	JJ,VV,WW	\$3,000	
1003	224699	S019N012W24	TRACT C	ASLS 91-257	15.44	JJ,VV,WW	\$3,000	
1004	224587	S019N012W24	TRACT G	ASLS 91-257	20.01	JJ,VV	\$3,800	
1005	224492	S019N012W25	TRACT H	ASLS 91-257	18.95	JJ,VV,WW	\$3,000	

HILINE LAKE

LOCATION MAP



SOUTHCENTRAL REGION

MAP 26

JACK BAY HOMESTEAD AREA

The Jack Bay Homestead area is located approximately 10 air miles and 15 miles by water southwest of the City of Valdez. This area is not within the corporate boundary of the City of Valdez. The parcels are located on the south side of Jack Bay, an eastward extension of Valdez arm. The project area is unimproved and uninhabited. The area is bordered on the south and east by the Chugach National Forest.

The topography of the area varies from moderate to steep slopes. There are many local areas with slopes in excess of fifteen percent. The area has scattered hemlock and spruce timber.

Valdez temperatures typically range from 44°F to 62°F in summer and -17°F to 33°F in winter. Recorded extremes are -23°F and 85°F. Annual precipitation averages 57 inches with an average annual snowfall of about 290 inches. Maximum monthly precipitation recorded is 20 inches. The maximum monthly snowfall recorded is 112 inches. Snow accumulation on the ground has reached in excess of 10 feet.

Soils in the area consist almost entirely of a thin layer of organic material overlying bedrock. Primary sources of potable water will be rainfall catchment or freshwater streams. Limited ground water may be available from shallow wells.

Jack Bay has high scenic values and currently receives significant use by pleasure boaters from Valdez. The bay area supports considerable recreational hunting for black bear and mountain goat. The Valdez area is a popular sport fishery. Supplies, transportation, schools and communications are available in Valdez.

Please Note:

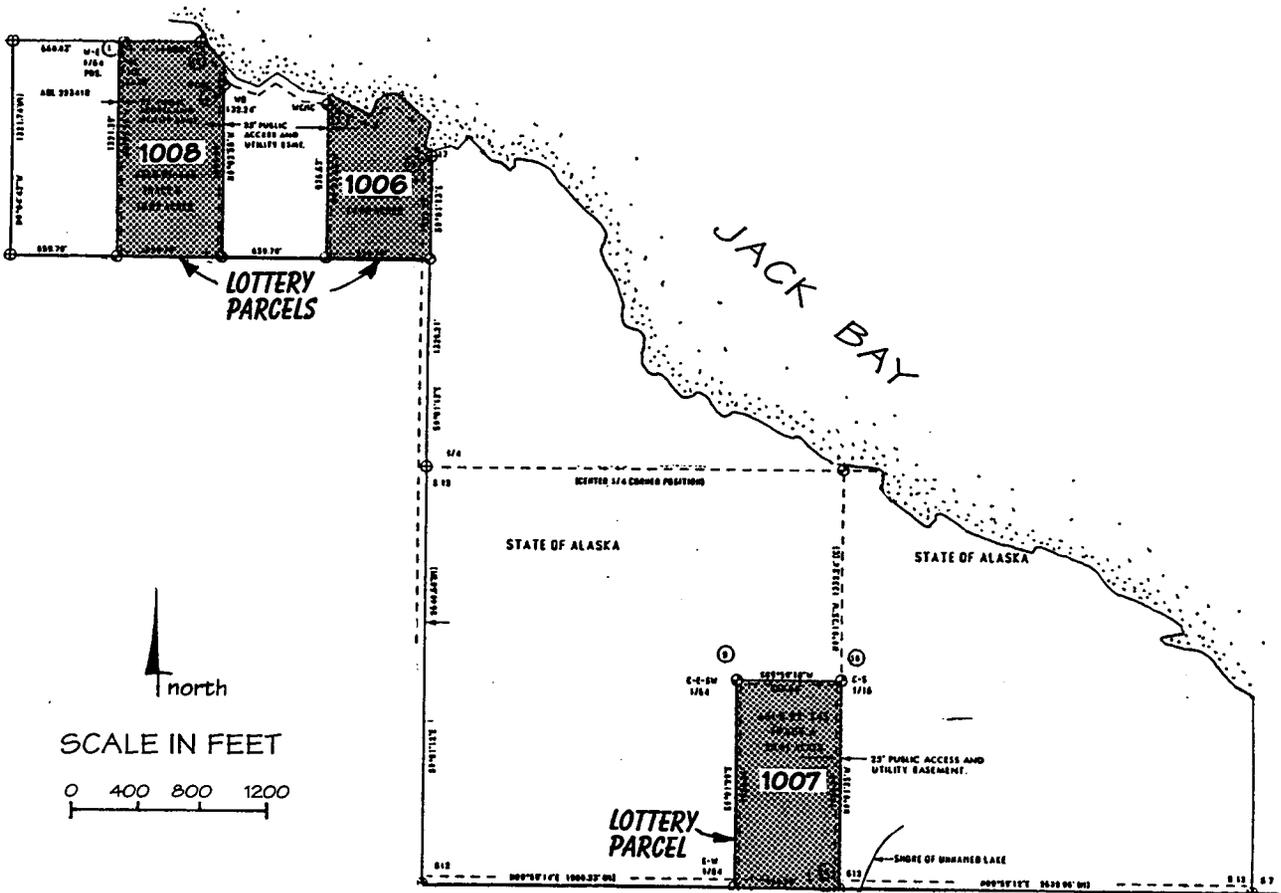
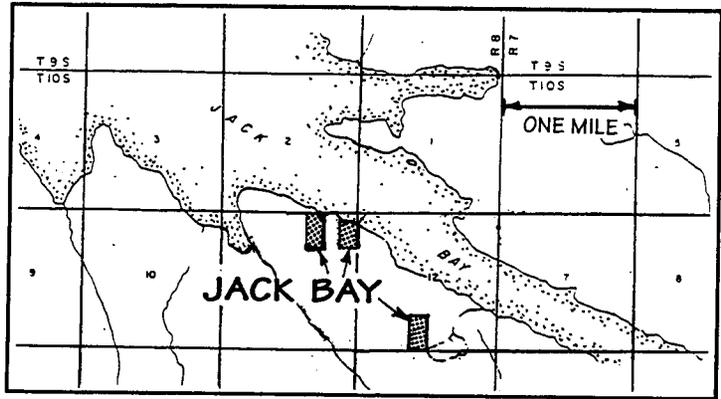
A ten acre site at the mouth of Gregereoff Creek has been reserved to the state. This site has not been delineated on the ground.

JACK BAY HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1006	223415	C010S008W11	TRACT C	ASLS 91-143	14.08	UU,TT,JJ,BB	\$3,000	
1007	223395	C010S008W12	TRACT A	ASLS 91-143	20.01	UU,JJ	\$3,800	
1008	223421	C010S008W11	TRACT B	ASLS 91-143	19.83	UU,TT,JJ,BB	\$3,000	

JACK BAY

LOCATION MAP



SOUTHCENTRAL REGION

MAP 27

KUPREANOF PENINULA HOMESTEAD AREA

Kupreanof Peninsula Homestead area is located on the north shore of Kodiak Island approximately 5 miles west of Port Bailey Cannery. The project area is located on the upland shores of Kupreanof Strait and Viekoda Bay and within a broad east-west valley bordered by mountainous terrain dominated by stands of Sitka spruce. The valley vegetation consists of tall grasses and forbes interspersed with several small ponds and streams.

Kupreanof Peninsula is within a maritime climatic zone which has high humidity and frequent clouds. Temperatures seldom drop below freezing and the occurrence of severe storms with high winds is common. Temperatures in the project area range from a mean of 47.5°F in July and a mean of 32.8°F in December. Average rainfall is 61.56 inches annually and 71.9 inches of snowfall annually.

Exposed bedrock and shallow soils prevail including silty volcanic ash. Elevations range from 100 to 500 feet above sea level. A potential tsunami hazard exist along the coast.

Hunting and fishing are the two most popular recreational pursuits in the Kupreanof area. Hunting Sitka black-tail deer and waterfowl, fishing for salmon and trout, clam digging, crabbing and berry picking are popular island-wide activities as well as hiking, camping, kayaking, rafting and sailing.

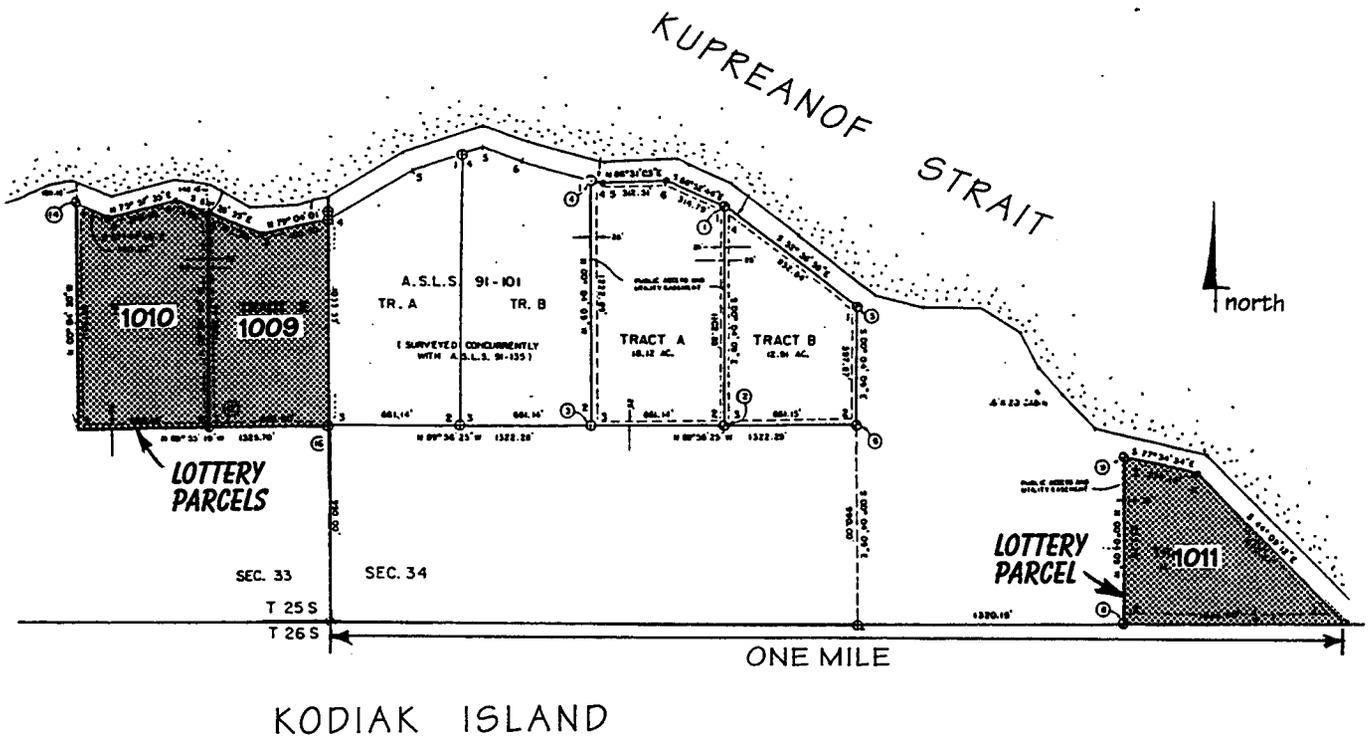
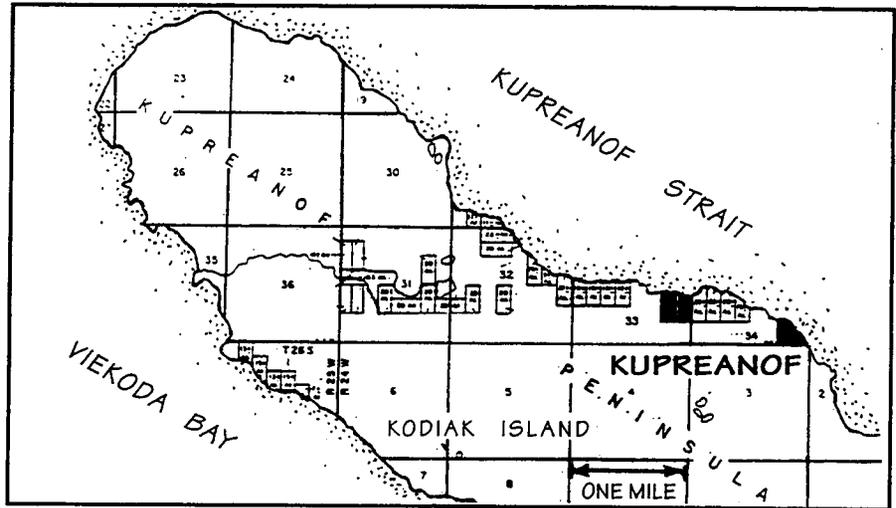
The Kupreanof Peninsula is inhabited by brown bears. The bear density is estimated at one bear per two square miles. Potential bear conflict should be minimal due to the absence of salmon producing streams in the area. However, brushy areas with salmonberries and elderberries are favored feeding sites from July through October. Area with obvious bear trails, beds, dug-up soil, scat or carcasses of deer, fish and marine mammals should be avoided. Livestock grazing activities are discouraged. For additional information, contact the Alaska Department of Fish and Game in Kodiak.

KUPREANOF PENINSULA HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1009	224834	S025S024W33	TRACT E	ASLS 91-134	15.17	UU,JJ,BB	\$3,000	
1010	224813	S025S024W33	TRACT D	ASLS 91-134	16.4	UU,BB	\$3,000	
1011	224835	S025S024W34	TRACT C	ASLS 91-135	12.98	JJ,UU,BB	\$3,000	

KUPREANOF

LOCATION MAP



SOUTHCENTRAL REGION

MAP 28

LAKE CREEK HOMESTEAD AREA

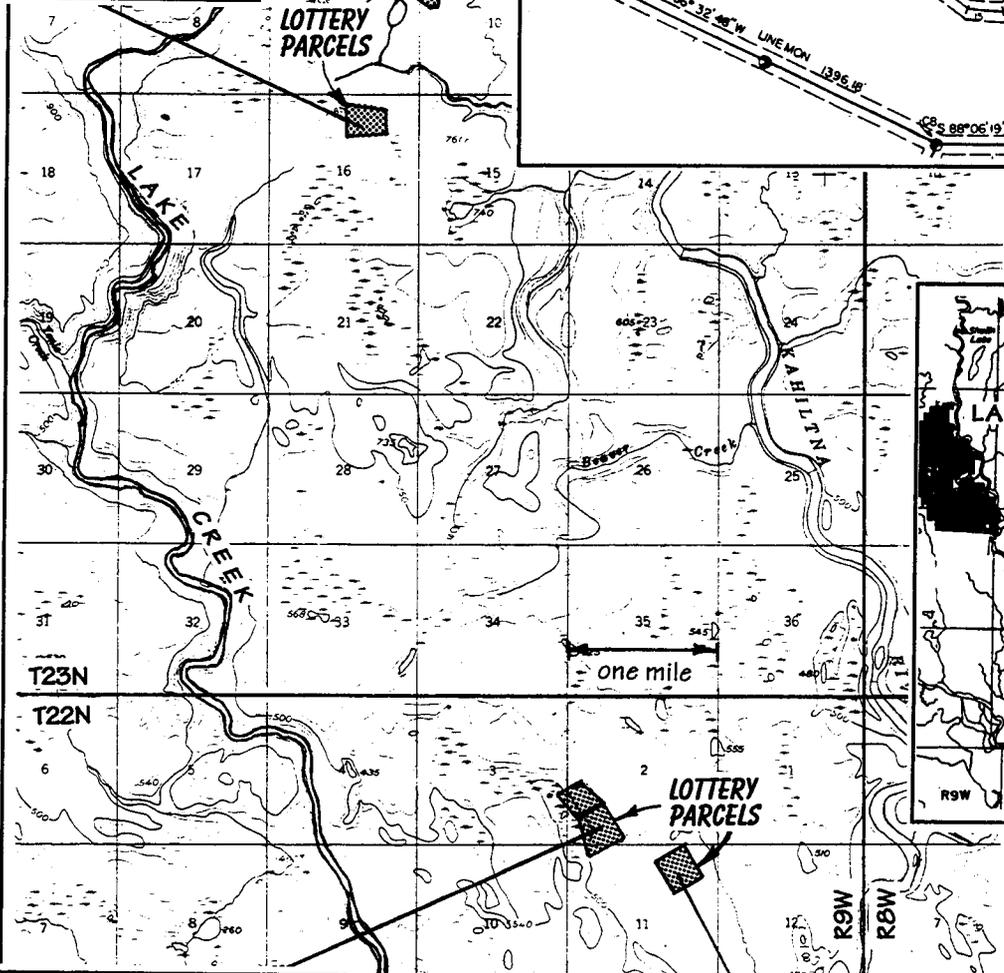
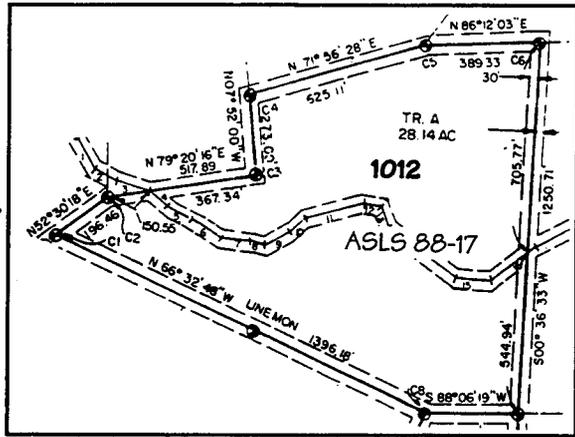
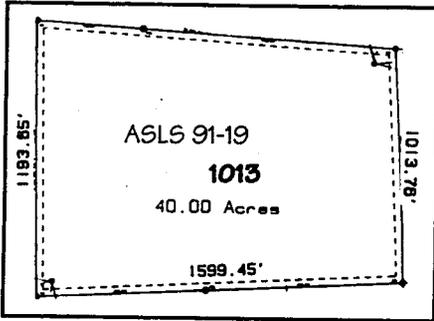
The Lake Creek Homestead area is located within the Matanuska-Susitna Borough approximately 60 miles northwest of Anchorage and about 30 miles southwest of Talkeetna, west of the Susitna River between Lake Creek and the Kahiltna River. Terrain consists of flat, forested expanses broken by muskeg bogs. Along portions of Lake Creek and the Kahiltna River the terrain becomes extremely steep, creating a canyon effect. Several fly-in lakes as well as the Yentna River and Lake Creek provide access to this disposal area.

Typical summer temperatures range from 37°F to 67°F; winter temperatures from -7°F to 34°F. Recorded extremes are -50°F and 90°F. Average annual precipitation in the area is approximately 29 inches, including 119 inches of snow.

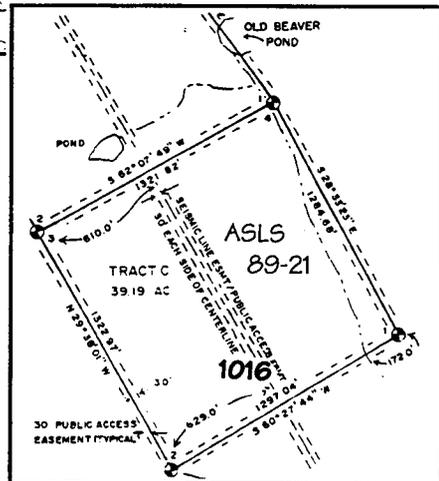
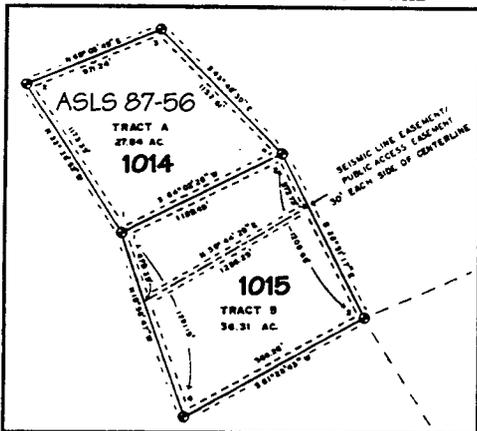
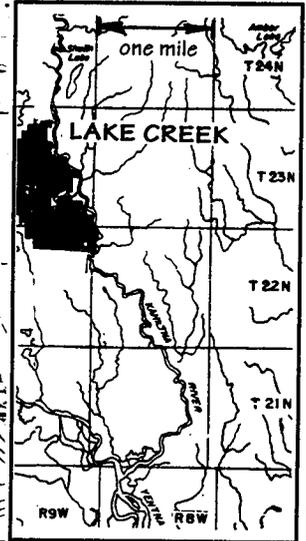
LAKE CREEK HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1012	222786	S023N009W09,10	TRACT A	ASLS 88-17	28.14	E,EEE	\$3,800	
1013	225019	S023N009W16		ASLS 91-19	40	FFF	\$4,500	
1014	222876	S022N009W02,03	TRACT A	ASLS 87-56	27.84	E,EEE	\$3,800	
1015	222877	S022N009W02,11	TRACT B	ASLS 87-56	36.31	E,EEE	\$4,500	
1016	223287	S022N009W11	TRACT C	ASLS 89-21	39.19	E,FFF	\$4,500	14'x15' log cabin & outhouse on lot.

LAKE CREEK



LOCATION MAP



SOUTHCENTRAL REGION

PETERSVILLE ROAD HOMESTEAD AREA

The Petersville Road Homestead area is located 5 miles of Talkeetna and 1.5 miles west of the Petersville Road-Parks Highway junction. The area lies within the Matanuska-Susitna Borough. The parcel being offered has frontage on Petersville Road.

Terrain is generally level, and the elevation ranges from 450 feet to 500 feet above sea level. Two soils types are present in the area, silt loam which supports stands of birch, white spruce and black spruce, and Salamatof peat which is generally poorly drained and supports muskeg vegetation.

Temperatures range from a maximum mean of 68°F in July to a minimum mean of 0°F in December. Rainfall averages 28 inches annually with an average snowfall of 106 inches. Moose, bear, and small furbearing mammals are found in the vicinity. Area streams provide important fish habitat.

Please Note:

Access to this parcel will require a driveway permit available from the Alaska Department of Transportation and Public Facilities.

PETERSBURG ROAD HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1017	223398	S026N006W25		ASLS 91-137	34.54	FFF,JJ,AAA	\$4,500	

SOUTH LAKE LOUISE HOMESTEAD AREA

The South Lake Louise Homestead area is located on the Copper River Plateau approximately 35 miles west of Glennallen. Access is available overland utilizing the Glenn Highway and the Lake Louise Road. There is also an old jeep trail which goes through the southern portion of Section 10.

The area contains rolling hills sparsely covered with black spruce, clumps of white spruce with areas of dense alder, and willow brush. Firewood and house logs in this area are scarce. Small ponds and swampy areas are scattered throughout. Shallow permafrost is likely to be encountered in many areas. The elevation ranges from 2,500 feet to 2,718 feet above sea level.

Average temperatures range from a low of -15°F in January to a high of 55°F in July. Summer frosts are common. Annual precipitation averages 9 inches.

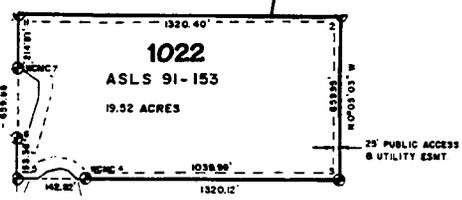
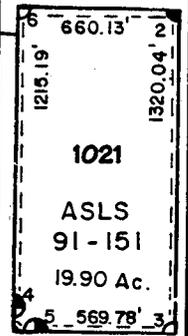
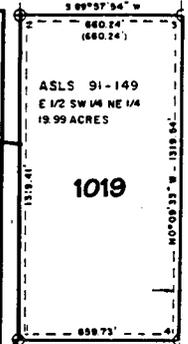
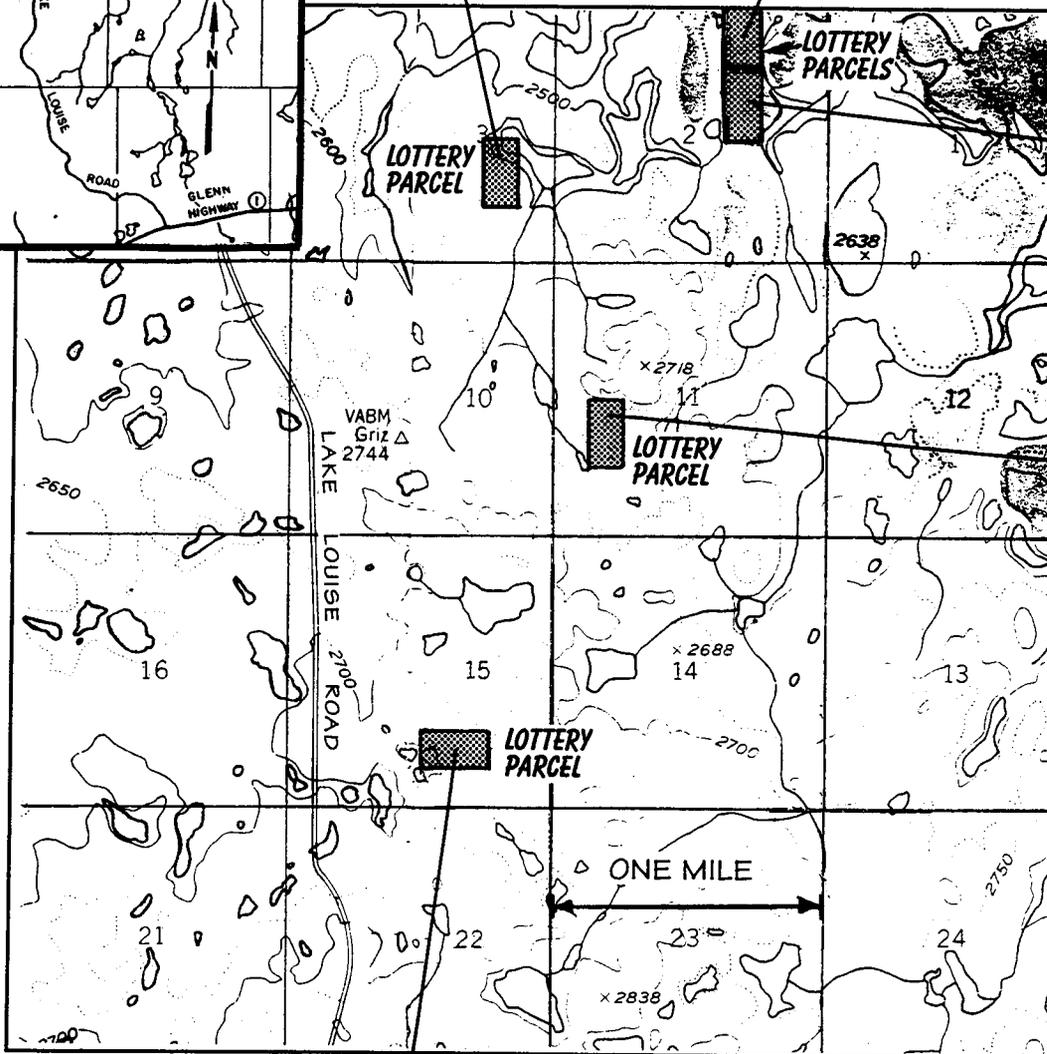
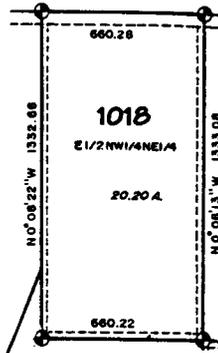
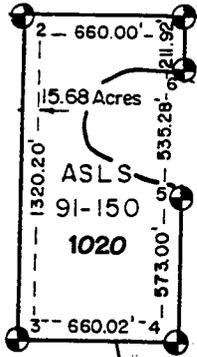
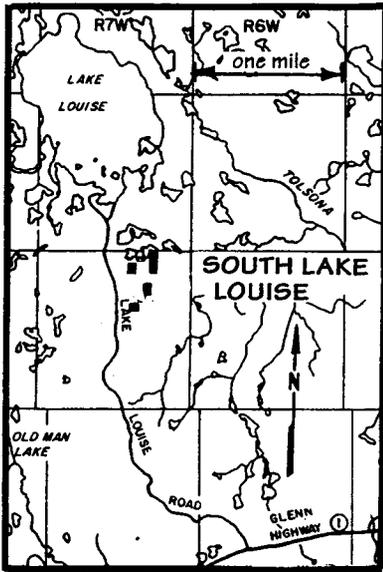
Hunting is the primary recreational activity in the area with opportunities for snowmachining, skiing, camping, and berry picking.

SOUTH LAKE LOUISE HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1018	222342	C005N007W02	E2NW4NE4	ASCS 87-55	20.2	UU,JJ	\$3,800	
1019	222353	C005N007W02	E2SW4NE4	ASLS 91-149	19.99	UU	\$3,000	
1020	222361	C005N007W03	W2NE4SE4	ASLS 91-150	15.68	UU,TT	\$3,000	
1021	222636	C005N007W11	E2NW4SW4	ASLS 91-151	19.9	UU	\$3,000	
1022	222816	C005N007W15	N2SW4SE4	ASLS 91-153	19.52	UU,TT	\$3,000	

SOUTH LAKE LOUISE

LOCATION MAP



SOUTHCENTRAL REGION

MAP 31

TALKEETNA FOOTHILLS HOMESTEAD AREA

The Talkeetna Foothills Homestead area is located approximately 7 miles southeast of Talkeetna and 3 miles southeast of Larson Lake. There has been much settlement in surrounding lands due to past state land offerings.

Access is provided by Answer Creek Road and Mastodon Road off of the Talkeetna Spur Road. From Mastodon Road, an access road currently under construction follows the section lines between sections 12 and 13, then becomes a 4-wheel drive trail into the subdivision at the northwest corner of section 17. Not all parcels are directly accessible by trail. Further access points are provided through platted roads in Bald Mountain Subdivision (ASLS 80-176) and South Bald Mountain Subdivision (ASLS 82-1). Rights-of-way ADL215311 and 210844 provide additional access corridors.

These homesteads are located in rolling terrain at elevations of 1000 to 2300 feet above sea level. An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Isolated pockets of permafrost may be present. Vegetation consists of willows, alders, grasses, shrubs, and black spruce.

Moose, bear, and small furbearers are present in the vicinity. The major area streams, considered valuable anadromous fish habitat, are protected by 400 to 600-foot retained-land corridors.

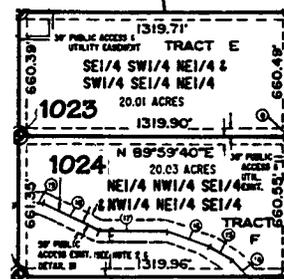
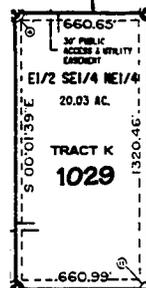
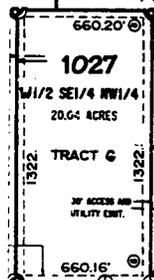
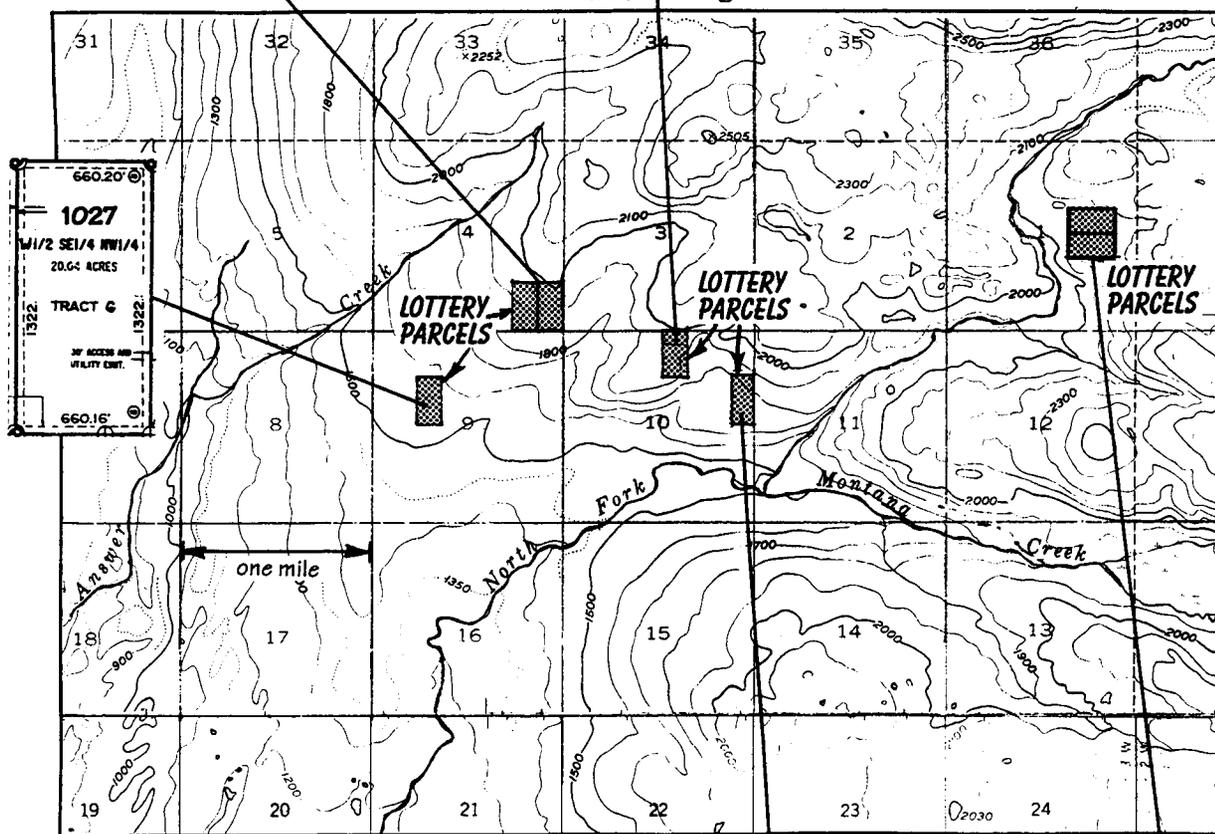
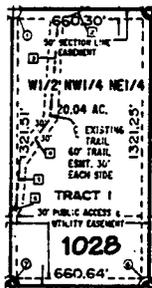
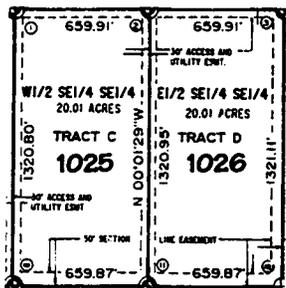
Temperatures in the area typically range from 43°F to 68°F in summer and 0°F to 27°F in winter. Recorded extremes are -53°F and 91°F. Rainfall averages 28 inches annually with an average annual snowfall of 106 inches.

TALKEETNA FOOTHILLS HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1023	224286	S025N003W01	TRACT E	ASLS 91-188	20.01	FFF	\$3,800	
1024	223688	S025N003W01	TRACT F	ASLS 91-188	20.03	E,FFF	\$3,800	
1025	223578	S025N003W04	TRACT C	ASLS 91-188	20.01	FFF	\$3,800	
1026	223576	S025N003W04	TRACT D	ASLS 91-188	20.01	FFF,JJ	\$3,800	
1027	223440	S025N003W09	TRACT G	ASLS 91-188	20.04	FFF	\$3,800	
1028	223441	S025N003W10	TRACT I	ASLS 91-188	20.04	E,FFF,JJ	\$3,800	
1029	223577	S025N003W10	TRACT K	ASLS 91-188	20.03	FFF,JJ	\$3,800	

TALKEETNA FOOTHILLS

LOCATION MAP



SOUTHCENTRAL REGION

MAP 32

YENLO HILLS HOMESTEAD AREA

The Yenlo Hills Homestead area is located approximately 85 miles northwest of Anchorage between the Alaska Range and the Yenlo Hills. The Yentna River borders the area on the west. Access is by boat via the Susitna and Yentna Rivers, or by float plane to Donkey Creek Lake in the middle of the area, or to a lake in the northwest portion of the area.

Topography consists of low terraces changing into foothills in the eastern portion of the area. Most of the area is located on the southwest facing flank of the Yenlo Hills with elevations of 800 feet to 2,000 feet above sea level. The soils of the area vary from well drained sand, gravel, and cobblestone in the floodplains to organic material in the sloping valley bottoms. The area is forested with cottonwood, white and black spruce, and birch.

Typical summer temperatures range from 44°F to 68°F; winter temperatures from -4°F to 40°F. Recorded extremes are -50°F and 90°F. Annual precipitation is about 29 inches with between 115 and 140 inches of snow.

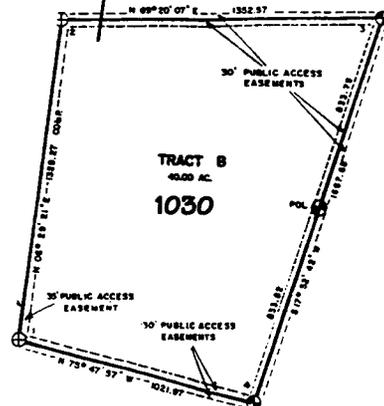
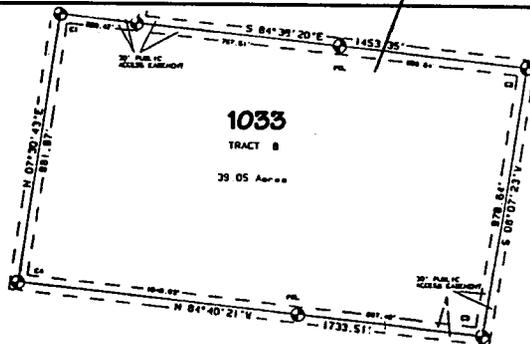
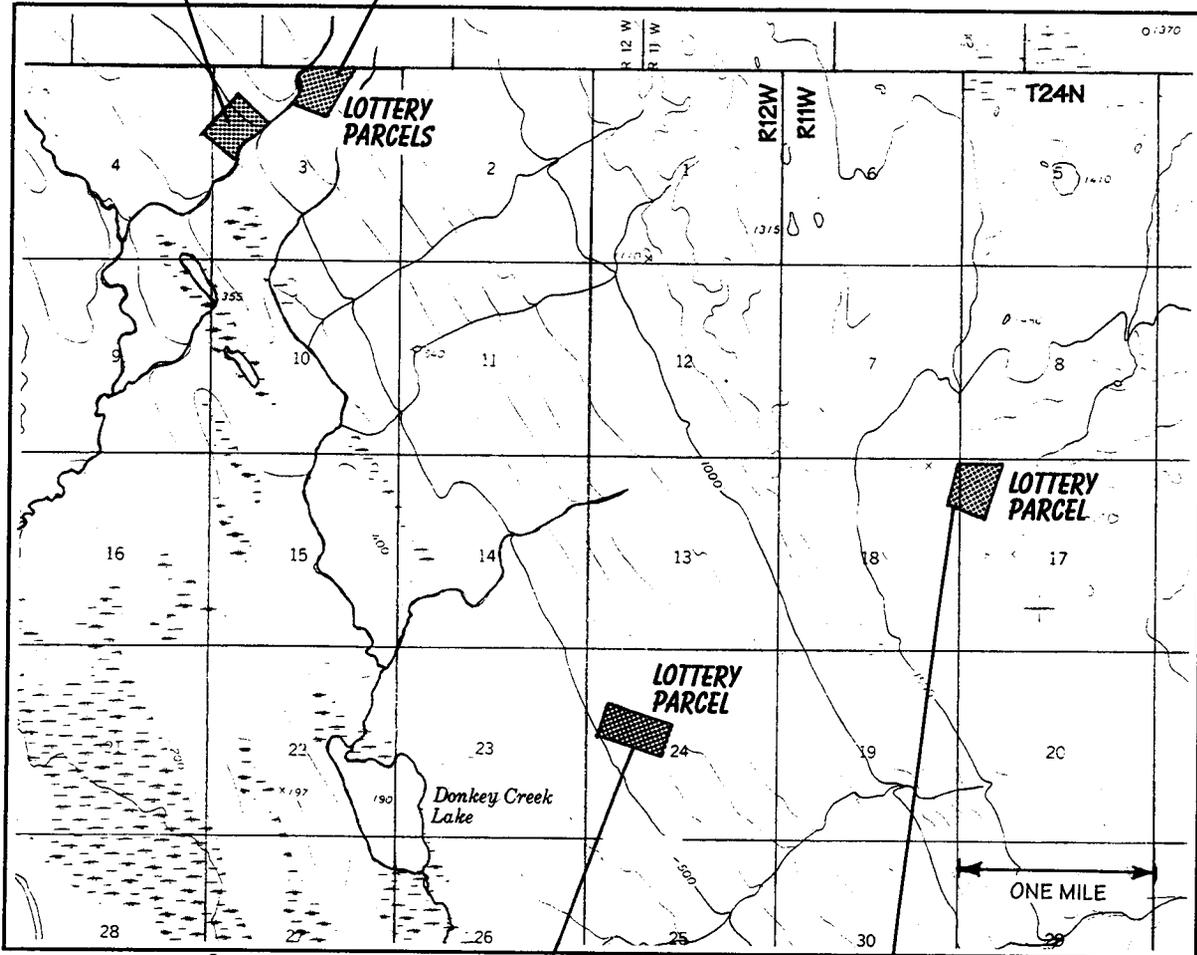
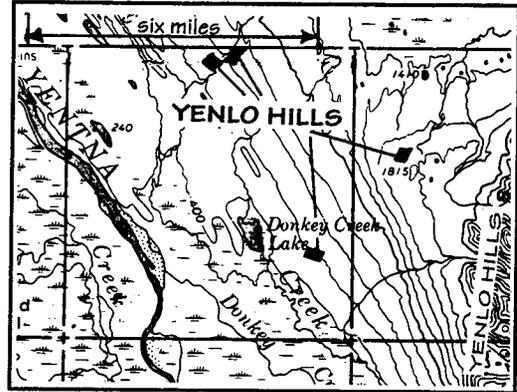
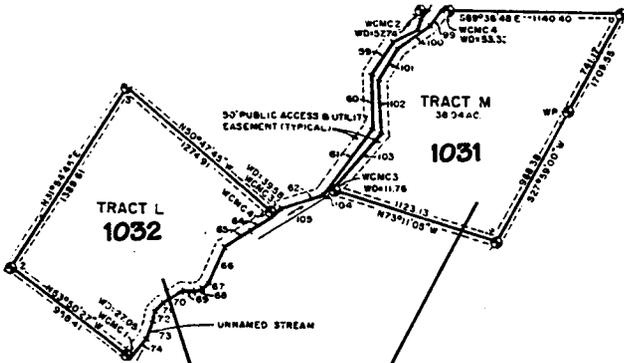
Donkey Creek and Yentna River are anadromous fish streams. Moose, black bear, lynx and coyote are present in the area.

YENLO HILLS HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1030	222861	S024N011W17, 18, 07,08	TRACT B	ASLS 86-224	40	E,EEE	\$4,500	
1031	223242	S024N012W03	TRACT M	ASLS 87-228	38.94	E,FFF	\$4,500	
1032	222722	S024N012W03,04	TRACT L	ASLS 87-228	34.26	E,FFF	\$4,500	
1033	224949	S024N012W24	TRACT B	ASLS 90-294	39.05	EEE	\$4,500	

YENLO HILLS

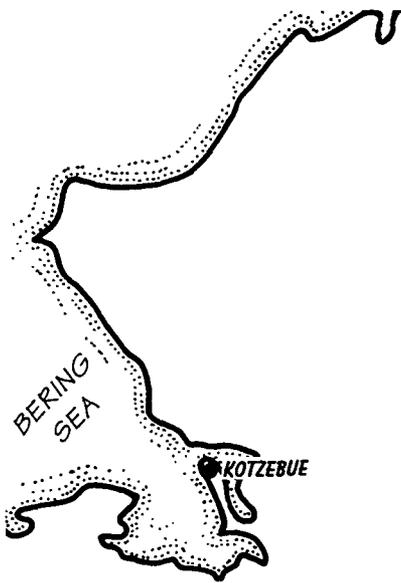
LOCATION MAP



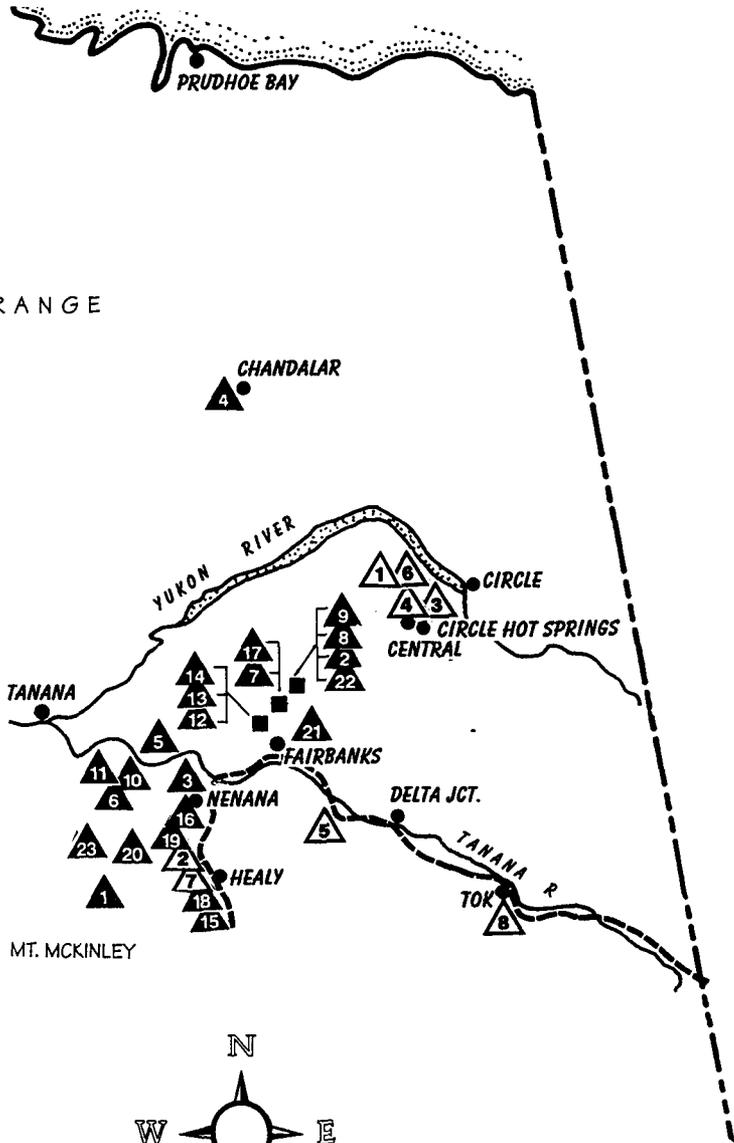
SOUTHCENTRAL REGION

MAP 33

NORTHERN REGION



SEWARD PENINSULA



BROOKS RANGE

PRUDHOE BAY

CHANDALAR

YUKON RIVER

CIRCLE

CIRCLE HOT SPRINGS
CENTRAL

TANANA

FAIRBANKS

DELTA JCT.

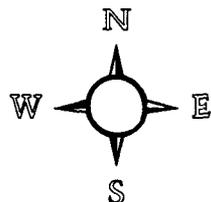
NENANA

TANANA R.

HEALY

TOK

MT. MCKINLEY



AUCTION PARCELS

- ▲ 1 Area Withdrawn
- ▲ 2 Bear's Den.....Map #34...Page 107
- ▲ 3 Berg.....Map #35...Page 109
- ▲ 4 Chandalar Lake.....Map #36...Page 111
- ▲ 5 Deadman Lake.....Map #37...Page 113
- ▲ 6 Geskakmina Lake.....Map #38...Page 115
- ▲ 7 Goldstream.....Map #39...Page 117
- ▲ 8 Haystack.....Map #40...Page 119
- ▲ 9 Haystack Extension.....Map #41...Page 121
- ▲ 10 Iksqiza Lake.....Map #42...Page 123
- ▲ 11 Kindamina Lake.....Map #43...Page 125
- ▲ 12 Lincoln Creek.....Map #44...Page 127
- ▲ 13 Martin.....Map #45...Page 129
- ▲ 14 McCloud.....Map #46...Page 131
- ▲ 15 McPherson.....Map #47...Page 133
- ▲ 16 Nenana South.....Map #48...Page 135
- ▲ 17 O'Connor Creek.....Map #49...Page 137
- ▲ 18 Panguingue Creek.....Map #50...Page 139
- ▲ 19 Teklanika.....Map #51...Page 141
- ▲ 20 Totek Lake.....Map #52...Page 143
- ▲ 21 Tungsten.....Map #53...Page 145
- ▲ 22 Vault.....Map #54...Page 147
- ▲ 23 West Twin Lake.....Map #55...Page 149

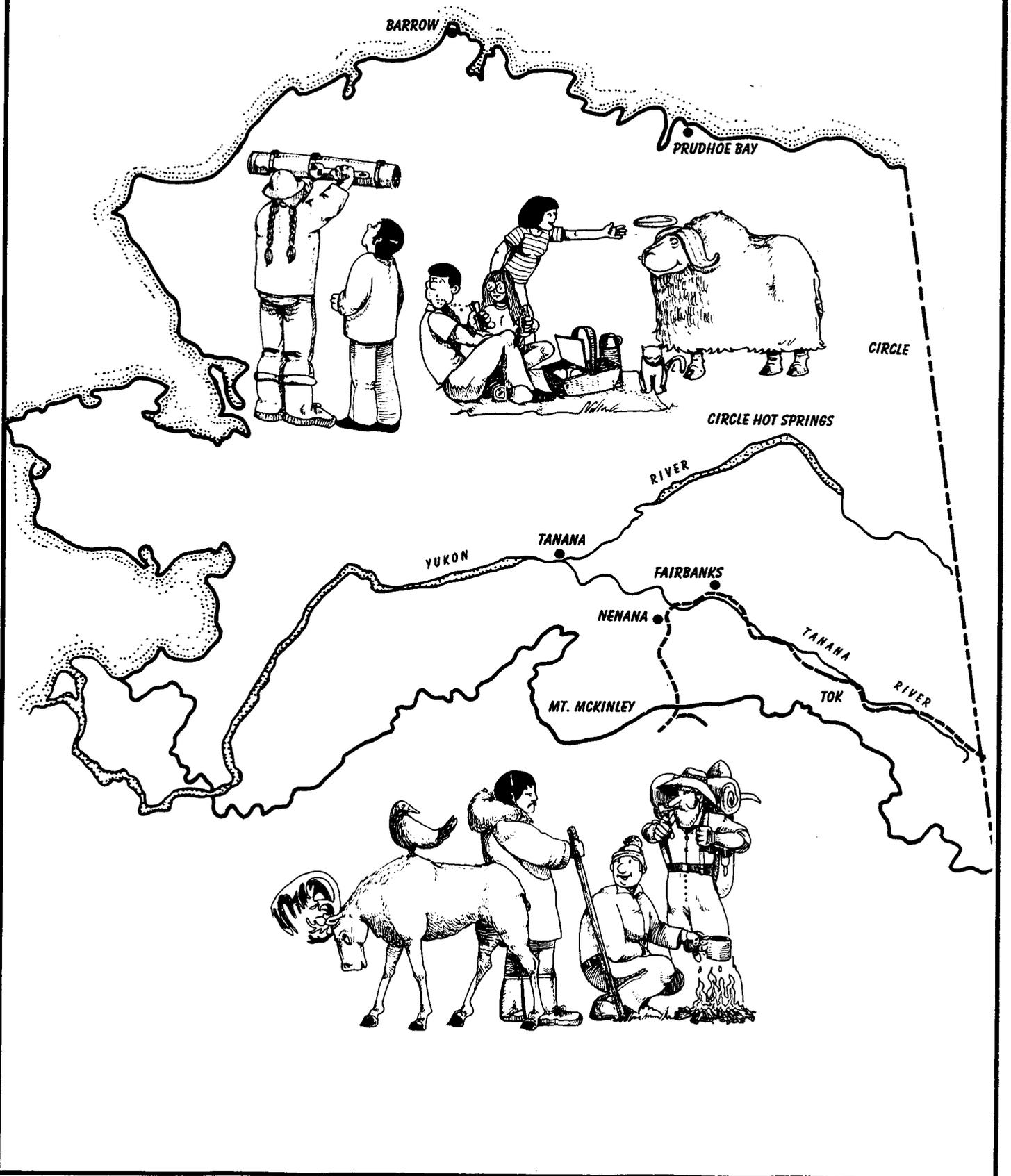
HOMESTEAD LOTTERY PARCELS

- ▲ 1 Albert Creek.....Map #56...Page 151
- ▲ 2 Bear Creek.....Map #57...Page 153
- ▲ 3 Central.....Map #58...Page 155
- ▲ 4 Circle.....Map #59...Page 157
- ▲ 5 Craig Lake.....Map #60...Page 159
- ▲ 6 Crazy Mountain.....Map #61...Page 161
- ▲ 7 Healy.....Map #62...Page 163
- ▲ 8 Sevenmile.....Map #63...Page 165

NORTHERN REGION

INDEX MAP

NORTHERN LAND OFFERING



BEAR'S DEN SUBDIVISION

Bear's Den Subdivision is located 20 miles from Fairbanks on the Elliott Highway. The terrain is gently sloping with southern to southeastern exposures. Vegetation varies from medium size birch and white spruce on higher, better drained soils to black spruce and moss vegetation on lower, poorly drained soils. Water quality is unknown at this time, but is suspected to have concentrations of minerals or arsenic.

Average temperatures range from 35°F to 65°F in the summer and -22°F to 26°F in the winter, with extremes between -55°F and 92°F. Average annual precipitation is 15 inches.

Please Note:

No lots within the subdivision shall have direct access to the Elliot Highway.

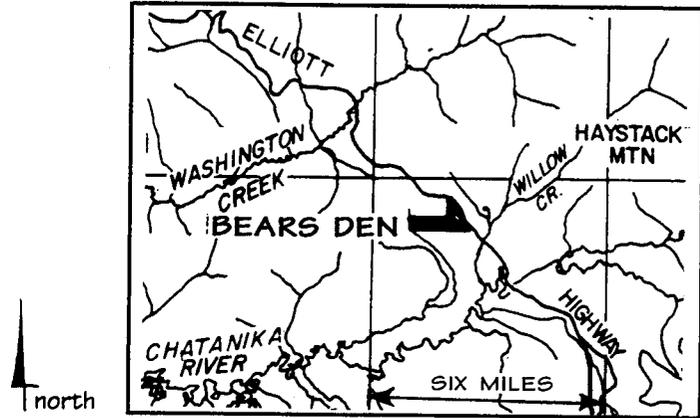
A 300' building setback easement is dedicated along the Elliot Highway affecting Lot 1 and Lots 4-7, Block 5 and Lot 8, Block 3. No permanent structures are permitted in this easement. In addition, no interference with natural vegetation is permitted that will significantly decrease its ability to serve as visual screen or as a buffer against highway noise.

BEAR'S DEN AUCTION SALE

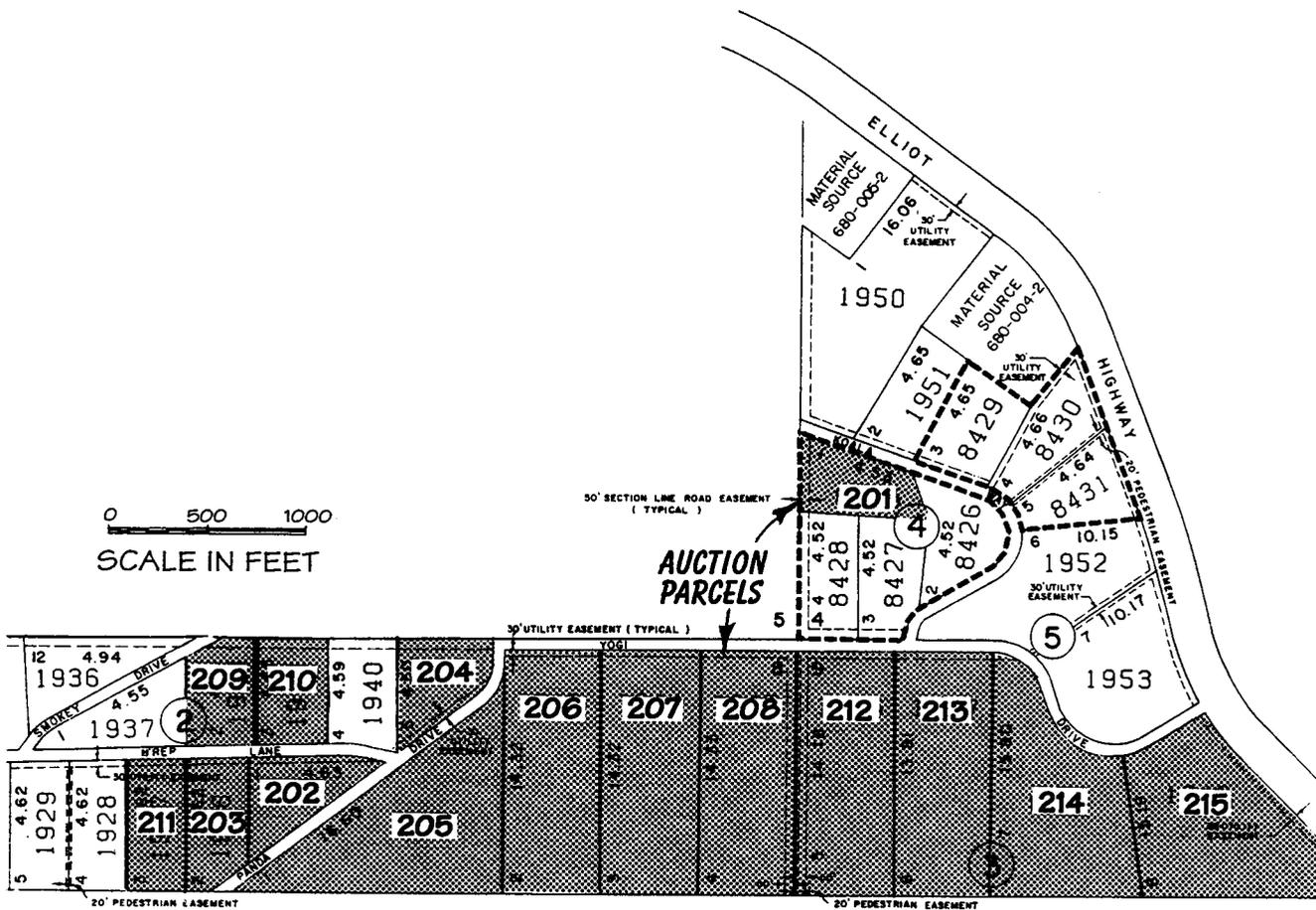
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
201	410003	F003N001W04	LOT 1, BLOCK 4	ASLS 82-125	4.527	JJ,HH,E	\$6,200	
202	409974	F003N001W08	LOT 1, BLOCK 1	ASLS 82-125	4.625	HH,E,J	\$5,800	
203	409975	F003N001W08	LOT 2, BLOCK 1	ASLS 82-125	4.617	HH,E,J	\$5,800	
204	409990	F003N001W08	LOT 5, BLOCK 2	ASLS 82-125	4.501	JJ,HH,E,J	\$5,900	
205	409991	F003N001W08	LOT 1, BLOCK 3	ASLS 82-125	16.602	HH,E	\$18,500	
206	409992	F003N001W08	LOT 2, BLOCK 3	ASLS 82-125	14.324	HH,E,J	\$17,900	
207	409993	F003N001W08	LOT 3, BLOCK 3	ASLS 82-125	14.324	HH,E,J	\$17,900	
208	409994	F003N001W08	LOT 4, BLOCK 3	ASLS 82-125	14.326	JJ,HH,E,R,J	\$17,900	
209	409987	F003N001W08	LOT 2, BLOCK 2	ASLS 82-125	4.545	JJ,HH,E	\$5,900	
210	409988	F003N001W08	LOT 3, BLOCK 2	ASLS 82-125	4.547	JJ,HH,E	\$6,300	
211	409976	F003N001W08	LOT 3, BLOCK 1	ASLS 82-125	4.619	HH,E,J	\$5,800	
212	409995	F003N001W09	LOT 5, BLOCK 3	ASLS 82-125	14.181	JJ,HH,E,R,J	\$17,900	
213	409996	F003N001W09	LOT 6, BLOCK 3	ASLS 82-125	13.812	HH,E,J	\$17,200	
214	409997	F003N001W09	LOT 7, BLOCK 3	ASLS 82-125	15.802	HH,E,J	\$17,700	
215	409998	F003N001W09	LOT 8, BLOCK 3	ASLS 82-125	15.191	KK,HH,E	\$18,700	

BEAR'S DEN

LOCATION MAP



0 500 1000
SCALE IN FEET



NORTHERN REGION

MAP 34

BERG SUBDIVISION

Berg Subdivision is located approximately 9 miles north of Nenana between the Parks Highway and the Alaska Railroad right-of-way. Spruce, birch, and aspen are the primary vegetation. Much of the surrounding land has been sold for agricultural purposes, indicating soils with good gardening potential. Water availability is believed to be good. Water quality is unknown.

Temperatures typically range from 37°F to 70°F in the summer and -24°F to 26°F in the winter.

Power has been provided to portions of the subdivision. Some roads have been constructed within this subdivision. A public health clinic, post office, state troopers and a municipal airport are among some of the community services available in nearby Nenana.

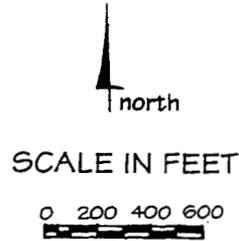
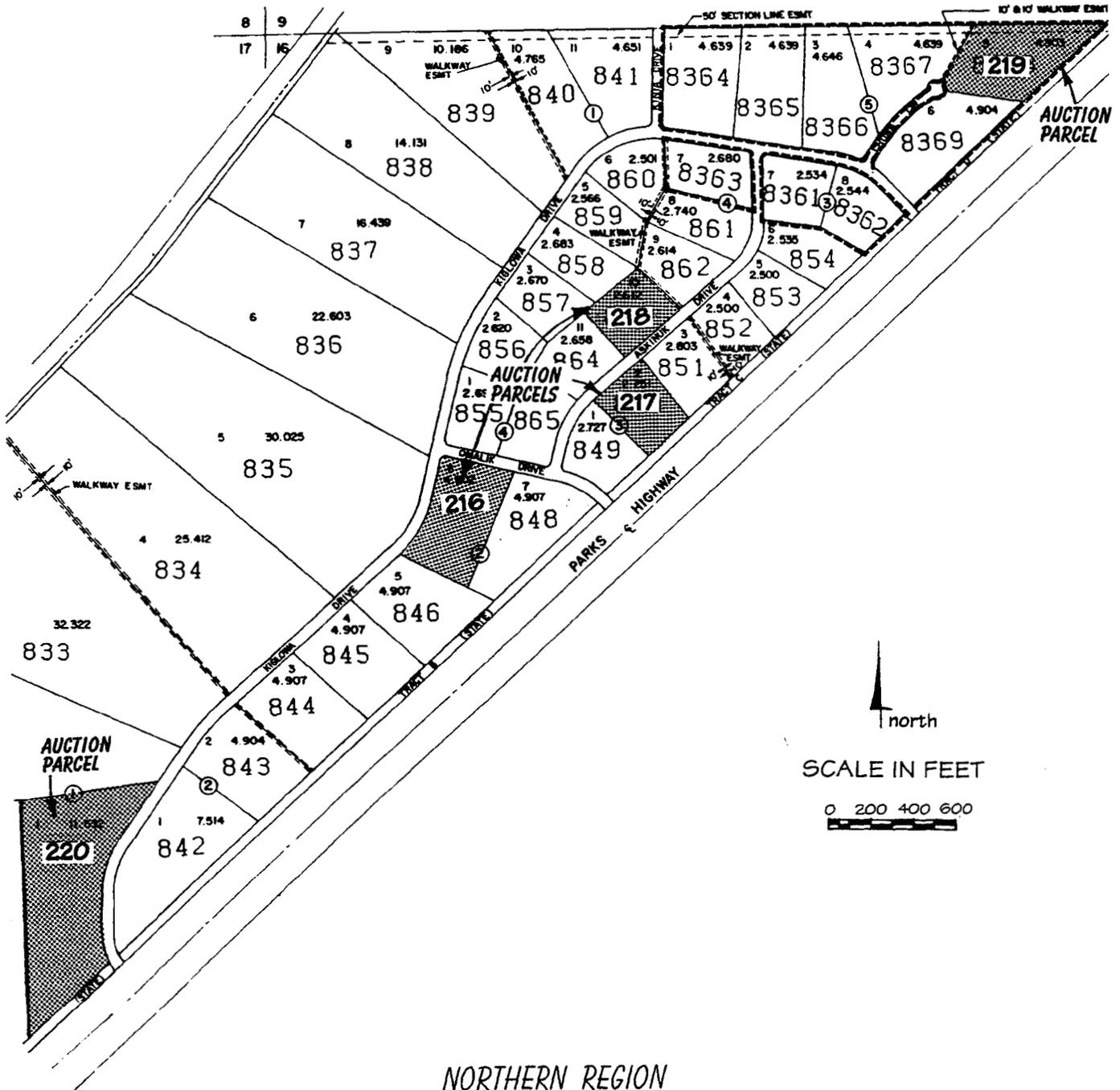
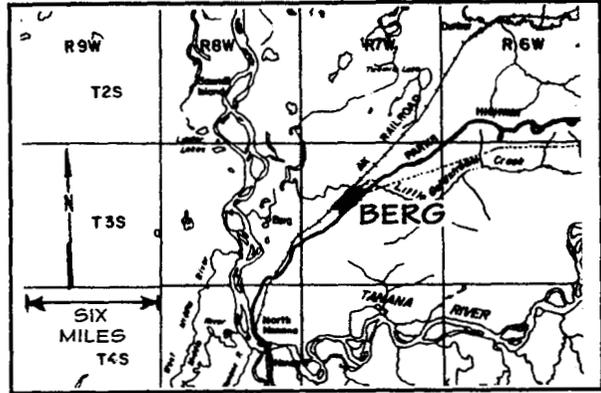
Note: No access from Parks Highway on Lots 17, 19 and 20.

BERG AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
216	411053	F003S007W16	LOT 6, BLOCK 2	ASLS 82-181	4.902	E	\$14,200	
217	411056	F003S007W16	LOT 2, BLOCK 3	ASLS 82-181	2.751	E	\$9,600	
218	411069	F003S007W16	LOT 10, BLOCK 4	ASLS 82-181	2.612	E,R	\$9,150	
219	411079	F003S007W16	LOT 5, BLOCK 5	ASLS 82-181	4.903	JJ,E,R	\$14,200	Partially completed dwelling on lot.
220	411037	F003S007W17	LOT 1, BLOCK 1	ASLS 82-181	11.552	E	\$19,100	

BERG

LOCATION MAP



CHANDALAR LAKE SUBDIVISION

Chandalar Lake Subdivision consists of recreational lots located in the Brooks Range along the shores of Chandalar Lake approximately 190 miles north of Fairbanks. Public access to Chandalar Lake is by either floatplane or wheeled aircraft. A cat trail to the lake from the Dalton Highway, 35 miles to the west, crosses native owned land and cannot be considered public access.

The terrain in the Chandalar Lake area is generally mountainous with gently sloping land on the east and west shores of the lake. Elevation ranges from 1800 feet at the lake to 5000 feet in the nearby mountains. Vegetation along the lakeshore consists of small stunted spruce, sedges, mosses, and low shrubs. The surrounding area is characterized by alpine tundra and granite slopes covered with lichen and sedges.

Winter temperatures range from -68°F to 35°F and summer temperatures from 40°F to 85°F. Annual precipitation averages 8-10 inches with July and August having the highest amounts of rainfall.

Dall sheep, moose, caribou, grizzly and black bear, furbearers and small game are found throughout the area. Hunting, trapping and fishing resources make this an attractive recreational subdivision.

Please Note:

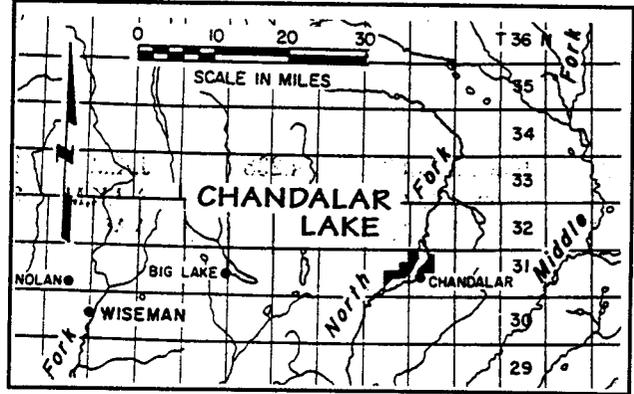
The subdivision is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to the T.A. Lands portion in the general information narrative.

CHANDALAR LAKE AUCTION SALE

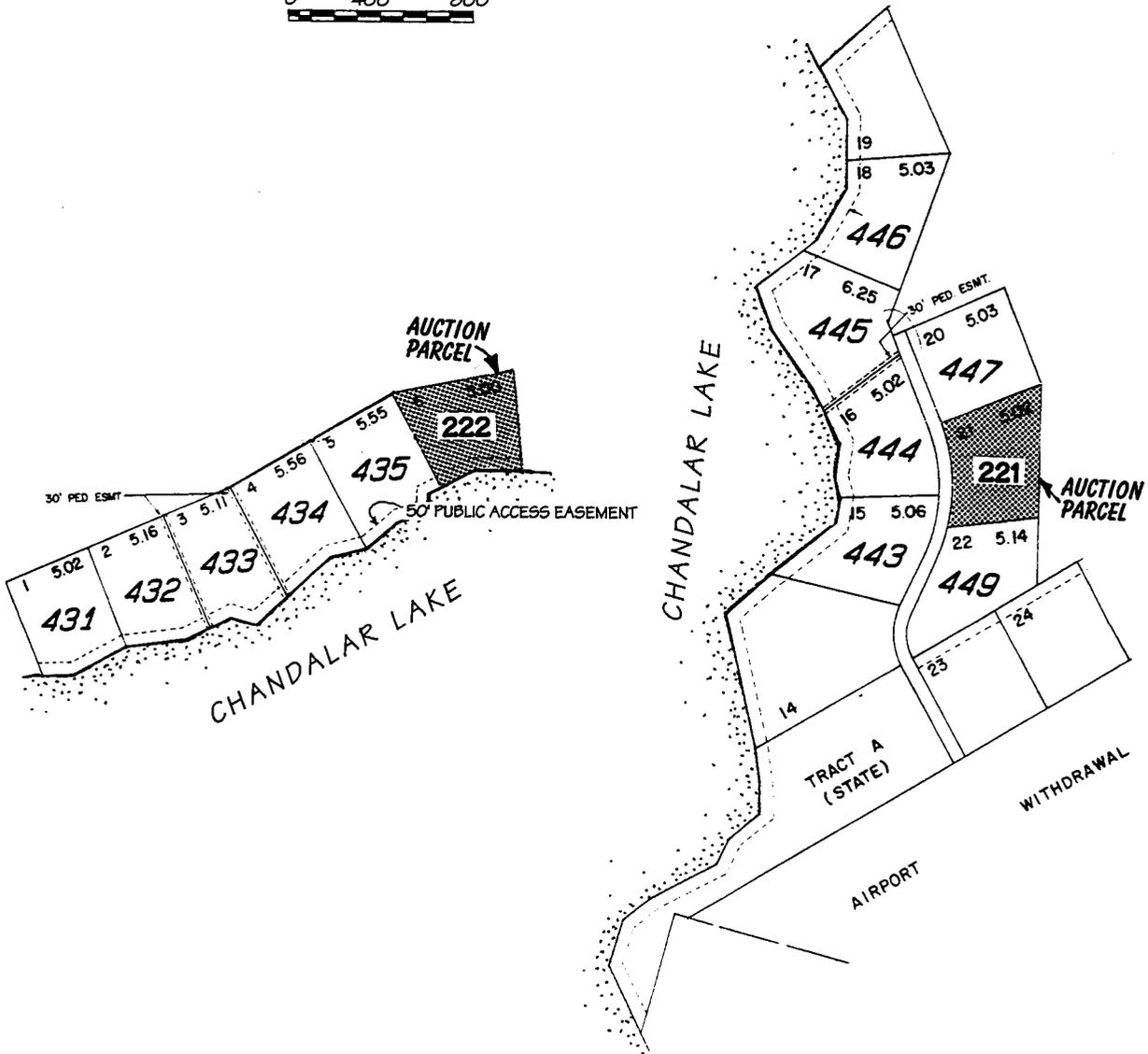
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
221	412927	F031N004W17	LOT 21	ASLS 85-224	5.02	GG	\$11,000	
222	412915	F031N005W22	LOT 6	ASLS 85-224	5	TT,GG	\$22,000	

CHANDALAR LAKE

LOCATION MAP



SCALE IN FEET
0 400 800



NORTHERN REGION

MAP 36

DEADMAN LAKE SUBDIVISION

Deadman Lake Subdivision is located approximately 70 miles west of Fairbanks and a few miles inland from the Tanana River in a remote setting that offers excellent recreational opportunities. The area offers a variety of views from the gently rolling hills. The area cover is aspen, birch, white spruce and an occasional stand of black spruce. The soils are predominantly a mixture of sand and silt with isolated masses of permafrost. Access is primarily by floatplane. The nearest road system is located 20 miles northwest of Deadman Lake at Manley Hot Springs.

Please Note:

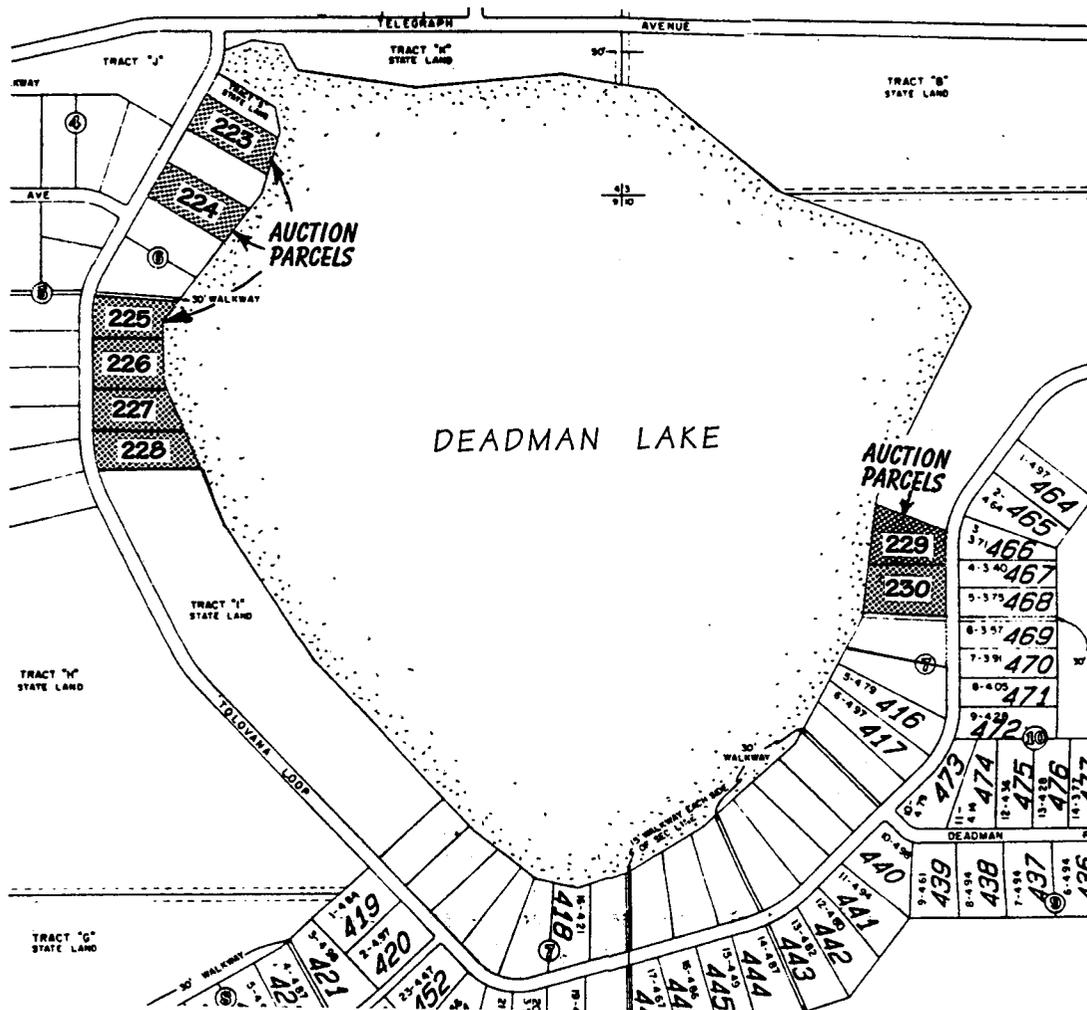
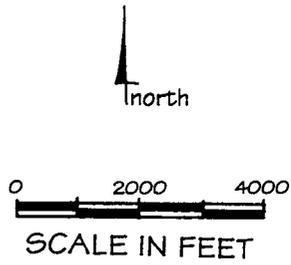
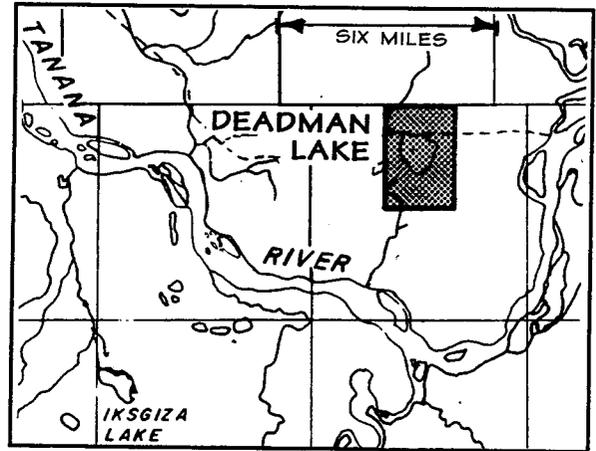
The subdivision is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

DEADMAN LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
223	407606	F001S012W04	LOT 1, BLOCK 6	ASLS 81-40	4.597	Q,W,GG,TT	\$12,500	
224	407608	F001S012W04,09	LOT 3, BLOCK 6	ASLS 81-40	4.924	Q,W,GG,TT	\$12,500	
225	407611	F001S012W09	LOT 6, BLOCK 6	ASLS 81-40	3.783	Q,W,GG,TT	\$12,500	
226	407612	F001S012W09	LOT 7, BLOCK 6	ASLS 81-40	4.644	Q,W,GG,TT	\$12,500	
227	407613	F001S012W09	LOT 8, BLOCK 6	ASLS 81-40	4.21	Q,W,GG,TT	\$12,500	
228	407614	F001S012W09	LOT 9, BLOCK 6	ASLS 81-40	4.813	Q,W,GG,TT	\$12,500	
229	407521	F001S012W10	LOT 1, BLOCK 7	ASLS 81-40	4.61	Q,W,GG,TT	\$12,500	
230	407522	F001S012W10	LOT 2, BLOCK 7	ASLS 81-40	4.923	Q,W,GG,TT	\$12,500	

DEADMAN LAKE

LOCATION MAP



NORTHERN REGION

MAP 37

GESKAKMINA LAKE SUBDIVISION

The Geskakmina Lake Subdivision is located 40 air miles northwest of Nenana and 25 miles southeast of Manley Hot Springs. Primary access is by floatplane. The elevation varies from 550 to 675 feet with birch and poplar stands on the higher ground while the lower lying valleys and flats are primarily spruce forests. Availability of house logs is limited in the vicinity of Geskakmina Lake. The Alaska Department of Fish and Game stocks the lake with silver salmon, and the area supports substantial small game and black bear populations.

GESKAKMINA LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
231	415567	F003S014W14	LOT 2, BLOCK 1	ASLS 81-55	4.991	J,L,Q	\$7,300	
232	415568	F003S014W14	LOT 3, BLOCK 1	ASLS 81-55	4.976	J,L,Q	\$7,300	
233	415569	F003S014W14	LOT 4, BLOCK 1	ASLS 81-55	4.997	J,L,Q,R	\$7,300	
234	415570	F003S014W14	LOT 5, BLOCK 1	ASLS 81-55	4.941	J,L,Q,R	\$7,300	
235	415571	F003S014W14	LOT 6, BLOCK 1	ASLS 81-55	4.975	J,L,Q	\$7,300	
236	415572	F003S014W14	LOT 7, BLOCK 1	ASLS 81-55	4.964	J,L,Q	\$7,300	
237	415573	F003S014W14	LOT 8, BLOCK 1	ASLS 81-55	4.953	J,L,Q	\$7,300	

GOLDSTREAM SUBDIVISION

Goldstream Subdivision is located 8 miles north of Fairbanks in Goldstream Valley. Goldstream Road runs through the subdivision. The subdivision is on moderately sloping ground with a southern exposure. Birch, aspen and white spruce occur at higher elevations north of Goldstream Road. Birch, willow and black spruce predominate at lower elevations south of Goldstream Road. Groundwater supplies in the area vary significantly; several homeowners living in the subdivision have wells.

Access to the subdivision is very good. Gravel roads have been constructed on all the platted rights-of-way. Power is available in all portions of the subdivision.

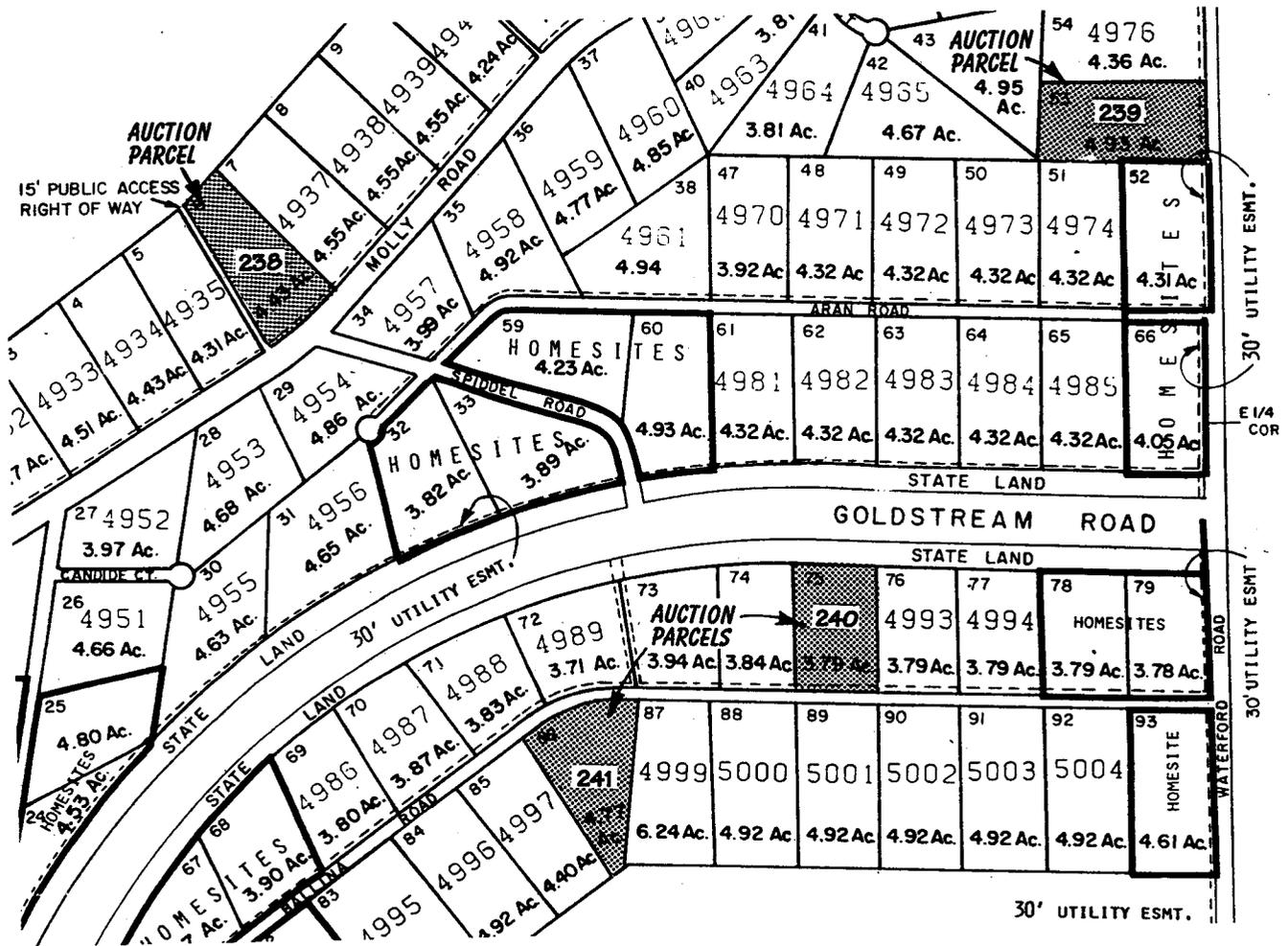
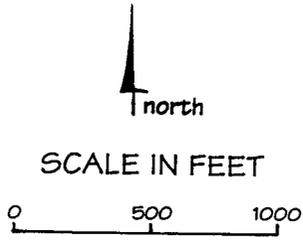
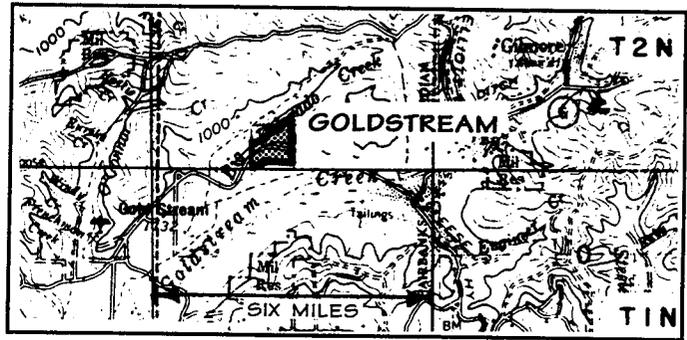
Temperatures in the area average 35°F to 60°F in summer and -22°F to 28°F in winter with extremes of -35°F and 92°F recorded. Average annual precipitation is 15 inches including 63 inches of snow.

GOLDSTREAM AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
238	405627	F002N001W33	LOT 6	ASLS 79-163	4.425	J	\$18,600	
239	405666	F002N001W33	LOT 53	ASLS 79-163	4.927	J	\$25,600	
240	405683	F002N001W33	LOT 75	ASLS 79-163	3.785	J	\$14,200	
241	405689	F002N001W33	LOT 86	ASLS 79-163	4.771	J	\$13,900	

GOLDSTREAM

LOCATION MAP



NORTHERN REGION

MAP 39

HAYSTACK SUBDIVISION

Haystack Subdivision is located approximately 17 miles north of Fairbanks via Steese and Elliot Highways. The subdivision lies upon the southern slopes of Haystack Mountain. Access is provided by Haystack Mountain Road. Most lots in the subdivision are heavily wooded, primarily with spruce and aspen. Careful clearing should provide future land holders with a fine view of the Chatanika Valley from various locations.

Elevations range from 700 to 2,500 feet above sea level. Soils are generally well drained, however pockets of permafrost may exist on north facing slopes and in low lying areas. Soils are adequate for on-site sewage disposal in areas not affected by permafrost. Nearby wells range from 100 to 300 feet in depth; water quality and quantity are unknown.

Typical winter temperatures range from -22°F to 26°F; summer temperatures range from 35°F to 69°F. Average annual precipitation is 15 inches.

Haystack Subdivision is located adjacent to Haystack Extension Subdivision. Both subdivisions lie within the Fairbanks North Star Borough and are part of the Haystack Service District.

Please Note:

The University of Alaska has established the Poker-Caribou Creeks Watershed Study Area north of Haystack Extension Subdivision. Long-term projects are being conducted in the study area and travel in the area is restricted. Public access to the area is not allowed.

HAYSTACK AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
242	408360	F003N001W01	LOT 10, BLOCK 4	ASLS 80-117	4.836	CC,L,J	\$7,000	
243	408362	F003N001W01	LOT 12, BLOCK 4	ASLS 80-117	4.612	CC,L,J	\$6,700	
244	408366	F003N001W01	LOT 3, BLOCK 5	ASLS 80-117	4.68	CC,L	\$6,800	
245	408258	F003N001W01,02	LOT 15, BLOCK 1	ASLS 80-117	4.71	CC,L,J	\$6,500	
246	408358	F003N001W01,02	LOT 8, BLOCK 4	ASLS 80-117	4.837	CC,L,J	\$5,600	Structure on lot.
247	408348	F003N001W02	LOT 4, BLOCK 1	ASLS 80-117	4.992	CC,L,J	\$6,500	
248	408349	F003N001W02	LOT 5, BLOCK 1	ASLS 80-117	4.994	CC,L,J	\$6,500	
249	408354	F003N001W02	LOT 2, BLOCK 4	ASLS 80-117	4.734	CC,L,J	\$6,200	
250	408357	F003N001W02	LOT 7, BLOCK 4	ASLS 80-117	4.931	CC,L,J	\$7,100	

HAYSTACK EXTENSION SUBDIVISION

Haystack Extension Subdivision is located approximately 17 miles north of Fairbanks via Steese and Elliot Highways. The subdivision lies upon the southern slopes of Haystack Mountain. Access is provided by Haystack Mountain Road. Most lots in the subdivision are heavily wooded, primarily with spruce and aspen. Careful clearing should provide future land holders with a fine view of the Chatanika Valley from various locations.

Elevations range from 700 to 2,500 feet above sea level. Soils are generally well drained, however pockets of permafrost may exist on north facing slopes and in low lying areas. Soils are adequate for on-site sewage disposal in areas not affected by permafrost. Nearby wells range from 100 to 300 feet in depth; water quality and quantity are unknown.

Typical winter temperatures range from -22°F to 26°F; summer temperatures range from 35°F to 69°F. Average annual precipitation is 15 inches.

Haystack Subdivision is located adjacent to Haystack Extension Subdivision. Both subdivisions lie within the Fairbanks North Star Borough and are part of the Haystack Service District.

Please Note:

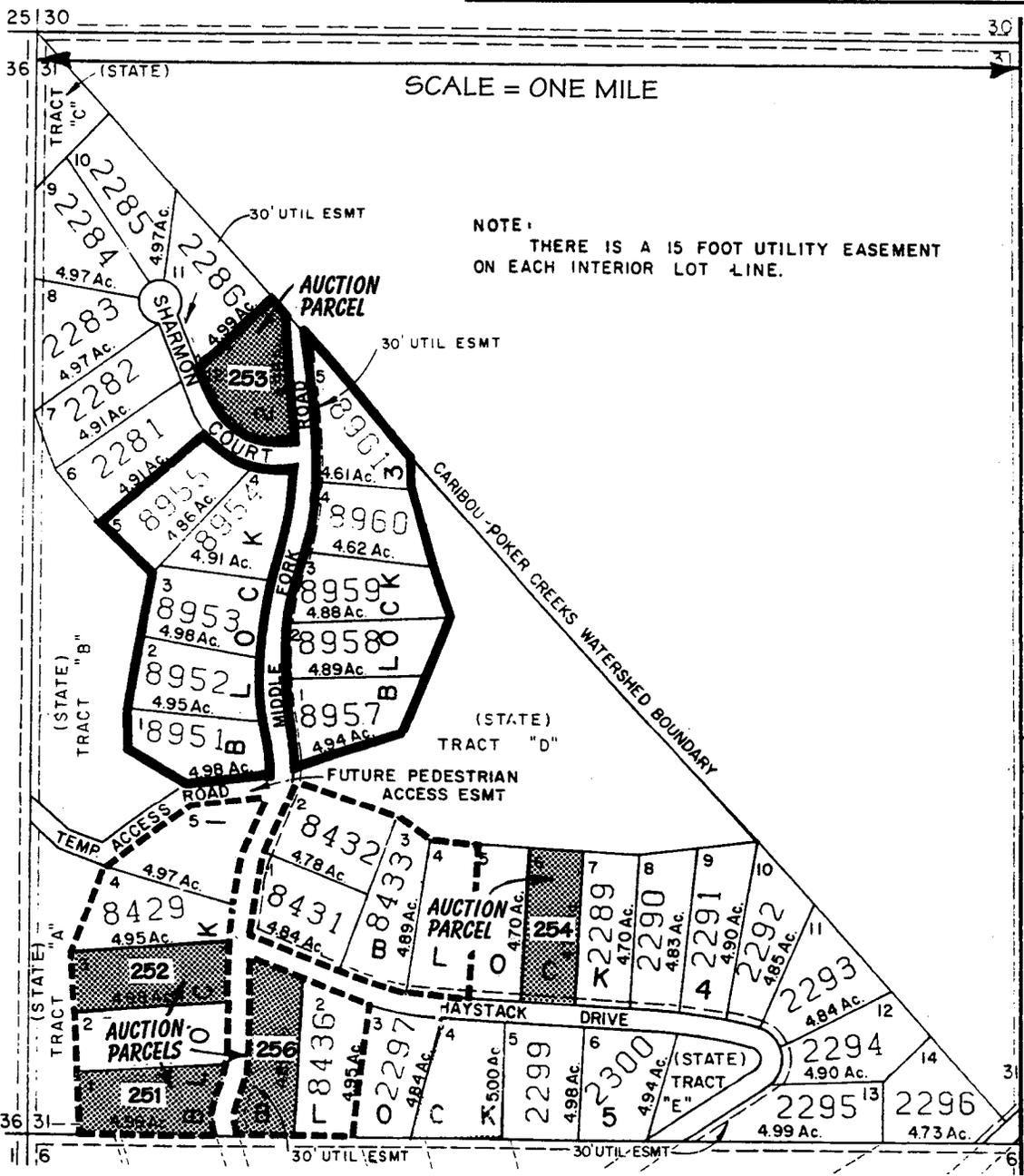
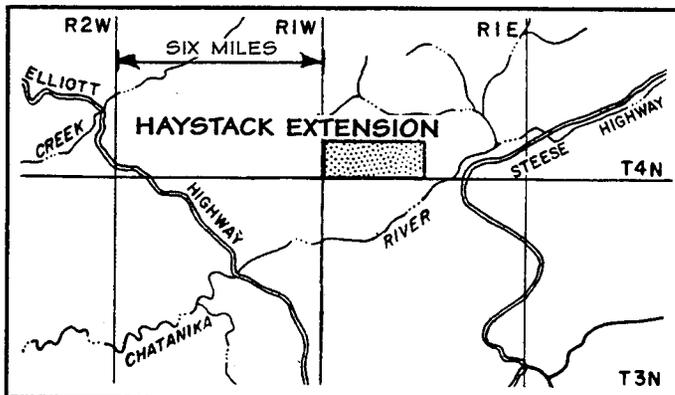
The University of Alaska has established the Poker-Caribou Creeks Watershed Study Area north of Haystack Extension Subdivision. Long-term projects are being conducted in the study area and travel in the area is restricted. Public access to the area is not allowed.

HAYSTACK EXTENSION AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
251	408453	F004N001E31	LOT 1, BLOCK 1	ASLS 80-163	4.987	CC,L	\$9,500	Debris on lot.
252	408455	F004N001E31	LOT 3, BLOCK 1	ASLS 80-163	4.98	CC,L	\$9,500	
253	408469	F004N001E31	LOT 12, BLOCK 2	ASLS 80-163	4.983	CC,L,J	\$9,200	
254	408376	F004N001E31	LOT 6, BLOCK 4	ASLS 80-163	4.7	CC,L,J	\$9,000	Trailer on lot.
255	WITHDRAWN							
256	408462	F004N001E31	LOT 1, BLOCK 5	ASLS 80-163	4.891	CC,L,J	\$9,400	

HAYSTACK EXTENSION

LOCATION MAP



NORTHERN REGION

MAP 41

IKSGIZA LAKE SUBDIVISION

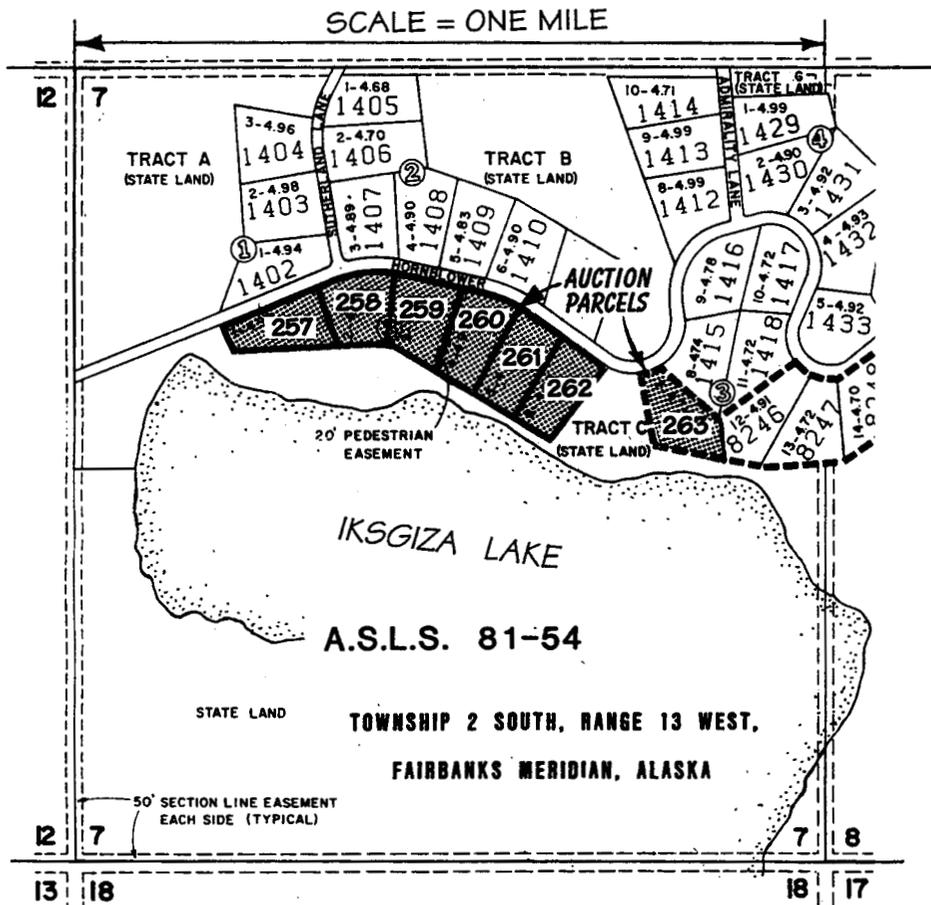
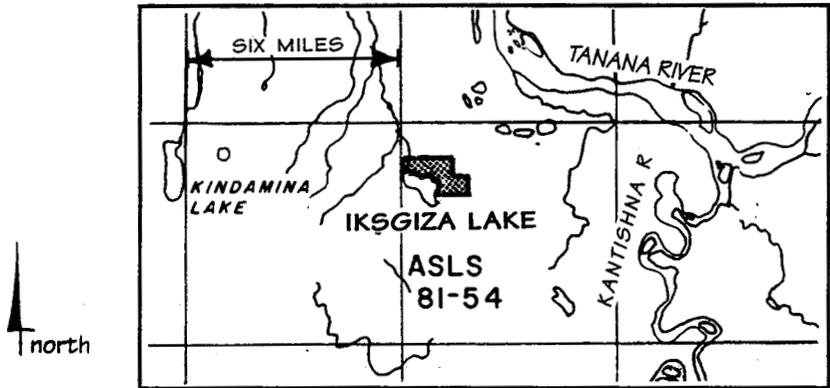
The Iksgiza Lake Subdivision is located approximately 40 miles west of Nenana and 20 miles southeast of Manley Hot Springs. Access will be primarily by floatplane. The elevation varies from 350 to 450 feet and the terrain is basically level. The surrounding ridges offer southern exposures with excellent views of the lake. The predominant vegetation cover is birch interspersed with spruce. Availability of house logs are limited in the vicinity of Iksgiza Lake. Recreational opportunities abound in the area. The lake has a good population of northern pike, and the area supports substantial small game and a considerable black bear populations.

IKSGIZA LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
257	407450	F002S013W07	LOT 1, BLOCK 3	ASLS 81-54	4.968	W,J	\$10,000	
258	407451	F002S013W07	LOT 2, BLOCK 3	ASLS 81-54	4.993	W,J	\$10,000	
259	407452	F002S013W07	LOT 3, BLOCK 3	ASLS 81-54	4.983	W,J,R	\$10,000	
260	407453	F002S013W07	LOT 4, BLOCK 3	ASLS 81-54	4.974	W,J,R	\$11,900	
261	407454	F002S013W07	LOT 5, BLOCK 3	ASLS 81-54	4.988	W,J	\$11,900	
262	407455	F002S013W07	LOT 6, BLOCK 3	ASLS 81-54	4.981	W,J	\$11,900	
263	407444	F002S013W07	LOT 7, BLOCK 3	ASLS 81-54	4.713	W,J	\$11,900	

IKSGIZA LAKE

LOCATION MAP



NORTHERN REGION

MAP 42

KINDAMINA LAKE SUBDIVISION

Kindamina Lake Subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks. Access will be primarily by plane, with floats in the summer and skis in the winter. The lake is approximately 1½ miles long and ½ mile wide, and contains northern pike and whitefish.

The terrain is fairly level with an average elevation of 450 feet. The subdivision surrounds the northern half of the lake and includes most of the eastern shore. Vegetation consists mainly of birch and aspen.

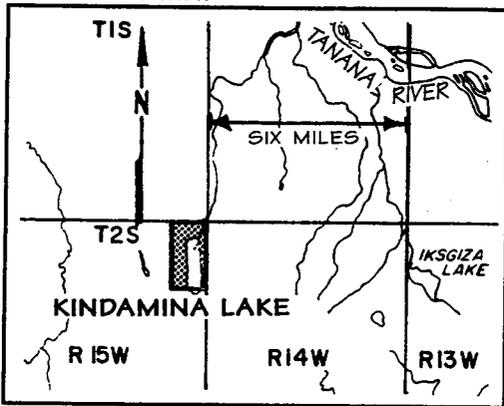
Climatic conditions are typical for areas within the interior with summer temperatures ranging from 37°F to 70°F and winter temperatures from -24°F to 26°F. The temperature extremes are -62°F and 89°F with an average annual precipitation of 13 inches.

KINDAMINA LAKE AUCTION SALE

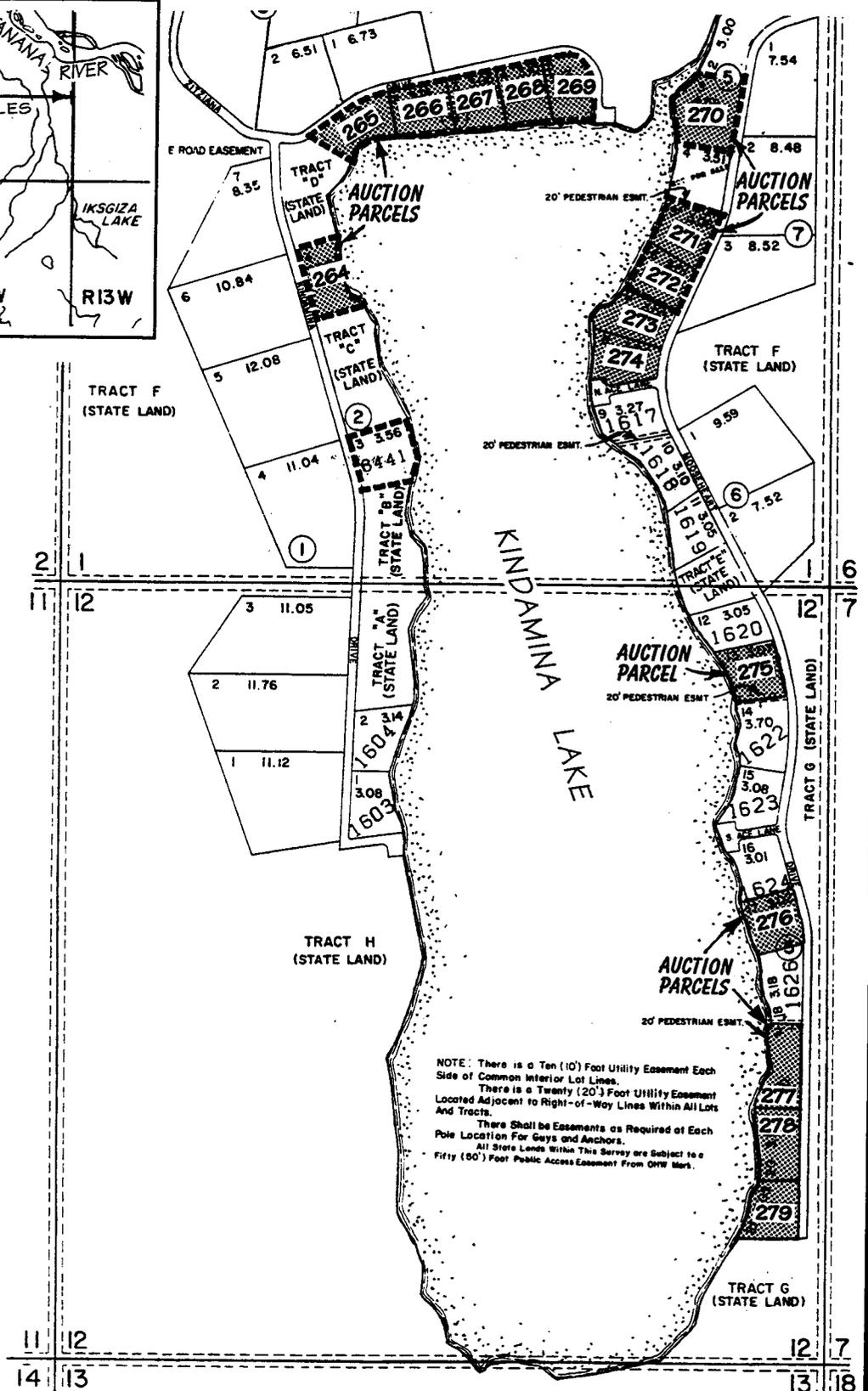
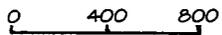
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
264	409201	F002S015W01	LOT 4, BLOCK 2	ASLS 81-218	3.004	K,X,TT	\$12,500	
265	409202	F002S015W01	LOT 1, BLOCK 4	ASLS 81-218	3.126	K,X,TT	\$11,250	
266	409203	F002S015W01	LOT 2, BLOCK 4	ASLS 81-218	3.14	K,X,TT	\$11,250	
267	409204	F002S015W01	LOT 3, BLOCK 4	ASLS 81-218	3.048	K,X,TT	\$11,250	
268	409205	F002S015W01	LOT 4, BLOCK 4	ASLS 81-218	3.101	K,X,TT	\$11,250	
269	409206	F002S015W01	LOT 5, BLOCK 4	ASLS 81-218	3.167	K,X,TT	\$11,250	Debris on lot.
270	409207	F002S015W01	LOT 3, BLOCK 5	ASLS 81-218	4.515	K,X,TT	\$11,250	
271	409208	F002S015W01	LOT 5, BLOCK 5	ASLS 81-218	3.056	K,X,TT,R	\$12,500	
272	409209	F002S015W01	LOT 6, BLOCK 5	ASLS 81-218	3.01	K,X,TT	\$11,250	
273	409180	F002S015W01	LOT 7, BLOCK 5	ASLS 81-218	3.003	K,X,TT	\$11,250	
274	409181	F002S015W01	LOT 8, BLOCK 5	ASLS 81-218	3.059	K,X,TT	\$11,250	
275	409186	F002S015W12	LOT 13, BLOCK 5	ASLS 81-218	3.07	K,X,TT,R	\$12,500	
276	409190	F002S015W12	LOT 17, BLOCK 5	ASLS 81-218	3.019	K,X,TT	\$11,250	
277	409192	F002S015W12	LOT 19, BLOCK 5	ASLS 81-218	3.1	K,X,TT,R	\$11,250	
278	409193	F002S015W12	LOT 20, BLOCK 5	ASLS 81-218	3.216	K,X,TT	\$11,250	
279	409194	F002S015W12	LOT 21, BLOCK 5	ASLS 81-218	3.049	K,X,TT	\$11,250	

KINDAMINA LAKE

LOCATION MAP



SCALE IN FEET



NORTHERN REGION

MAP 43

LINCOLN CREEK SUBDIVISION

Lincoln Creek Subdivision is located approximately 16 miles west of Fairbanks via Sheep Creek Road and New Murphy Dome Road. The terrain consists of ridge tops with predominantly south and southeast facing slopes. Elevations range from 850 to 1,750 feet. Several lots have a view of Goldstream Valley and the Alaska Range.

Spruce is the predominant vegetation at higher elevations. Birch and aspen prevail on south facing slopes at lower elevations. Due to the generally high elevation, wells are likely to be deep and water availability may be erratic. Typical winter temperatures range from -22°F to 26°F; summer temperatures range from 35°F to 69°F. Average annual precipitation is 15 inches.

Please Note:

Lincoln Creek Subdivision was initially designed and surveyed during 1980 and 1981. The initial design and survey was found unacceptable and subsequently the subdivision was redesigned and resurveyed. When the second survey was accomplished, monuments from the old survey were not removed; therefore, TWO SETS OF SURVEY MONUMENTS EXIST IN THE SUBDIVISION. The new monuments are easy to distinguish from the old survey. The new monuments are stamped with the words "Lincoln Creek Subdivision."

Primary access to the subdivision is via New Murphy Dome Road. Most roads within the subdivision have been constructed. Access is also provided by Cache Creek Firewood Road. This road is SUBJECT TO CLOSURE by the Division of Forestry during break-up and during periods of heavy periods of heavy rains. State lands adjacent to the subdivision are classified Forest and are subject to future timber sales. Personal use permits to cut firewood are available from the state Division of Forestry for areas south of the subdivision along the Cache Creek Firewood Road.

The Fairbanks North Star Borough has formed the Keystone Service District for this subdivision.

Access restrictions: Parcel 286 -- access from Reconstruction Way only; Parcel 282 -- from Yankee Way or Abraham Rd. only; Parcel 281 -- from Abraham Rd. only.

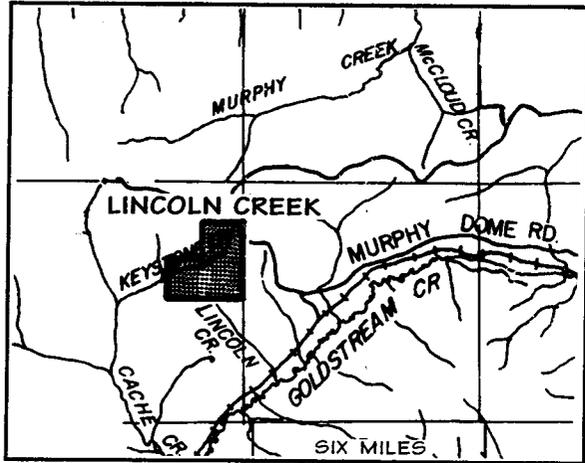
25' non-motorized easement on Parcels 283 and 284.

LINCOLN CREEK AUCTION SALE

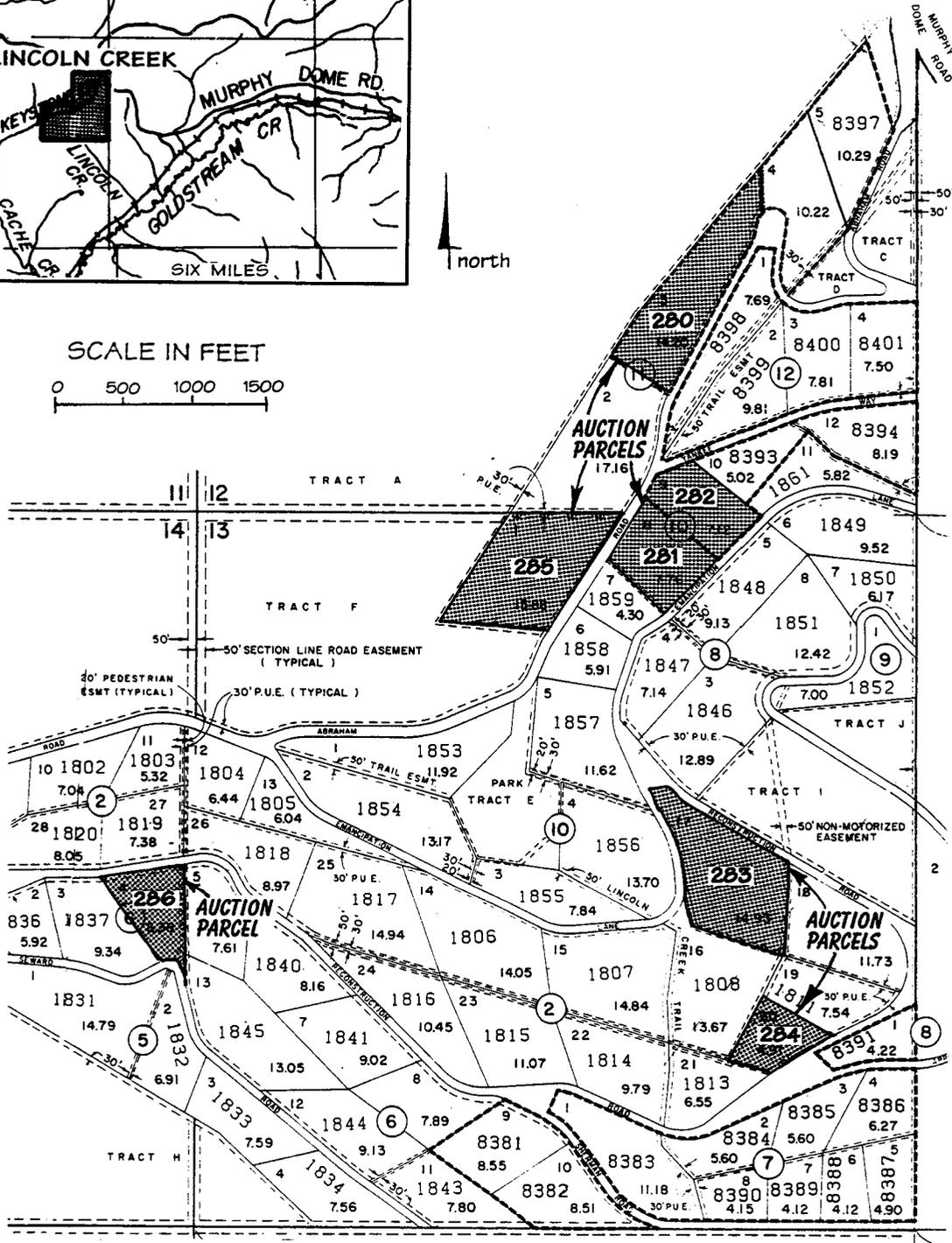
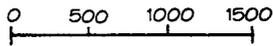
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
280	409902	F001N004W12	LOT 3, BLOCK 11	ASLS 82-158	14.2	J,L	\$17,700	
281	409884	F001N004W12,13	LOT 8, BLOCK 10	ASLS 82-158	7.757	R	\$10,700	
282	409899	F001N004W12,13	LOT 9, BLOCK 10	ASLS 82-158	7.119		\$9,800	Driveway partially constructed.
283	409833	F001N004W13	LOT 17, BLOCK 2	ASLS 82-158	14.925	L	\$19,300	
284	409836	F001N004W13	LOT 20, BLOCK 2	ASLSL 82-158	4.913	J,L	\$7,100	
285	409886	F001N004W13	LOT 1, BLOCK 11	ASLS 82-158	15.879	J,L	\$18,700	
286	409862	F001N004W14	LOT 4, BLOCK 6	ASLS 82-158	6.383	R,J,L	\$9,300	

LINCOLN CREEK

LOCATION MAP



SCALE IN FEET



NORTHERN REGION

MAP 44

MARTIN SUBDIVISION

Martin Subdivision is located 25 miles northwest of Fairbanks within the Fairbanks North Star Borough. Access to the subdivision is via the New Murphy Dome Road and then one mile east on Old Murphy Dome Road. The subdivision is situated on a south facing slope of the Spinach Creek drainage. It is generally covered with black spruce and birch at higher elevations and with white spruce, birch, and aspen at lower elevations. Elevation ranges from 800 feet to 1,800 feet.

Average winter temperatures range between -22°F to 26°F with summer temperatures averaging 36°F and 69°F. Temperatures extremes range from -55°F to 94°F. Average annual precipitation is 15 inches.

Good view potential from the upper lots, heavily wooded lower lots, and nearby recreational open spaces make this an ideal residential subdivision.

Please Note:

High Sierra Drive has been "cat-line" cleared most of its length to provide a pioneer access route.

A 100-foot greenbelt has been designated along Old Murphy Dome Road. Clearing, development, and access within the greenbelt will not be allowed other than as platted.

Tracts, E, G, H, and I will be retained in state ownership to protect the integrity of two drainages of Spinach Creek. These will not be used by the University of Alaska for watershed studies.

Water availability at higher elevations may be limited. Water quality and quantity are unknown in the area.

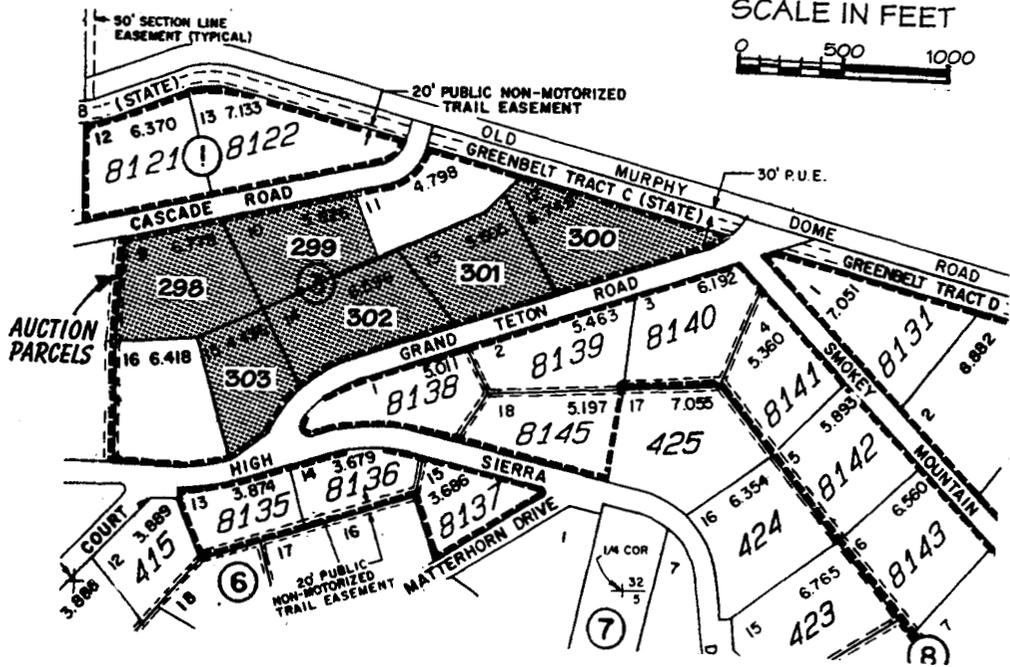
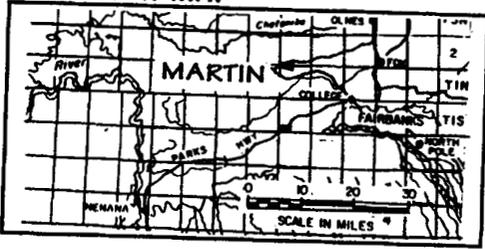
MARTIN AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
287	412174	F001N003W06, F002N003W31	LOT 1, BLOCK 5	ASLS 84-21	7.705	E	\$12,600	
288	412175	F001N003W06, F002N003W31	LOT 2, BLOCK 5	ASLS 84-21	7.372	E	\$12,100	
289	412177	F001N003W06, F002N003W31	LOT 7, BLOCK 5	ASLS 84-21	5.833	E	\$9,600	
290	412196	F002N003W06	LOT 3, BLOCK 5	ASLS 84-21	7.83	E	\$14,300	
291	412197	F002N003W06	LOT 4, BLOCK 5	ASLS 84-21	7.104	RR,E	\$13,000	
292	412192	F002N003W31	LOT 1, BLOCK 3	ASLS 84-21	4.503	RR,E	\$8,200	
293	412195	F002N003W31	LOT 4, BLOCK 3	ASLS 84-21	5.765	RR,E	\$10,500	Remains of foundation & debris on lot.
294	412005	F002N003W31	LOT 1, BLOCK 1	ASLS 84-21	6.638	L,B,E	\$12,700	
295	412008	F002N003W31	LOT 4, BLOCK 1	ASLS 84-21	4.83	L,B,E	\$9,200	
296	412198	F002N003W31	LOT 5, BLOCK 5	ASLS 84-21	5.16	RR,E	\$9,400	
297	412170	F002N003W31,32	LOT 8, BLOCK 3	ASLS 84-21	5.482	RR,E	\$9,900	
298	412885	F002N003W32	LOT 9, BLOCK 3	ASLS 84-21	6.778	RR,E	\$12,300	
299	412886	F002N003W32	LOT 10, BLOCK 3	ASLS 84-21	5.626	E	\$10,200	
300	412888	F002N003W32	LOT 12, BLOCK 3	ASLS 84-21	6.749	E	\$12,900	
301	412889	F002N003W32	LOT 13, BLOCK 3	ASLS 84-21	5.605	E	\$10,200	
302	412890	F002N003W32	LOT 14, BLOCK 3	ASLS 84-21	6.596	E	\$12,000	
303	412891	F002N003W32	LOT 15, BLOCK 3	ASLS 84-21	4.436	E	\$8,500	

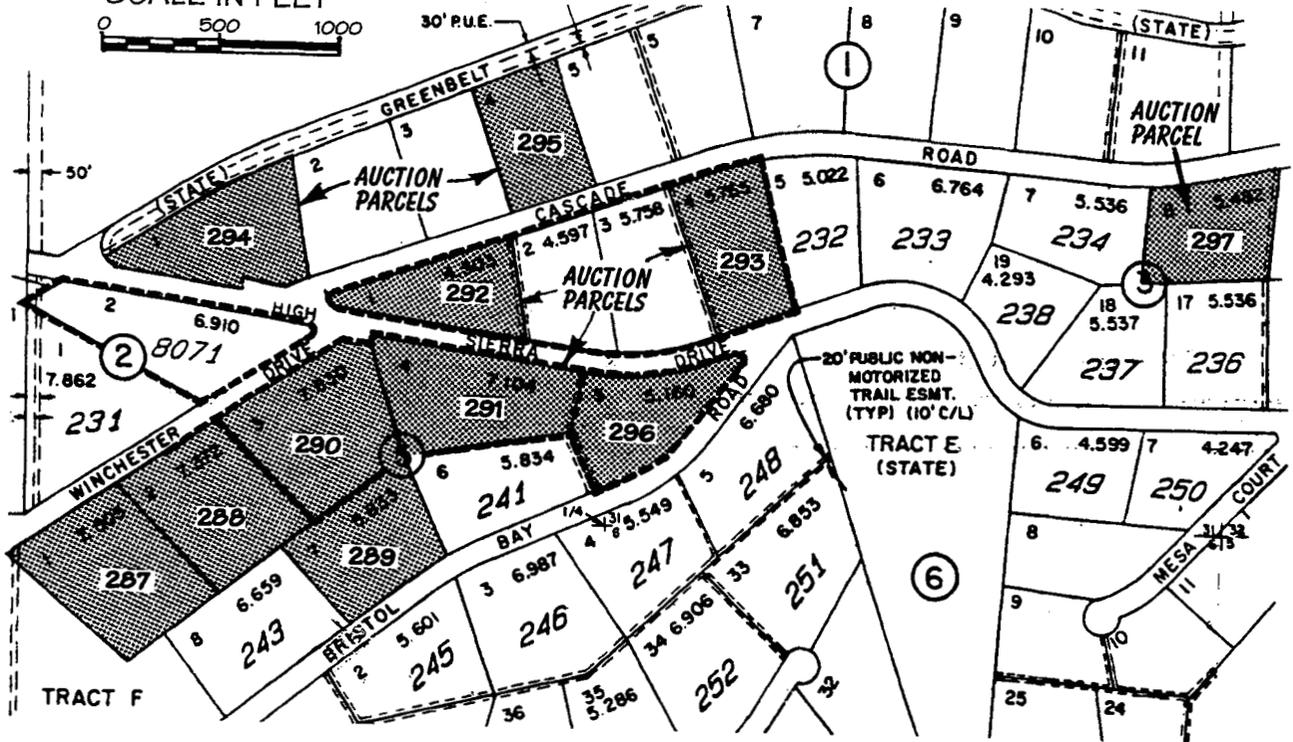
NORTHERN REGION

MARTIN

LOCATION MAP



SCALE IN FEET



NORTHERN REGION

MAP 45

MCCLLOUD SUBDIVISION

McCloud is located northwest of Fairbanks approximately 9 miles east of Murphy Dome on the Old Murphy Dome Road. Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead-ends at Old Murphy Dome Road, then following Old Murphy Dome Road east approximately 3 miles to the subdivision. Access along Old Murphy Dome Road requires 4-wheel drive vehicles at certain times of the year. The terrain is variable with the elevation ranging from 1000 feet to 1650 feet. Most lots are along the ridge tops with an easterly or southerly exposure. Soils primarily contain silt with some sand or gravel. Most of the area is covered with black spruce and a thick ground cover of mosses, lichens, and willows. The drainages are brushy with willows, alders, and small spruce. Less steep slopes support small stands of aspen. Wells are expected to be deep.

Winter temperatures average between -22°F to 26°F. The temperature extremes average between -55°F to 92°F. Average precipitation is 15 inches.

Special Note:

Tract C will be used by the Division of Forestry for timber harvesting.

A placer mining operation is currently active along Our Creek, to the east of the subdivision area.

The Division of Geological and Geophysical Surveys has cautioned that ground water may contain arsenic.

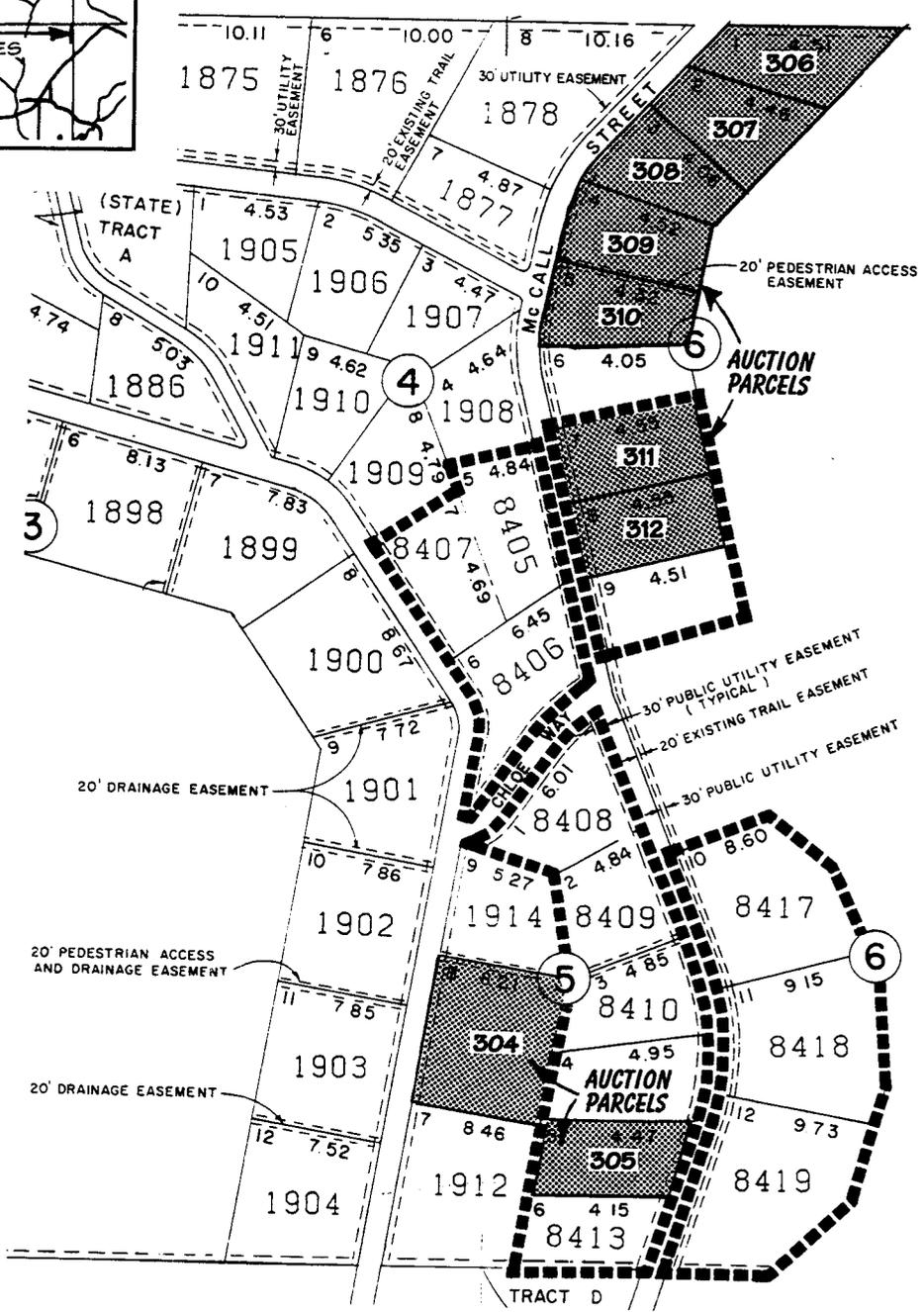
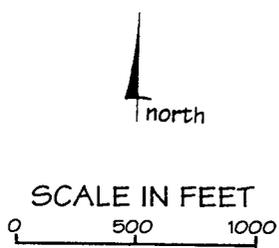
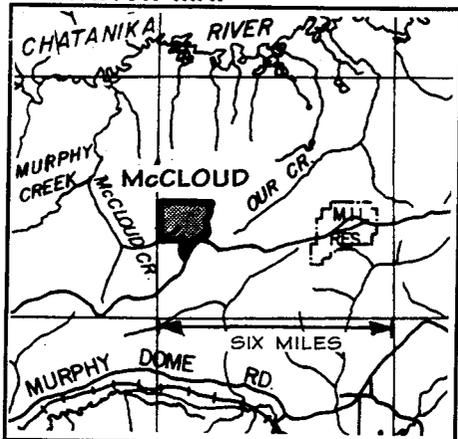
These parcels are in the McCloud Service Area.

McCLOUD AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
304	409951	F002N002W19,20	LOT 8, BLOCK 5	ASLS 82-157	8.207	J,R	\$11,300	
305	409966	F002N002W20	LOT 5, BLOCK 5	ASLS 82-157	4.473	J	\$5,800	
306	409953	F002N002W20	LOT 1, BLOCK 6	ASLS 82-157	4.511	J, JJ	\$5,600	
307	409954	F002N002W20	LOT 2, BLOCK 6	ASLS 82-157	4.461	J	\$5,600	
308	409955	F002N002W20	LOT 3, BLOCK 6	ASLS 82-157	4.062	J	\$5,600	
309	409956	F002N002W20	LOT 4, BLOCK 6	ASLS 82-157	4.52	J,R	\$6,200	
310	409957	F002N002W20	LOT 5, BLOCK 6	ASLS 82-157	4.318	J,R	\$5,900	
311	409968	F002N002W20	LOT 7, BLOCK 6	ASLS 82-157	4.547	J	\$4,700	
312	409969	F002N002W20	LOT 8, BLOCK 6	ASLS 82-157	4.547	J	\$5,900	

McCLOUD

LOCATION MAP



NORTHERN REGION

MAP 46

MCPHERSON

The McPherson area is located approximately 2 miles west of Healy. The area is bordered on the east by the Parks Highway and on the west by Dry Creek. The northern boundary of Mt. McKinley National Park is located approximately 4 miles south of the disposal area. Access is available from the Parks Highway and the Otto Lake-Healy Small Tracts Road. The land slopes gently from west to east with elevations varying from 1,500 to 1,800 feet. Vegetation consists mainly of black spruce and shrubs with scattered birch, aspen and willow. Permafrost and boggy areas may be encountered. Dry Creek on the western border is a wide stream bed containing water during spring runoff and occasionally in the fall after unusual rainy periods.

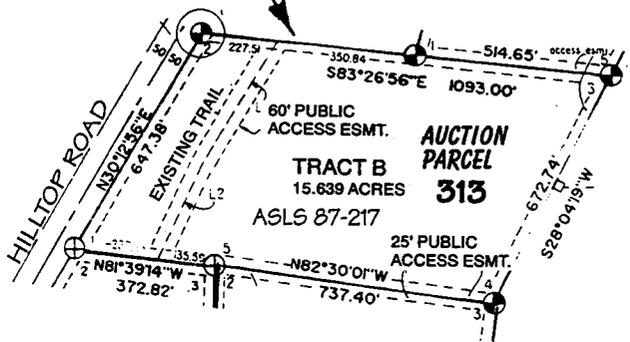
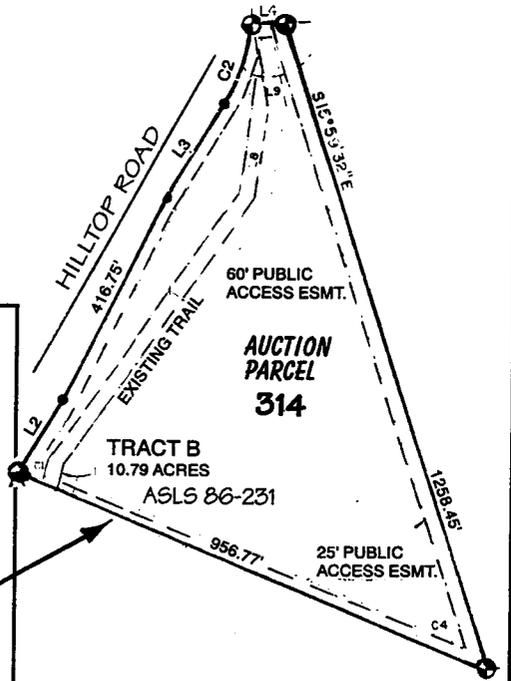
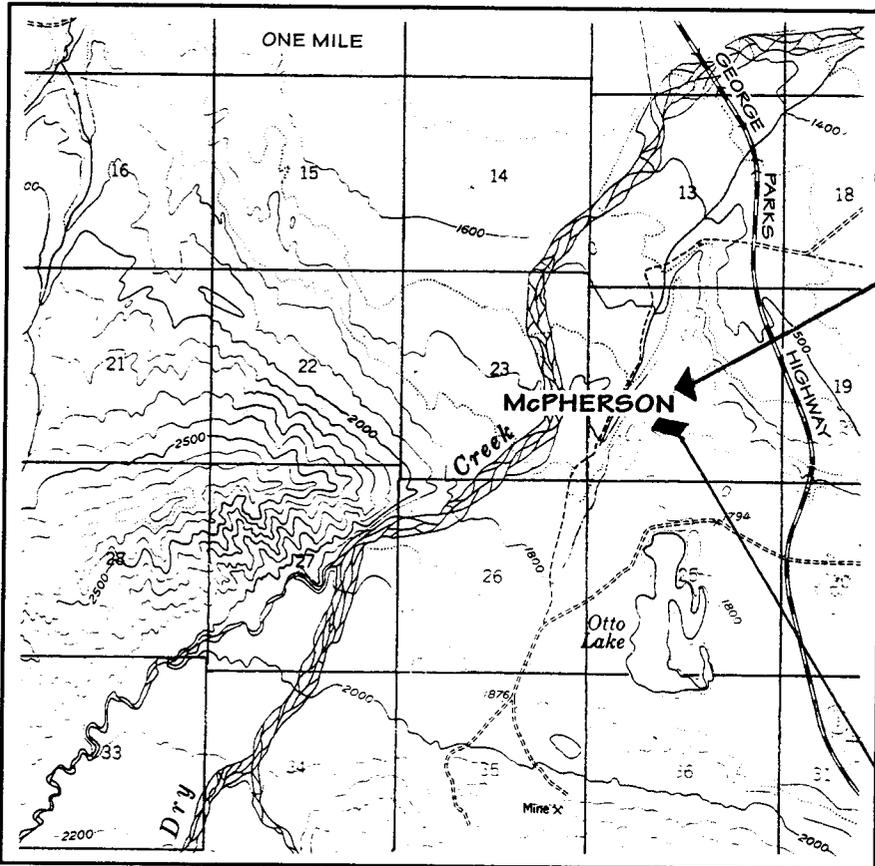
MCPHERSON AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
313	407796	F012S008W24	TRACT B	ASLS 87-217	15.639	UU,E	\$64,100	
314	407805	F012S008W24	TRACT B	ASLS 86-231	10.79	UU,BBB,E	\$43,200	

NORTHERN REGION

MCPHERSON

LOCATION MAP



NORTHERN REGION

MAP 47

NENANA SOUTH SUBDIVISION

The Nenana South Subdivision is located approximately two miles south of the City of Nenana. Access is from the Parks Highway and the F.A.A. Road. Many of the other roads in this subdivision have been constructed by the lot owners. Terrain varies from level to moderately sloping with some sand dunes found within the subdivision. Lots in the higher areas are forested with spruce, birch and poplar and will afford a view to the south of the foothills of the Alaska Range. Lots at lower elevations have less tree cover with more shrubs and willows. Soils in the area consist mainly of silt and some sand and gravel. Electric service is available along the F.A.A. road. Community services are available in Nenana, two miles to the north. Groundwater should be found at moderate depths.

Special Notes:

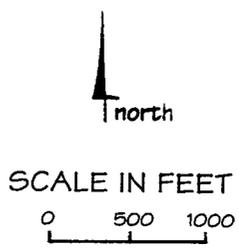
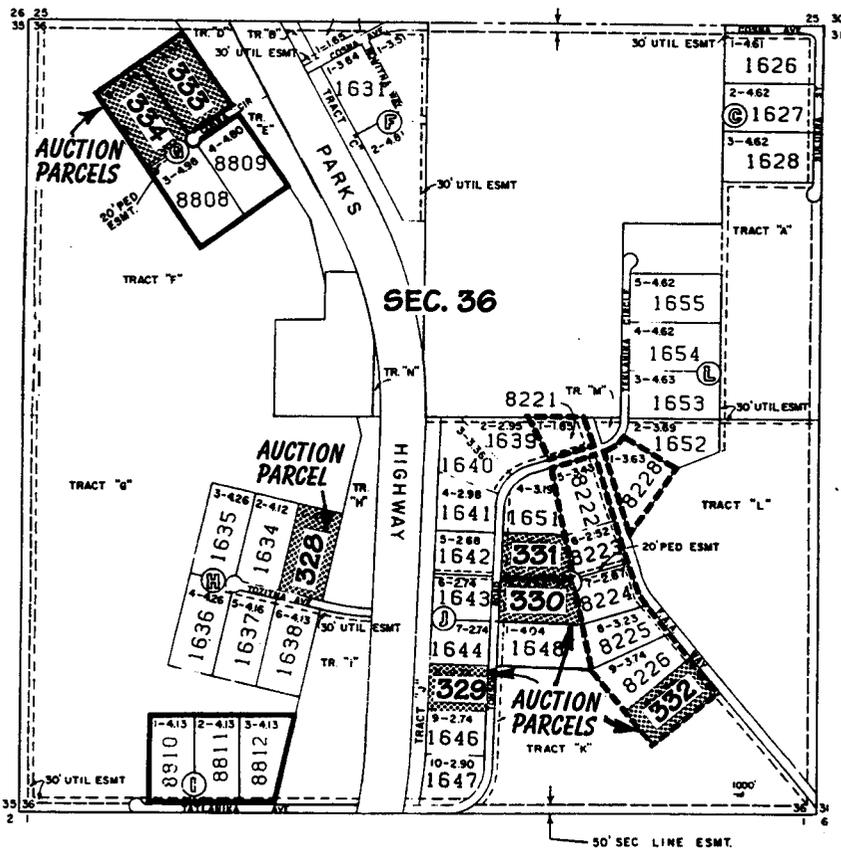
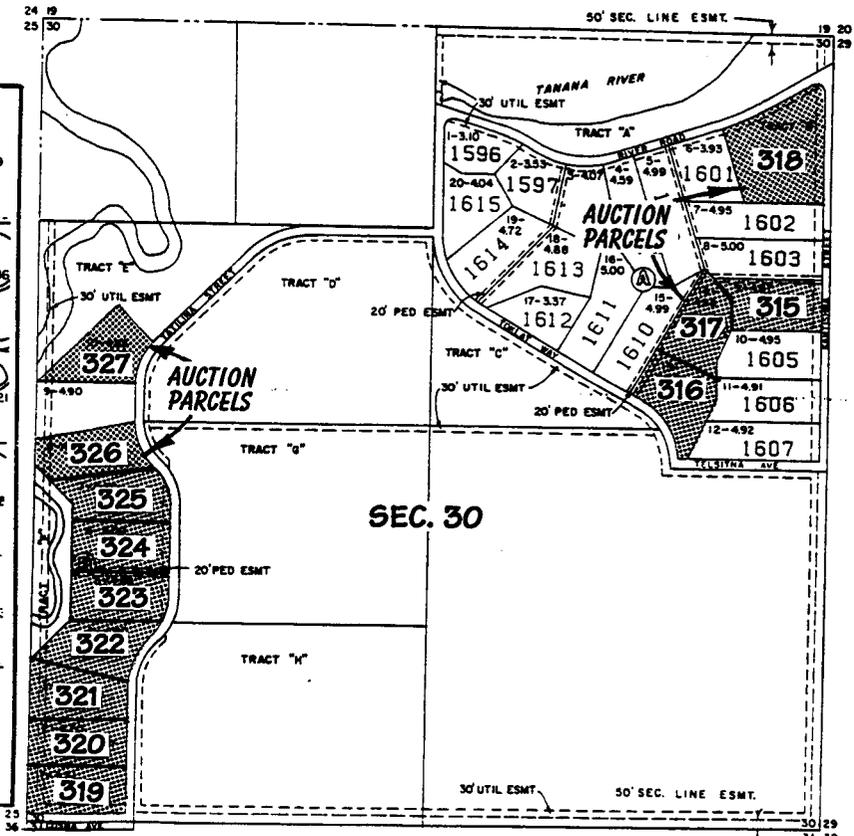
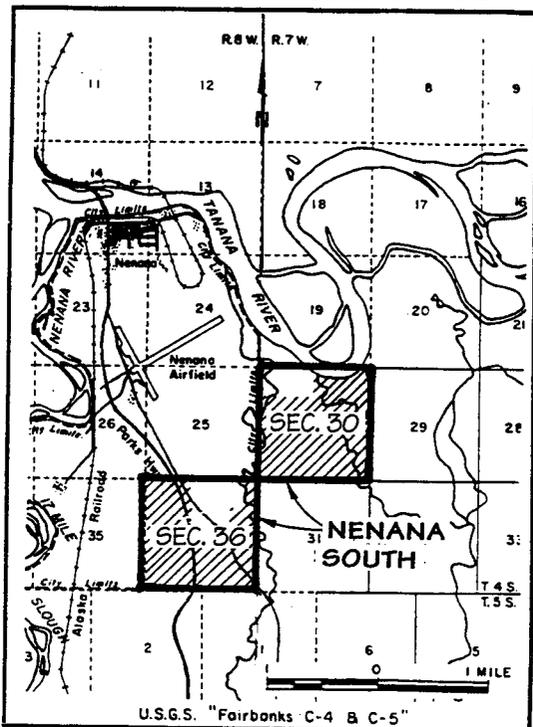
The Nenana Airport is northwest of the subdivision. Future expansion of airport facilities may impact lots within Section 30, T4S, R7W, F.M.

NENANA SOUTH AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
315	406735	F004S007W30	LOT 9, BLOCK A	ASLS 80-106	4.996	E,J,L	\$1,850	Mental Health Trust Land
316		F004S007W30	LOT 13, BLOCK A	ASLS 80-106	4.835	E,R	\$1,800	Mental Health Trust Land
317	406740	F004S007W30	LOT 14, BLOCK A	ASLS 80-106	4.931	E,R	\$1,800	Mental Health Trust Land
318		F004S007W30	TRACT B	ASLS 80-106	9.413	E,J	\$3,500	Mental Health Trust Land
319	406747	F004S007W30	LOT 1, BLOCK B	ASLS 80-106	4.712	E,J,J,J	\$1,750	Mental Health Trust Land
320		F004S007W30	LOT 2, BLOCK B	ASLS 80-106	4.697	E,J,J,J	\$1,750	Mental Health Trust Land
321		F004S007W30	LOT 3, BLOCK B	ASLS 80-106	4.911	E,J,J,J	\$1,800	Mental Health Trust Land
322	406750	F004S007W30	LOT 4, BLOCK B	ASLS 80-106	4.901	E,J,J,J	\$1,800	Mental Health Trust Land
323	406751	F004S007W30	LOT 5, BLOCK B	ASLS 80-106	4.855	E,R,J	\$1,800	Mental Health Trust Land
324	406752	F004S007W30	LOT 6, BLOCK B	ASLS 80-106	5	E,R,J	\$1,850	Mental Health Trust Land
325	406753	F004S007W30	LOT 7, BLOCK B	ASLS 80-106	4.964	E,J	\$1,850	Mental Health Trust Land
326		F004S007W30	LOT 8, BLOCK B	ASLS 80-106	4.997	E	\$1,850	Mental Health Trust Land
327		F004S007W30	LOT 10, BLOCK B	ASLS 80-106	4.949	E	\$1,850	Mental Health Trust Land
328	406764	F004S008W36	LOT 1, BLOCK H	ASLS 80-106	4.132	L,E	\$12,400	
329	406776	F004S008W36	LOT 8, BLOCK J	ASLS 80-106	2.741	L,E	\$8,200	
330	406780	F004S008W36	LOT 2, BLOCK K	ASLS 80-106	3.557	E,R	\$10,700	
331	406781	F004S008W36	LOT 3, BLOCK K	ASLS 80-106	3.014	E,J,R	\$9,050	
332	407007	F004S008W36	LOT 10, BLOCK K	ASLS 80-106	3.943	E,J	\$11,800	
333	407054	F004S008W36	LOT 1, BLOCK G	ASLS 80-106	4.803	E	\$14,400	
334	407055	F004S008W36	LOT 2, BLOCK G	ASLS 80-106	4.977	E,R	\$14,950	

NENANA SOUTH

LOCATION MAP



NORTHERN REGION

MAP 48

O'CONNOR CREEK SUBDIVISION

O'Connor Creek Subdivision is located 25 miles north of Fairbanks within the Fairbanks North Star Borough. Access to the subdivision is via the Elliot Highway and then west 6 miles on Old Murphy Dome Road. The subdivision is situated on a south facing slope of the O'Connor Creek drainage. The elevation ranges from 1,200 feet to 1,750 feet above sea level. The area is generally covered with large black spruce and birch.

Average winter temperatures range between -22°F and 26°F with summer temperatures averaging 36°F and 69°F. Temperatures extremes range from -55°F to 94°F. Average annual precipitation is 15 inches.

Some southern views are possible from the upper lots, which in combination with heavily wooded lower lots and nearby recreational potential, make this an attractive residential subdivision.

Please Note:

A 100-foot greenbelt has been designated along Old Murphy Dome Road. Clearing, development, and access within the greenbelt will not be allowed except as platted.

Tracts C, D, E, F, G, H, I and J have been retained in state ownership.

Water availability at higher elevations may be limited. The Division of Geological and Geophysical Surveys reports that the potential is high for the occurrence of significant amounts of arsenic in ground water because the area is highly mineralized. Arsenic in excess of 0.05 ppm (parts per million) would require special treatment to meet state drinking water standards.

O'CONNOR CREEK AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
335	412243	F002N002W24	LOT 2, BLOCK 2	ASLS 83-23	3.018	J,E	\$4,800	
336	412244	F002N002W24	LOT 3, BLOCK 2	ASLS 83-23	2.617	E	\$4,200	
337	412246	F002N002W24	LOT 13, BLOCK 2	ASLS 83-23	3.684	QQ,E	\$6,200	Debris on lot.
338	412212	F002N002W24	LOT 2, BLOCK 3	ASLS 83-23	3.333	J,E	\$4,300	
339	412228	F002N002W25	LOT 18, BLOCK 4	ASLS 83-23	3.895	JJ,J,E	\$5,100	
340	WITHDRAWN							
341	412251	F002N002W25	LOT 3, BLOCK 5	ASLS 83-23	5.542	J,QQ,E	\$7,200	
342	412252	F002N002W25	LOT 4, BLOCK 5	ASLS 83-23	5.35	J,QQ,E	\$7,000	
343	412235	F002N002W25	LOT 9, BLOCK 5	ASLS 83-23	5.919	J,QQ,E	\$7,000	
344	412222	F002N002W25	LOT 10, BLOCK 4	ASLS 83-23	4.085	JJ,E	\$5,100	
345	412250	F002N002W25	LOT 16, BLOCK 4	ASLS 83-23	4.856	JJ,E	\$6,300	

PANGUINGUE CREEK SUBDIVISION

The Panguingue Creek Subdivision is located approximately 40 miles south of Anderson and 3 miles northwest of Healy. The terrain varies from gently rolling to moderately steep slopes. Vegetation consists of spruce, aspen, and muskeg. Intermittent permafrost areas may be encountered. Access is by Stampede Road, which intersects the Parks Highway 3 miles north of Healy. The Stampede Road is not maintained during the winter months. Temperatures average 35°F to 66°F in the summer and -7°F to 27°F in the winter, with extremes of -54°F and 89°F recorded. Annual precipitation is about 14 inches including 61 inches of snow. Information on ground water quality and quantity is not available.

Special Notes:

All tracts are retained in state ownership.

The Tanana-Minchumina Fire Plan places this area in the Full Protection Fire Management Option.

PANGUINGUE CREEK AUCTION SALE

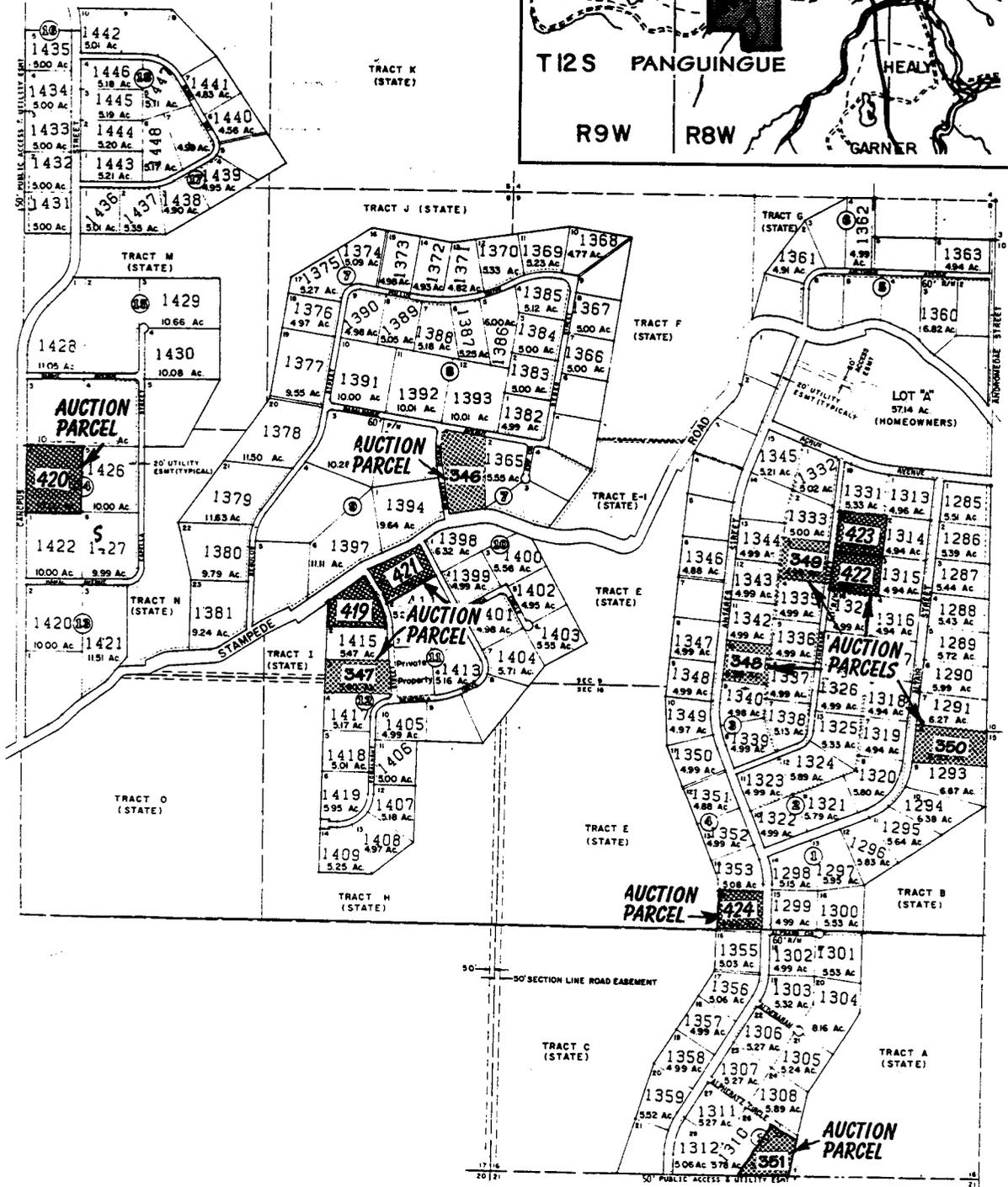
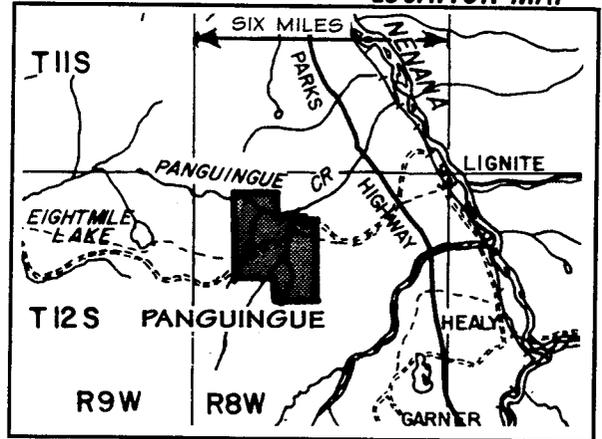
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
346	405519	F012S008W08	LOT 1, BLOCK 7	ASLS 79-168	8.74	E,N,J	\$18,350	
347	405580	F012S008W08,17	LOT 3, BLOCK 12	ASLS 79-168	5.8	K,E	\$5,800	
348	405488	F012S008W09	LOT 10, BLOCK 3	ASLS 79-168	4.99	L,E	\$18,200	
349	405481	F012S008W09	LOT 3, BLOCK 3	ASLS 79-168	4.99	L,E	\$12,500	
350	405439	F012S008W16	LOT 8, BLOCK 1	ASLS 79-168	6.93	JJ,E	\$25,300	
351	405456	F012S008W16	LOT 25, BLOCK 1	ASLS 79-168	5.05	JJ,E	\$12,600	

PANGUINGUE CREEK AUCTION SALE (Additional Parcels)

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
419	405578	F012S008W08	LOT 1, BLOCK 12	ASLS 79-168	5.38	K	\$12,650	
420	405588	F012S008W08	LOT 2, BLOCK 14	ASLS 79-168	10		\$8,500	
421	405574	F012S008W08	LOT 1, BLOCK 11	ASLS 79-168	5.34		\$12,500	
422	405476	F012S008W09	LOT 17, BLOCK 2	ASLS 79-168	4.99	L	\$12,500	
423	405477	F012S008W09	LOT 18, BLOCK 2	ASLS 79-168	4.99	L	\$12,500	
424	405506	F012S008W16	LOT 15, BLOCK 4	ASLS 79-168	4.99		\$18,200	

PANGUINGUE CREEK

LOCATION MAP



NORTHERN REGION

MAP 50

TEKLANIKA

The Teklanika area is located approximately 6 miles southwest of Nenana along the Teklanika and Nenana Rivers. Access is by riverboat in the summer and snowmobile or dog team in the winter.

Like many rivers in interior Alaska, the Teklanika follows a very meandering course and has, through the years, created a number of oxbow lakes along its route. The Old Mail Trail borders the disposal on the west and serves primarily as wintertime access. Soils in the area consist mostly of silt and sandy loam. White spruce, birch, and aspen occur in areas of well drained permafrost-free soils which may be found near rivers, oxbow lakes, and sloughs. Black spruce, shrubs, and tussocks are located on poorly drained soils with permafrost, most commonly found set back from the rivers and sloughs.

Seasonal flooding may occur in low-lying areas near the Teklanika and Nenana Rivers. No water quality data is available for the area.

Temperatures range from 38°F to 72°F in the summer and from -18°F to 24°F in the winter. Average annual precipitation is 11 inches including 48 inches of snow.

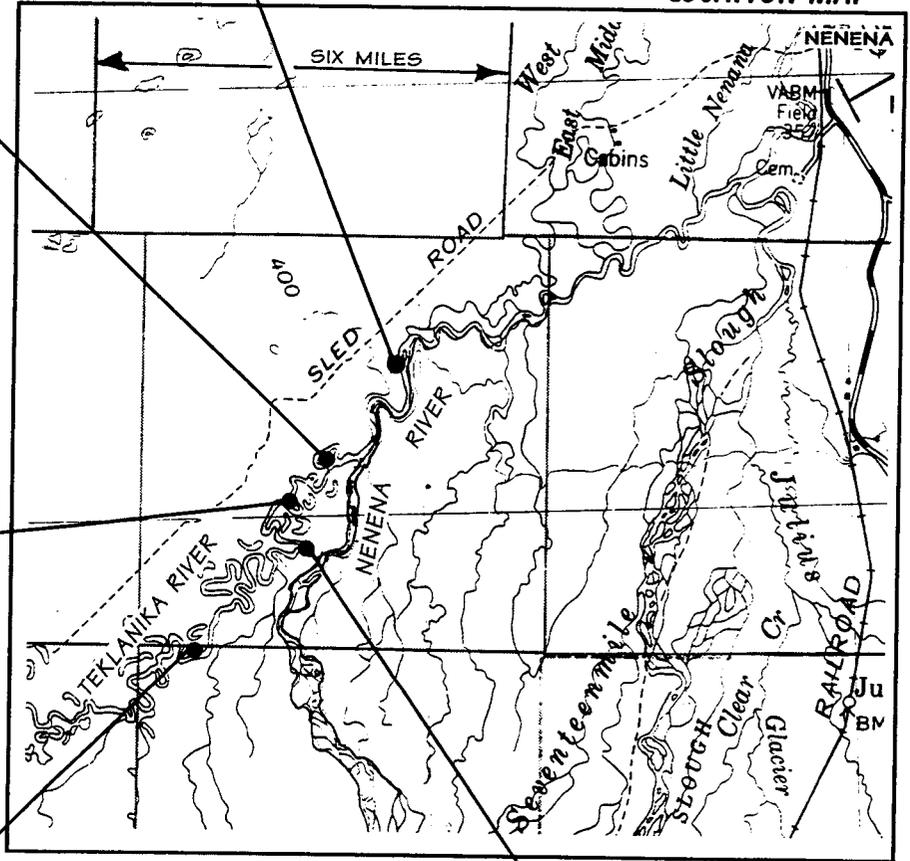
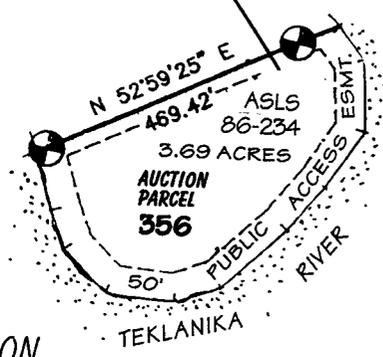
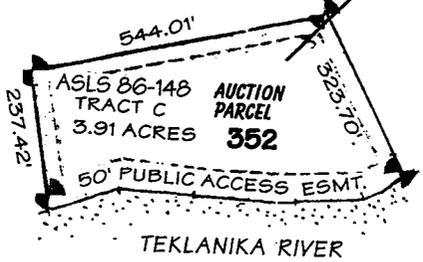
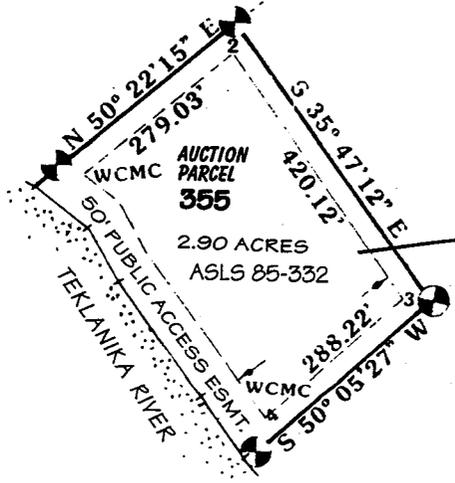
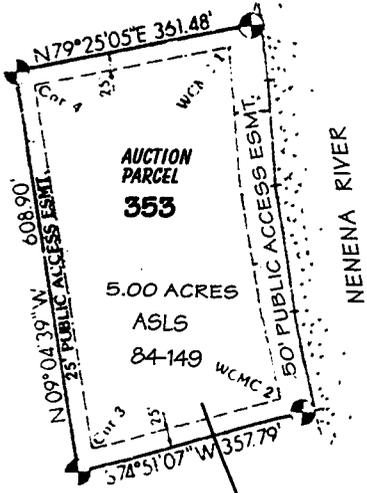
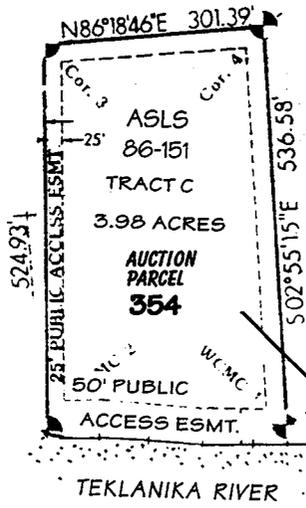
Please Note:

Parcel 356 — (ADL 412662) is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. The remaining parcels are on land that is patented to the state of Alaska. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

TEKLANIKA AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
352	412427	F005S009W06	TRACT C	ASLS 86-148	3.91	E,UU,TT	\$8,000	
353	412743	F005S009W10		ASLS 86-149	5	E,UU,TT	\$8,000	
354	412467	F005S009W21	TRACT C	ASLS 86-151	3.98	E,UU,TT	\$8,000	
355	412464	F005S009W21,28		ASLS 85-332	2.9	E,UU,TT	\$8,000	
356	412662	F005S009W28		ASLS 86-234	3.69	E,GG,UU,TT	\$8,000	

TEKLANIKA



NORTHERN REGION

MAP 51

TOTEK LAKE SUBDIVISION

Totek Lake Subdivision is located approximately 30 miles southeast of Nenana and 12 miles west of the Teklanika River. Access is feasible by plane, using floats in the summer and skis in the winter. The lake itself is shallow and is approximately one mile in length. The subdivision is located on the northern portion of the lake on fairly flat terrain that rises gradually to the north. A number of the lots afford an excellent view of the lake and the mountains to the south. Tree cover is primarily spruce, birch, and aspen of medium height and density.

Climatic conditions are typical for areas within the interior with summer temperatures ranging from 37°F to 70°F and winter temperatures from -24°F to 26°F. Average annual precipitation is 13 inches.

TOTEK LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
357	410994	F006S012W29	LOT 7, BLOCK 3	ASLS 81-57	4.933	E	\$7,300	
358	410995	F006S012W29	LOT 8, BLOCK 3	ASLS 81-57	4.769	E	\$7,300	
359	410996	F006S012W29	LOT 9, BLOCK 3	ASLS 81-57	4.926	E	\$7,300	
360	410997	F006S012W29	LOT 10, BLOCK 3	ASLS 81-57	4.76	E	\$7,300	
361	410992	F006S012W29,32	LOT 5, BLOCK 3	ASLS 81-57	4.921	E,R	\$7,300	
362	410993	F006S012W29,32	LOT 6, BLOCK 3	ASLS 81-57	4.925	E	\$7,300	
363	415577	F006S012W32	LOT 1, BLOCK 3	ASLS 81-57	4.932	E	\$7,300	
364	415574	F006S012W32	LOT 2, BLOCK 3	ASLS 81-57	4.933	E	\$7,300	
365	415575	F006S012W32	LOT 3, BLOCK 3	ASLS 81-57	4.894	E	\$7,300	
366	415576	F006S012W32	LOT 4, BLOCK 3	ASLS 81-57	4.939	E,R	\$7,300	

NORTHERN REGION

TUNGSTEN SUBDIVISION

Tungsten Subdivision is located about 7 miles northeast of Fairbanks. Primary access is by Juniper Drive from Chena Hot Springs Road.

Elevation ranges from 750 to 1,500 feet. Medium-sized birch and aspen can be found on most of the subdivision lots. Many of the lots at higher elevations provide good scenic views. Soils on slopes with a southern or eastern exposure are generally good.

Ground water in this area may contain high concentrations of arsenic. Water is available, but the quantity and quality are unknown.

TUNGSTEN AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
367	415565	F001N001E10	LOT 2, BLOCK 7	ASLS 80-99	14.034	E	\$42,300	
368	415566	F001N001E14,15	LOT 12, BLOCK 1	ASLS 80-99	10.373	E,J,R	\$29,100	
369	407181	F001N001E15	LOTS 8, 9, BLOCK 3	ASLS 80-99	9.182	W,J,R,E	\$36,800	

VAULT SUBDIVISION

Vault Subdivision is located approximately 18 miles north of Fairbanks off the Elliot Highway. The subdivision is within the Fairbanks North Star Borough, and is approximately a 25-minute commute to downtown Fairbanks. Terrain in the subdivision is hilly with slopes facing the south and southwest. Vegetation consists primarily of medium-sized birch and aspen trees. The elevation ranges from 950 feet to 1,200 feet. Public utilities are non-existent in the area at present, and the availability of water is unknown. Water quality is also unknown; however, there are suspected high concentrations of arsenic in the ground water supply. Soils are reported to be good for residential development. There may be intermittent permafrost found on those lots greater than five acres. The area also has a recreational easement running through it.

Please Note:

There is a 100-foot right-of-way connecting Treasure Street in Vault Subdivision and Olnes West Subdivision as contained in Right-of-Way Permit ADL No. 403433.

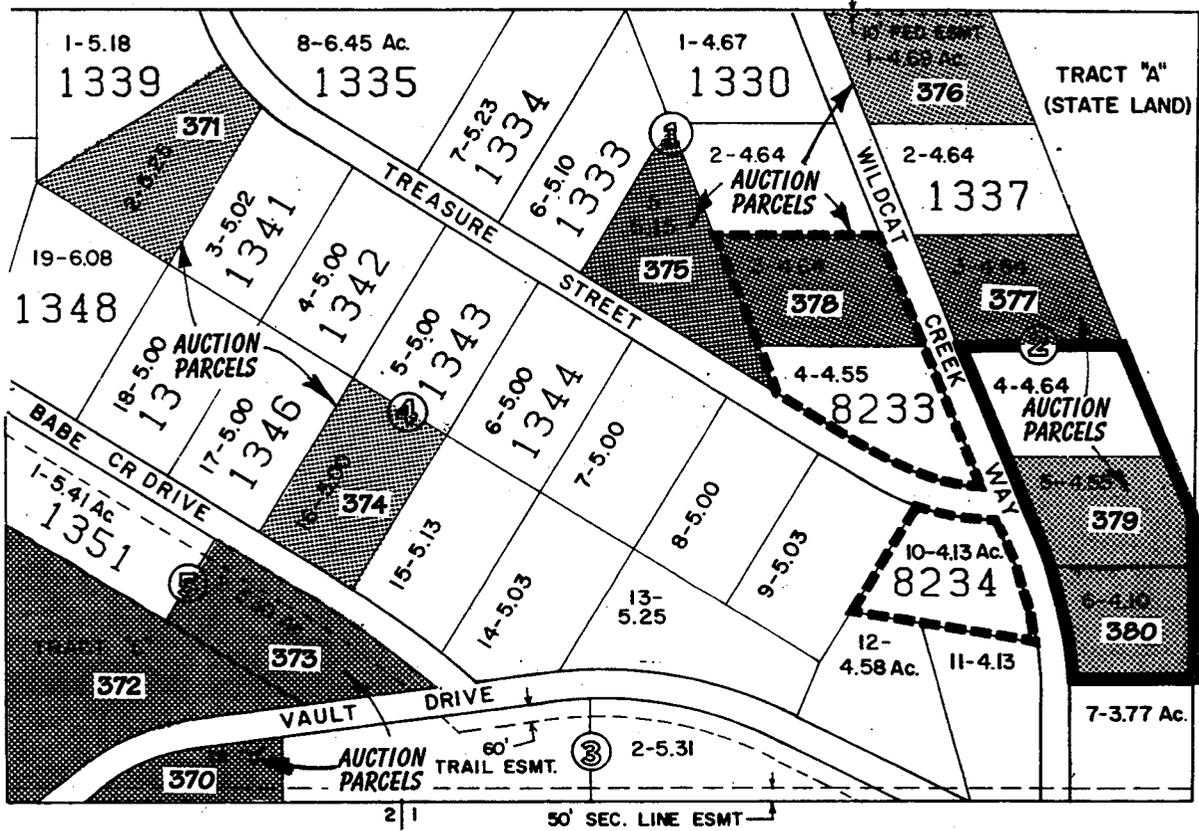
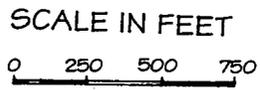
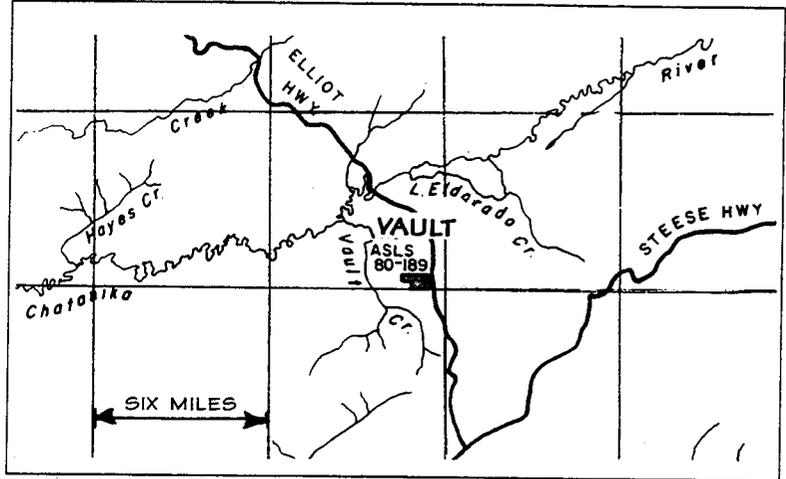
Material Site 64429 within Section 1, T2N, R1W, F.M. may be used to provide gravel for road construction within and access to the subdivision by applying for a free use permit from the State. This site will be retained in state ownership and classified as a Material Site.

VAULT AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
370		F003N001W35	TRACT D	ASLS 80-189	2.364	E,JJ	\$2,800	Mental Health Trust Land
371	407322	F003N001W35	LOT 2, BLOCK 4	ASLS 80-189	5.25	E	\$8,000	Mental Health Trust Land
372		F003N001W35	TRACT C	ASLS 80-189	9.697	E,JJ	\$12,700	Mental Health Trust Land
373		F003N001W35,36	LOT 2, BLOCK 5	ASLS 80-189	5.296	E	\$7,700	Mental Health Trust Land
374	407327	F003N001W35,36	LOT 16, BLOCK 4	ASLS 80-189	5.002	W,J,E	\$7,300	
375	407314	F003N001W36	LOT 5, BLOCK 1	ASLS 80-189	5.146	E	\$7,800	
376	407318	F003N001W36	LOT 1, BLOCK 2	ASLS 80-189	4.686	W,J,R,E	\$6,100	
377	407320	F003N001W36	LOT 3, BLOCK 2	ASLS 80-189	4.636	W,J,E	\$5,800	
378	407334	F003N001W36	LOT 3, BLOCK 1	ASLS 80-189	4.636	W,J,E	\$5,800	
379	407338	F003N001W36	LOT 5, BLOCK 2	ASLS 80-189	4.548	W,J,E	\$6,300	
380	407339	F003N001W36	LOT 6, BLOCK 2	ASLS 80-189	4.099	W,J,E	\$5,600	

VAULT

LOCATION MAP



NORTHERN REGION

MAP 54

WEST TWIN LAKE SUBDIVISION

The West Twin Lake Subdivision is located approximately 40 miles south of Manley Hot Springs and 120 miles west of Fairbanks. The only viable access to West Twin Lake is by aircraft, with floats in the summer and skis in the winter. The lake is approximately 1,300 feet long and 800 feet wide and has a good northern pike fishery. The subdivision is situated on both sides of a ridge that rises on a moderate slope to the east of the lakeshore. The lots are located on both sides of the ridge with the ridge top remaining an open space. The vegetation consists of mature hardwoods with patches of white spruce located on the shoreline.

Climatic conditions are typical for areas within the interior with summer temperatures ranging from 37°F to 70°F and winter temperatures from -24°F to 26°F. The temperature extremes are -62°F and 89°F with an average annual precipitation of 13 inches.

WEST TWIN LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
381	409070	F005S016W31	LOT 9, BLOCK 1	ASLS 81-219	3.84	X,K,TT	\$12,500	
382	409048	F005S016W31	LOT 12, BLOCK 1	ASLS 81-219	3.585	X,K,TT,R	\$12,500	
383	409068	F005S016W31	LOT 7, BLOCK 1	ASLS 81-219	3.276	X,K,TT,R	\$12,500	
384	409069	F005S016W31	LOT 8, BLOCK 1	ASLS 81-219	3.507	X,K,TT	\$12,500	

NORTHERN REGION

ALBERT CREEK HOMESTEAD AREA

The Albert Creek Homestead Area is located approximately 125 road miles northeast of Fairbanks. The Steese Highway provides seasonal access to the Central area while year-round airplane access is possible on the airstrip at Central or at the Arctic Circle Hot Springs Resort. The terrain consists of gently rolling hills, of which the uplands are forested with a mixture of spruce and deciduous trees; the lowlands are generally are generally boggy. Permafrost is likely to be encountered in much of this area.

Summer temperatures average 38°F to 72°F, winter range from -22°F to 24°F, and extremes of -60°F and 94°F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow.

Special Notes:

Private land borders much of the road system in this vicinity. Access easements have been provided between each of the Central Odd Lots (sold in the Spring 1983 lottery); however, access easements do not exist between the many homesteads around Central.

State and Federal mining claims are abundant outside the Albert Creek homestead area.

ADL 409468 reserves a 60-foot easement along the trails identified on the brochure map. These trails have been historically used during the winter to access traplines and woodcutting areas. As the trail nears the Steese Highway in the N 1/2 of Section 27, it goes near or through private land. Legal access does not exist over privately-owned lands.

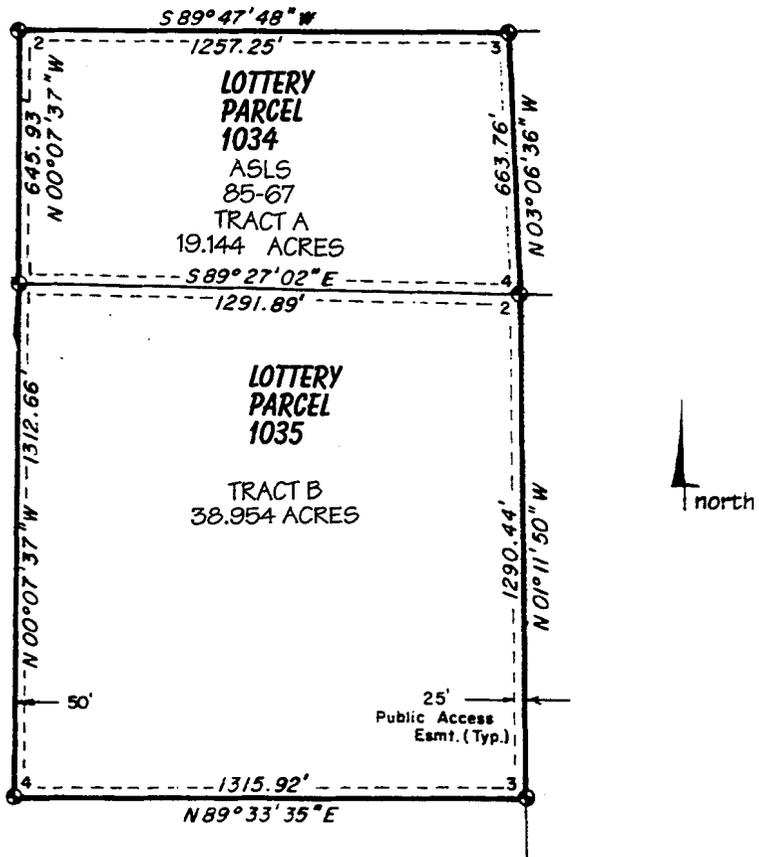
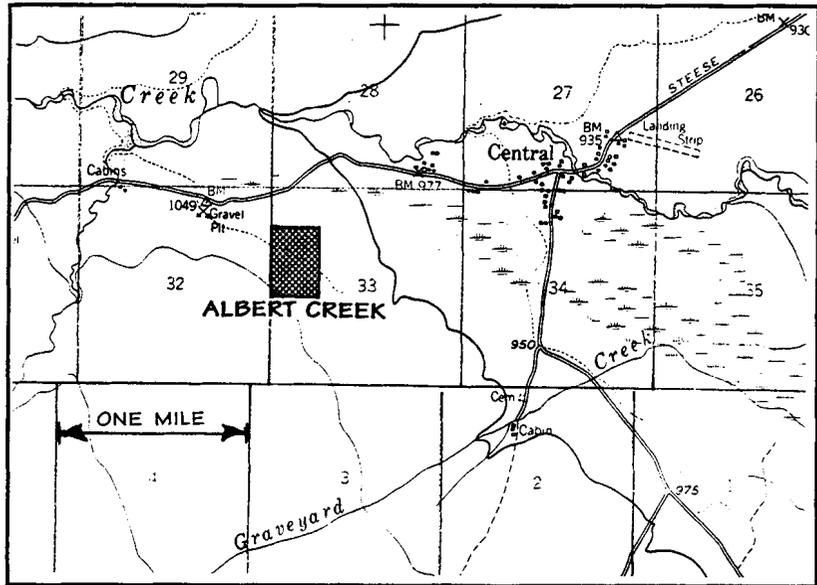
The homestead area is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

ALBERT CREEK HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1034	410835	F009N014E33	TRACT A	ASLS 85-67	19.144	GG,E	\$3,000	
1035	410740	F009N014E33	TRACT B	ASLS 85-67	38.954	GG,E	\$4,500	

ALBERT CREEK

LOCATION MAP



NORTHERN REGION

MAP 56

BEAR CREEK HOMESTEAD AREA

Bear Creek Homestead area is located approximately 80 miles south of Fairbanks. This area has gentle to moderate slopes with a few steep banks along the creeks traversing the area. Bear Creek is subject to seasonal flooding. Access to the area is by foot or all-terrain vehicle. A steep bluff exists between the project area and the Parks Highway. Lowland spruce and hardwoods are the predominant vegetation.

Please Note:

June Creek Subdivision is located between the Parks Highway and the Bear Creek Homestead area. Access through June Creek Subdivision is provided by platted easements.

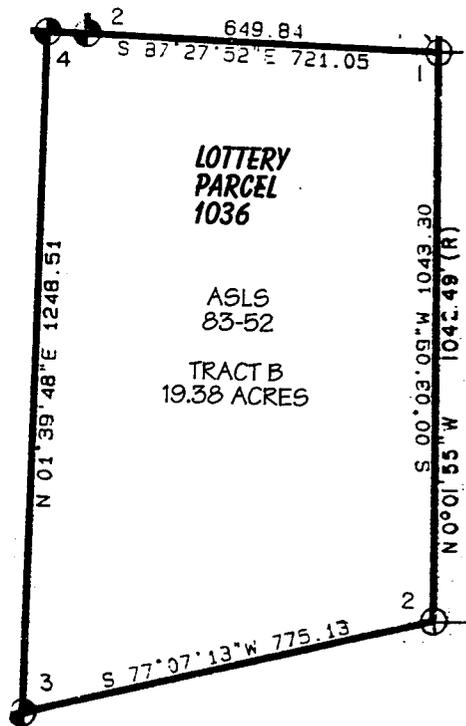
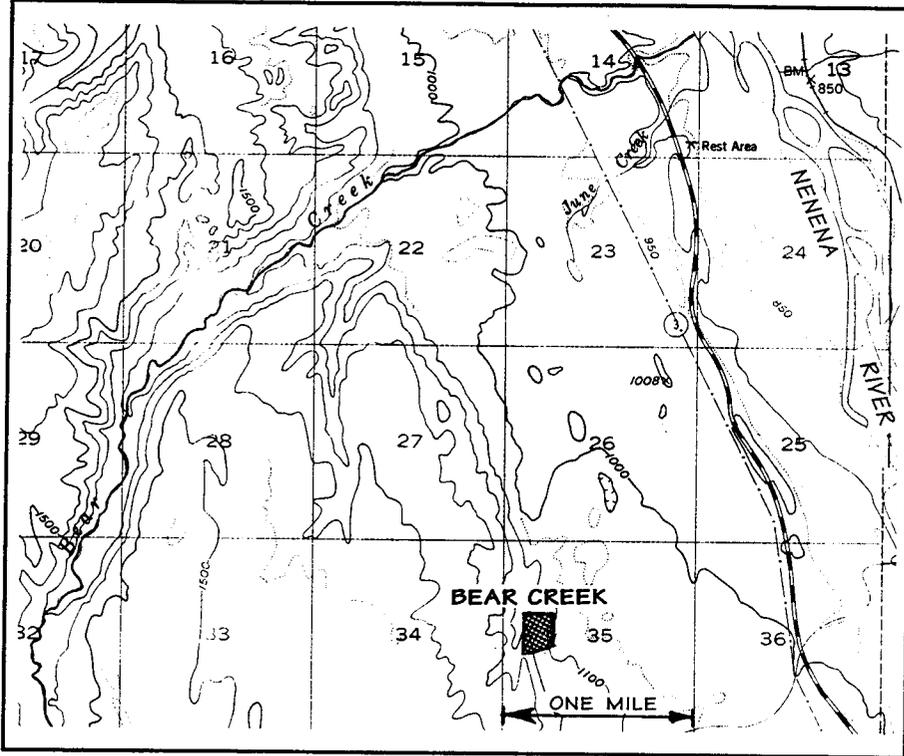
The homestead area is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

BEAR CREEK HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1036	408794	F009S009W35	TRACT B	ASLS 83-52	19.38	E,GG	\$3,000	

BEAR CREEK

LOCATION MAP



NORTHERN REGION

MAP 57

CENTRAL HOMESTEAD AREA

Central Homestead area is located approximately 130 miles northeast of Fairbanks. Access is provided by the Steese Highway. The land is flat to moderately sloping; some lowland and marshy areas are present. Birch, spruce, and hardwoods are the predominant vegetation. Access into the area is by foot, all-terrain vehicle or by some existing, unimproved access roads.

Summer temperatures average 38°F to 72°F, and winters range from -22°F to 24°F and extremes of -60°F to 94°F have been recorded. Annual precipitation averages 11 inches including 53 inches of snow. Ground water may be highly mineralized. There is potential for encountering hot water that could be used for home heating. (If it is extremely hot - above 248°F - it is a "geothermal resource" that the state makes available by leasing; however, the surface owner has a preference right to a lease.)

Please Note:

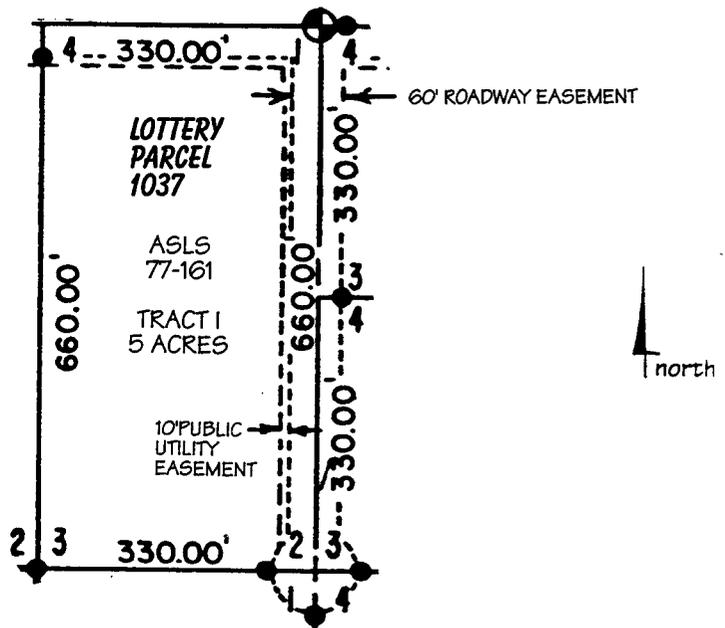
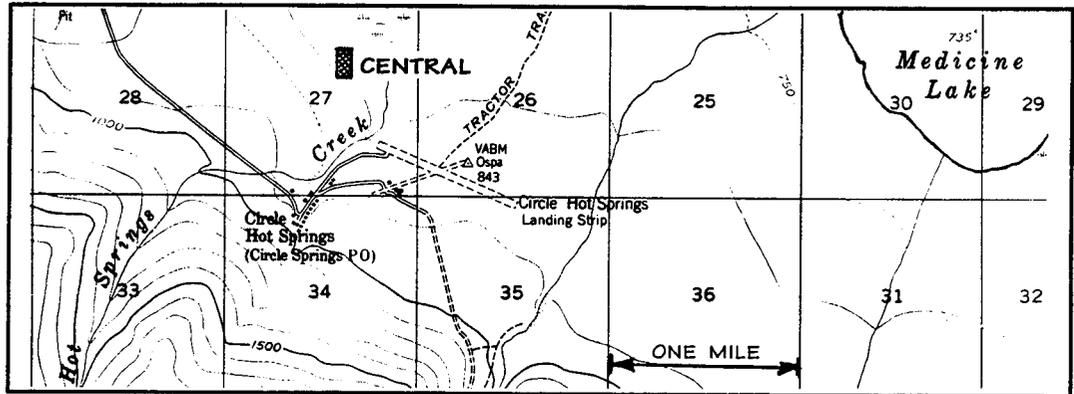
The homestead area is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

CENTRAL HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1037	401006	F008N015E27	TRACT I, BLOCK 1	ASLS 77-161	5	C,GG,E	\$2,000	

CENTRAL

LOCATION MAP



NORTHERN REGION

MAP 58

CIRCLE HOMESTEAD AREA

Circle Homestead area is located approximately 130 miles northeast of Fairbanks. Access is provided by the Steese Highway which is closed in the winter. The land is flat to moderately sloping; some lowland and marshy areas are present. Birch, spruce and hardwoods are the predominant vegetation. Access into the area is by foot, all-terrain vehicle or by some existing, unimproved access roads.

Summer temperatures average 38°F to 72°F, winters range from -22°F to 24°F and extremes of -60°F to 94° have been recorded. Annual precipitation averages 11 inches including 53 inches of snow. Ground water may be highly mineralized. There is potential for encountering hot water that could be used for home heating (If it is extremely hot - above 248°F - it is a "geothermal resource" that the state makes available by leasing; however, the surface owner has a preference right to a lease.)

Please Note:

The subdivision is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

CIRCLE HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1038	406533	F008N015E21	LOT 145	ASLS 78-163	3.54	C,GG,E	\$2,000	
1039	406252	F008N015E21	LOT 163	ASLS 78-163	4.267	GG,E,C	\$2,000	
1040	402122	F008N015E21	LOT 167	ASLS 78-163	3.444	E,GG,C	\$2,000	

CRAIG LAKE HOMESTEAD AREA

Craig Lake Subdivision is located approximately 35 miles southeast of Delta Junction and several miles north of the Johnson River. Access is via the Alaska Highway, which runs adjacent to the site. A portion of the old Alaska Highway alignment runs through the disposal area and provides year-round access.

The Craig Lake area is used for a variety of recreational pursuits. Craig and Lisa Lakes are both stocked by the Department of Fish and Game. Craig Lake is stocked with sheefish and Lisa Lake with silvers and rainbows. The Johnson and Tanana Rivers also provide some fishing opportunities. Numerous trails in the area provide for hiking, skiing, and other trail activities. Wildlife populations are sufficient to support local sport hunting.

Vegetation consists primarily of medium-sized birch, spruce, and aspen. There are pockets of black spruce. The majority of the area appears to be fairly well drained; however, there is a good possibility for discontinuous permafrost. The topography is characterized by small, moderate to steep hills. The large lot sizes should provide good area for building sites and gardening on each lot.

The climate in the area is characterized by extreme seasonal variations and low precipitation. The average high and low in January is 3°F and 12°F. In July, temperatures range from 69°F to 50°F. Average annual precipitation for nearby Delta Junction is 11.64 inches.

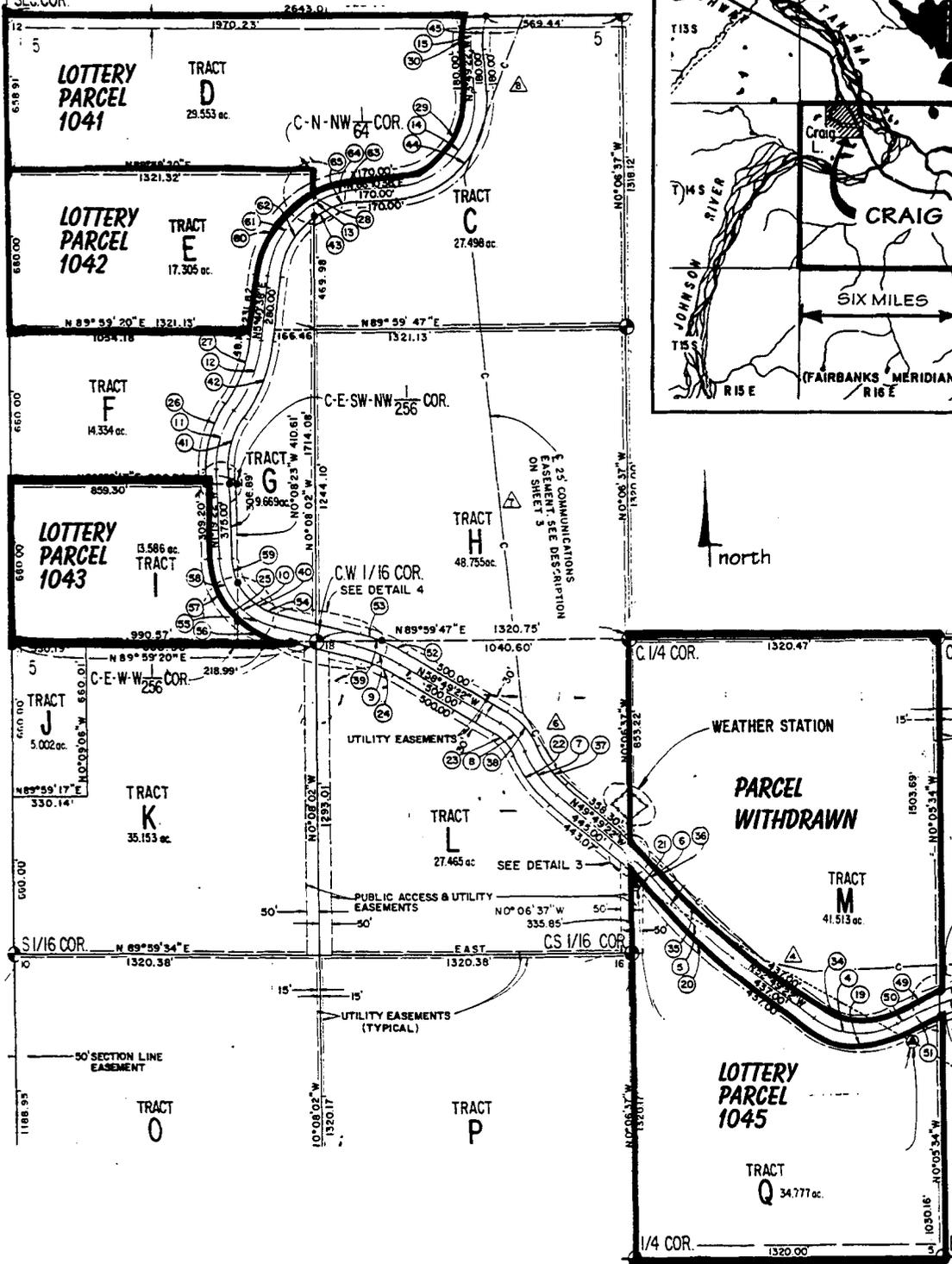
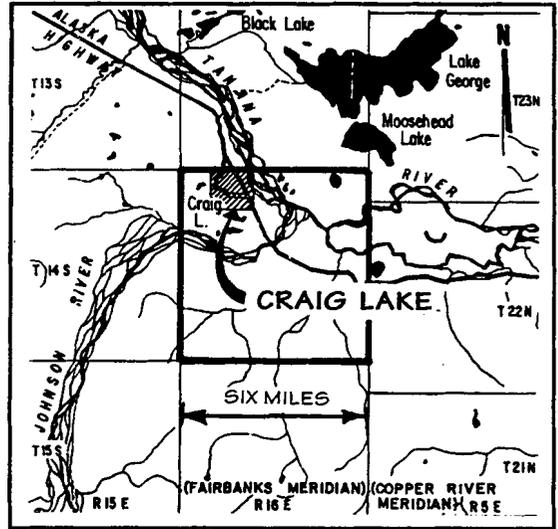
CRAIG LAKE HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1041	410955	F014S016E05	TRACT D	ASCS #CSP-332-FM	29.553	JJ,E,J	\$3,800	
1042	410956	F014S016E05	TRACT E	ASCS #CSP-332-FM	17.305	JJ,E,J	\$3,000	
1043	415540	F014S016E05	TRACT I	ASCS #CSP-332-FM	13.586	JJ,E,J	\$3,000	
1044	WITHDRAWN							
1045	410965	F014S016E05	TRACT Q	ASCS #CSP-332-FM	34.777	JJ,E,J	\$4,500	

CRAIG LAKE

ASCS
#CSP-332-FM

LOCATION MAP



NORTHERN REGION

MAP 60

CRAZY MOUNTAIN HOMESTEAD AREA

Crazy Mountain Homestead area is located approximately 130 miles north of Fairbanks and 3 miles east of Central. The community of Circle is located approximately 20 miles further east at the end of the Steese Highway.

The homestead area has a 5-mile frontage on the Steese Highway. The highway is open year-round. The terrain is flat with some moderately sloping areas. Permafrost and some marshy ground are present within the area. Birch, spruce and aspen are the predominant vegetation. Ground water may be highly mineralized.

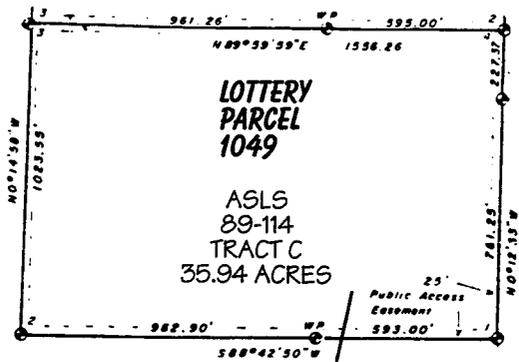
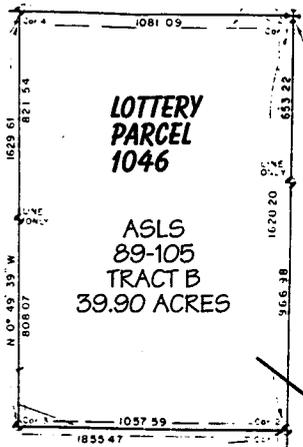
Please Note:

All creeks within the homestead area are designated public waterbodies.

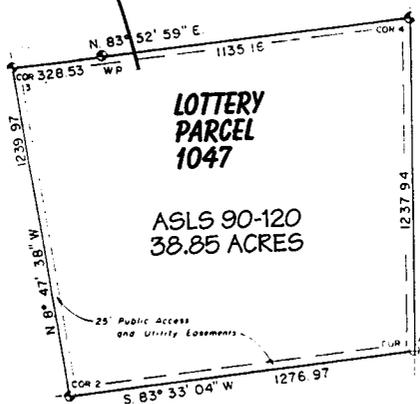
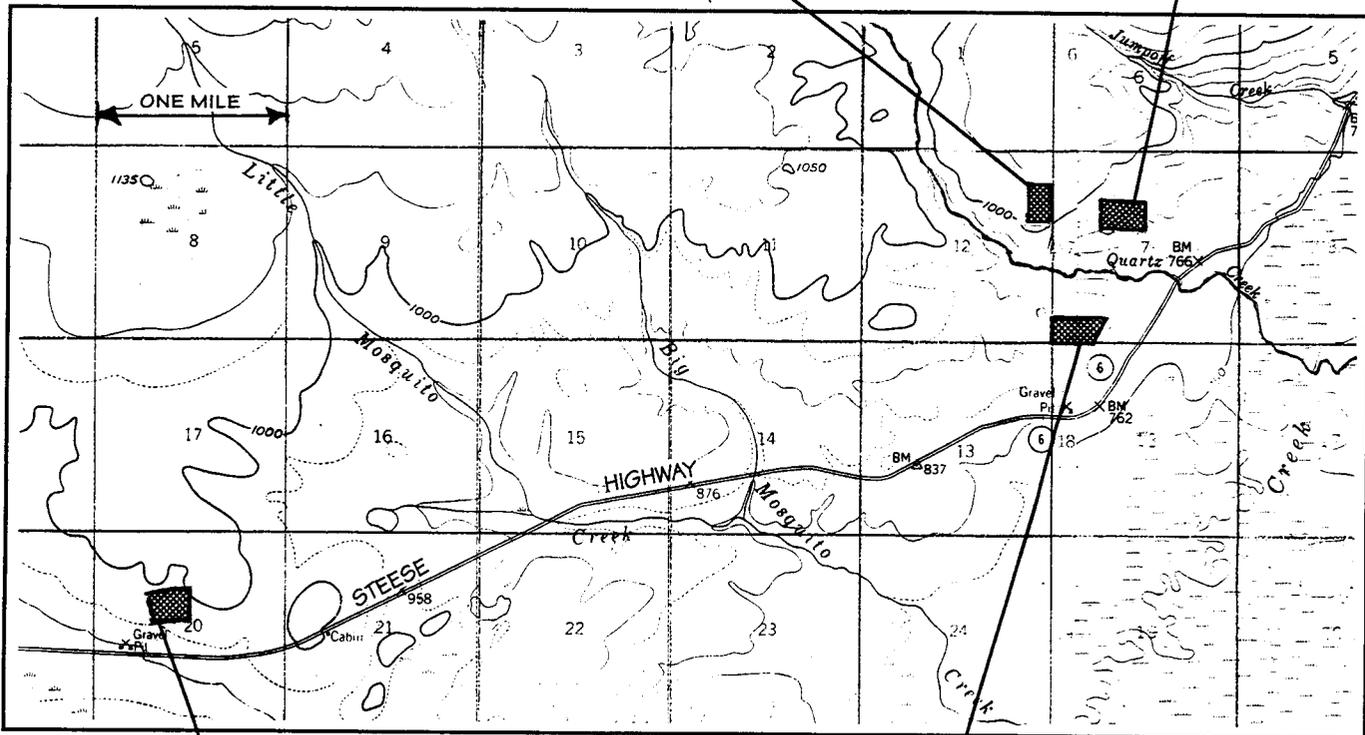
CRAZY MOUNTAIN HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1046	413817	F009N015E12	TRACT B	ASLS 89-105	39.9	E, TT, BB, UU, JJ	\$4,500	
1047	413829	F009N015E20		ASLS 90-120	38.85	E, TT, BB, UU, JJ	\$4,500	
1048	413823	F009N016E07	TRACT A	ASLS 90-092	21.23	E, UU	\$3,800	
1049	413908	F009N016E07	TRACT C	ASLS 89-114	35.94	E, TT, BB, UU	\$4,500	

CRAZY MOUNTAIN



LOCATION MAP



NORTHERN REGION

HEALY HOMESTEAD AREA

The Healy Homestead area is located approximately 80 miles south of Fairbanks along the Parks Highway and the Nenana River. The terrain is nearly level to gently sloping towards the Nenana River. This area has scattered patches of Class III or better soils, with some shallow and/or deep silts that are frozen. The vegetation is primarily black spruce and sphagnum moss. The drier sites along the Nenana River and in the vicinity of the Class III soils support the larger spruce trees. The vegetation is less dense and smaller on the wetter sites. Access into this area is by section lines and/or some other route that is approved by the Division of Land.

The temperatures in this area range from 35°F to 71°F in the summer and from -27°F to 38°F in the winter. The extremes are approximately -63°F and 96°F. The average annual precipitation is 13 inches, including 65 inches of snowfall.

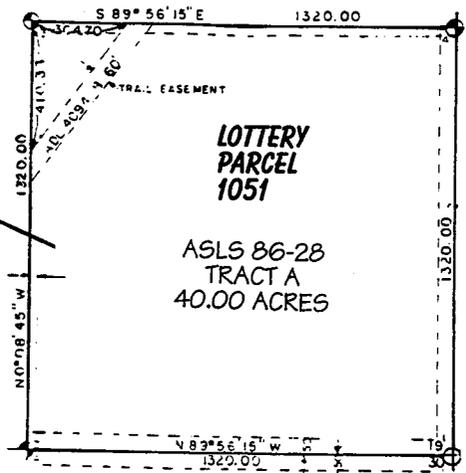
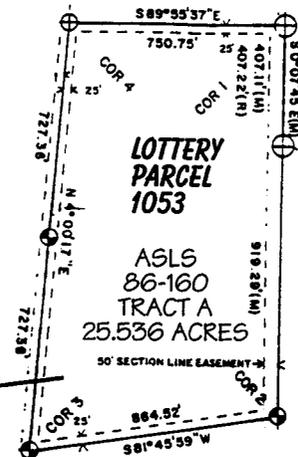
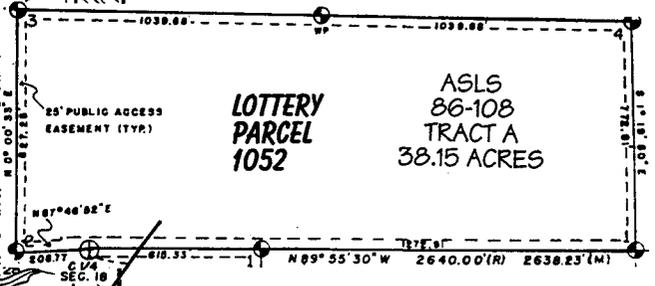
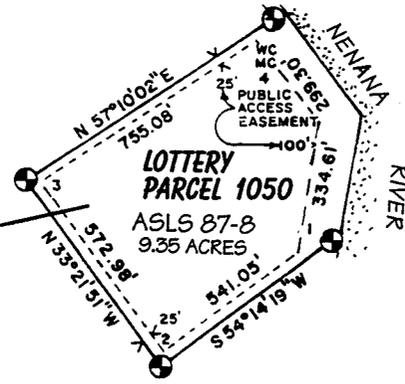
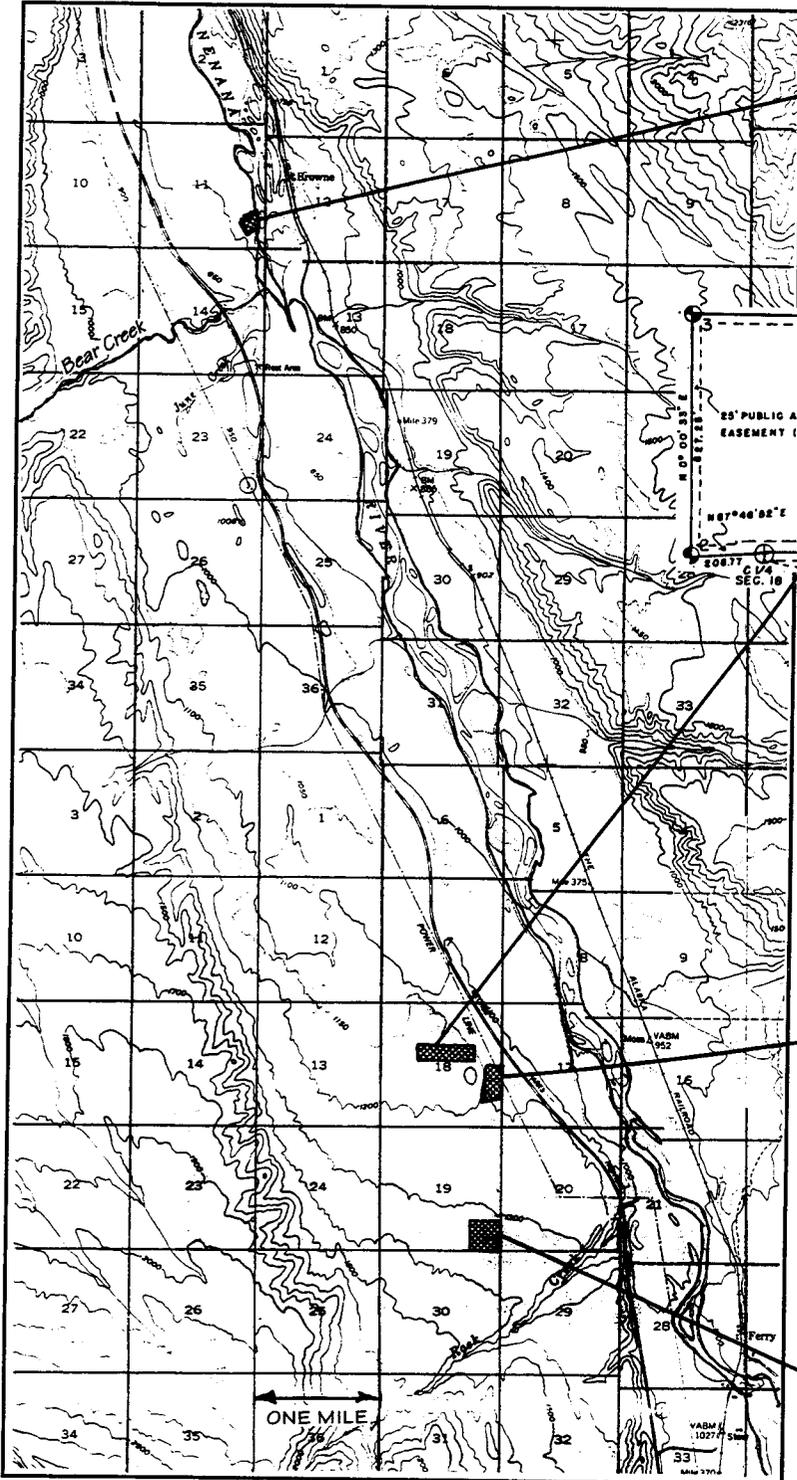
HEALY HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1050	413773	F009S009W11	TRACT A	ASLS 87-8	9.35	E,UU,BB	\$2,000	
1051	412339	F010S008W19	TRACT A	ASLS 86-28	40	E,UU,JJ	\$4,500	
1052	411843	F010S008W18	TRACT A	ASLS 86-108	38.15	E,UU	\$4,500	
1053	413727	F010S008W18	TRACT A	ASLS 86-160	25.536	E,UU,JJ	\$3,800	

NORTHERN REGION

HEALY

LOCATION MAP



NORTHERN REGION

MAP 62

SEVENMILE HOMESTEAD AREA

The Sevenmile Homestead area is located 7 miles south of the Tok Junction on the Glenn Highway. No roads exist in the homestead disposal, but the Glenn Highway provides immediate access to the homestead boundary. Limited services are available in Tok. The terrain consists of relatively level ground which supports a dense stand of aspen with scattered spruce. The depth to ground water is estimated at 125 feet. The annual precipitation is 11 inches, including 34 inches of snowfall.

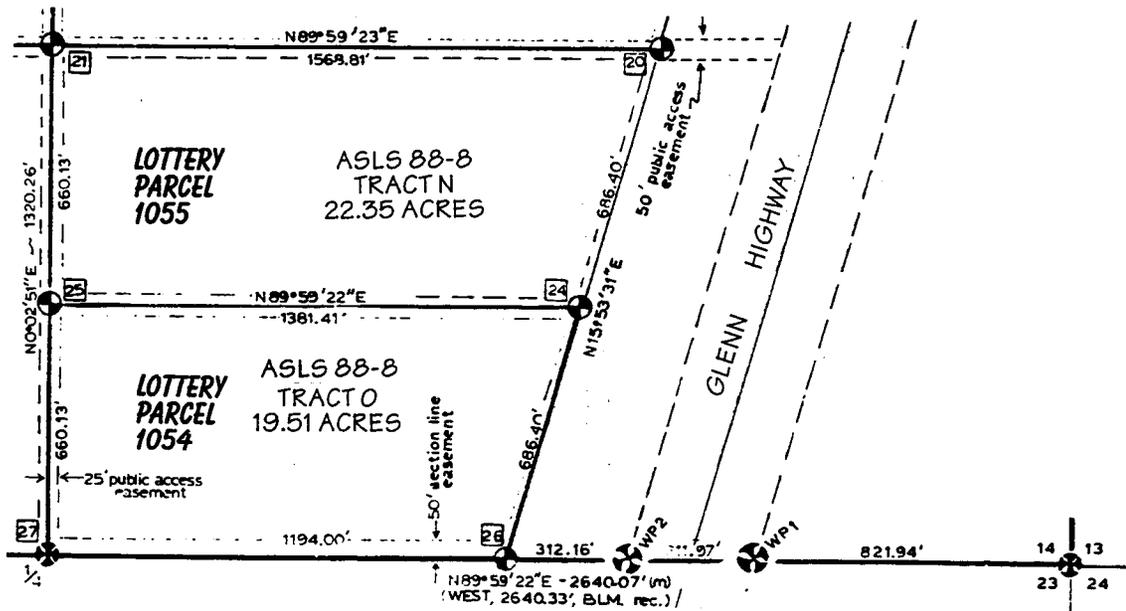
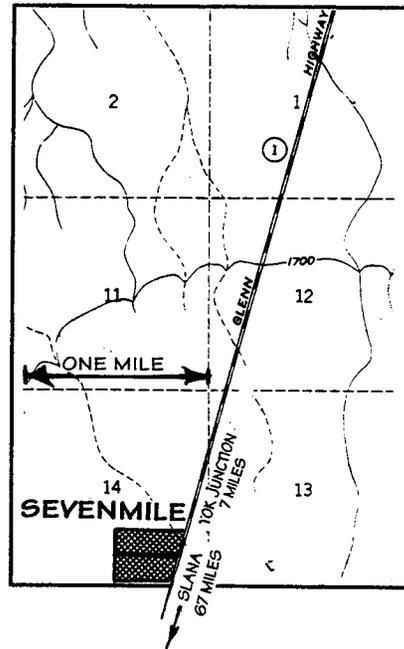
Temperatures range from 33°F to 72°F in the summer and from -32°F to 25°F in the winter. The recorded extremes are -71°F and 96°F.

SEVENMILE HOMESTEAD LOTTERY

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	SURVEY COST	COMMENT
1054	413210	C017N012E14	TRACT O	ASLS 88-8	19.51	E,UU,JJ	\$3,000	
1055	413233	C017N012E14	TRACT N	ASLS 88-8	22.35	E,UU	\$3,800	

SEVENMILE

LOCATION MAP



NORTHERN REGION

MAP 63