FALL 2002 AUCTION #425
ALASKA STATE LAND OFFERING

November 27, 2002
December 16, 2002
October 7, 2002 - January 31, 2003

Greensward
Goldstreak
Glennallen OTE
Fire Lake AK Subd
Dinglishna Hill
Dillingham "B" OTE
Copper Heights
Cohoe AK Subd
Cheri Lake AK Subd
Chase Remote Odd Lots
Chase II
Chenier AK Subd
Cobble AK Subd
Copper Heights
Dillingham “B” OTE
Dingliana Hill
Fire Lake AK Subd
Gate Creek Remote Odd Lots
Glemannen Area 1
Glemannen II
Glemannen OTE
Goldstrand
Greenwood
Heidi Lake Remote

NORTHERN REGION PARCELS:

SOUTHCENTRAL REGION PARCELS:

SOUTHEAST REGION PARCELS:

AUCTION SCHEDULE
Fall 2002 Auction #425

October 7, 2002 - November 22, 2002
Bids will be accepted within this period. All bids must be received by DNR at one of the offices listed on page 2, or submitted on-line no later than 5:00 p.m., Friday, November 22, 2002. Bids received after the designated date and time will not be considered.

November 26, 2002
Bids will be opened at 9:00 a.m., Tuesday, November 26, 2002, in the 12th Floor Conference Room, Atwood Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. Bidders do not need to be present at the bid opening. Apparent high bidders will be posted at http://www.dnr.state.ak.us/mlr/landsale/index.htm after the bid opening.

November 27, 2002
Unsuccessful bidders may pick up their deposits after the bid opening until 4:00 p.m., Wednesday, November 27, 2002 at the Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska. Deposits not picked up will be returned by mail after 4:00 p.m.

December 16, 2002
Award Notification letters will be mailed to successful bidders.

January 31, 2003
Over-the-Counter applications are due for the initial opening.

February 4, 2003
Initial opening for the Over-the-Counter (OTC) Sale begins at 9:00 a.m. All remaining parcels will become available following the completion of the initial OTC opening.

TABLE OF CONTENTS
Fall 2002 Auction #425 Index Map .....................................1
Fall 2002 Auction #425 Schedule ........................................1
General Information ..........................................................2
Conditions of Purchase .....................................................3
Veteran’s Preference Auction ..............................................5
Veterans’ Land Discount ....................................................7
Sealed-Bid Auction ..........................................................5
Over-the-Counter Offering ..................................................6
Purchase Information .......................................................7
Veterans’ Land Discount ....................................................7
Inquiries to Applicant .......................................................8
There’s More! (Other DNR Land Sale Programs) ......................8
Southeast Region Maps .....................................................15
Southcentral Region Maps ................................................15
Northern Region Maps .....................................................80
Auction Bid Forms ........................................................115, 117

PLEASE NOTE: This brochure is free of charge, however, to have a copy mailed to you, please fill out and return the request form through one of the DNR Public Information Offices.
**GENERAL INFORMATION**

**Introduction**

This brochure describes the lands being offered by the Department of Natural Resources (DNR) in the Fall 2002 Alaska State Land Offering Auction #425 and explains how to place a bid for a parcel. The Fall 2002 Alaska State Land Offering is a public sealed-bid auction sale of approximately 1,900 parcels of land.

The narrative portion of this brochure is arranged to first present general information about this land offering, followed by conditions for purchase, and the specific requirements and procedures for participating in the Sealed-Bid Auction and the Over-the-Counter Sale. The brochure lists and describes the auction parcels in each of the three DNR regions (Southeast, Southcentral, and Northern). Application forms are provided at the end of this brochure.

**DNR Public Contact Offices**

Each DNR Public Information Office also has display maps, appraisal reports, land use plans, and other information pertinent to the lands offered in this brochure.

**SOUTHEAST REGION**

DNR Public Information Center 550 West 7th Avenue, Suite 1260 Anchorage, AK 99501-3557 Tel: (907) 269-8400, fax: (907) 269-8401, TDD: (907) 269-8411 Recorded land sales information (907) 269-8400 Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

**NORTHERN REGION**

DNR Public Information Center 3700 Airport Way Fairbanks, AK 99709-4699 Tel: (907) 451-2705, fax: (907) 451-2706, TDD: (907) 451-2770 Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

**SOUTHEAST REGION**

Division of Mining, Land & Water Information Office 400 Willoughby Avenue, 4th Floor Juneau, AK 99801 Tel: (907) 465-3400, fax: (907) 566-2954, TDD: (907) 465-3888 Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

**Locating Topographic Maps**

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99777-7320, (907) 474-6960, fax (907) 474-2645; or other commercial sources.

**Bidder Qualifications**

As an applicant, it is your responsibility to prove that you are eligible to participate in the program. Rule changes adopted in February, 2001, have added bidder/applicant qualifications. These changes are found at 11 AAC 67.010 and 11 AAC 67.008. Please read this section on bidder qualification thoroughly before you submit a bid.

Corporations, businesses, and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-Bid Auction but are eligible to participate in the Over-the-Counter Sale.

In order to bid, you must be a resident of the State of Alaska and must certify your participation eligibility by signing a certification statement that you:

1. Have been a resident of Alaska for the past 12 months as of the date of sale;
2. Are 18 years of age or older at the date of sale;
3. Have not held a purchase contract or lease issued by the department within the past three years;
4. Are not currently in default for nonpayment of a purchase contract or lease issued by the department; and
5. Have not been notified that you are currently in default for nonpayment of municipal taxes or assessments on property currently under either a lease or purchase contract.

**Multiple Bidders on One Form**

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. Successful bidder’s names will carry forward to the contract or patent if the purchase price is paid in full.

**Residency Requirement**

To be eligible to bid in the Sealed-Bid Auction, you must be an Alaska resident for at least one year immediately preceding the date of the auction (AS 38.05.055).

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

If you are in the armed forces or were in the armed forces during the one-year residency period, you must either have been an Alaska 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 Certification) 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 Alaska resident.

**Proof of Residency**

Successful bidders will be required to verify their Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including:

1. Voter registration and voting records;
2. Hunting, fishing, driver’s, or other licenses;
3. School records;
4. Rent receipts, proof of home ownership, or a home purchase contract;
5. Motor vehicle registration;
6. Tax records;
7. Employment, unemployment, or military records;
8. Court or other government agency records;
9. Birth or other vital statistics records;
10. Affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or
11. Other proof of residency acceptable to the Director.

**False Information**

If you provide false information on forms or other required documents you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose any and all, right, title, and interest in the land if a purchase contract has been issued.

**Site Inspection**

**CHECK IT OUT!** DNR strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken “as is” with no guarantees, expressed or implied, as to its suitability for any intended use. Failure to inspect prior to submitting a bid constitutes acceptance of the parcel “AS-IS” “WHERE-IS”.

The land disposal described in this brochure is only one of the land uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, can, and do occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of state land.

Copies of surveyed survey plats will be available at DNR Public Information Offices for $2.00 per sheet or at the appropriate District Recorder’s Office for $3.00 per sheet. State status plats and survey plats are also available on the DNR Land Records web site at http://www.dnr.state.ak.us/landrecords.

**Use of Adjacent State Land**

Uses of state land, other than those uses “generally allowed”, as stated on the DNR Fact Sheet “Generally Allowed Uses on State Land” (available at our Public Information Offices or at http://www.dnr.state.ak.us/mlw/factsht/index.htm), may require a land use authorization from the Department of Natural Resources.

**Right to Adjourn/Postpone/Cancel**

DNR reserves the right to postpone or cancel a land offering, in whole or in part, at any time prior to or during the offering, even after the apparent high bidder has been notified and including all over-the-counter sales, if necessary to protect the interests of the State of Alaska. Parcels may be withdrawn at any time prior to or during the offering period, including after bids have been opened, prior to DNR signing a final conveyance document. In the event DNR cancels a land offering, bid deposits will be returned.

[Image 465x1197 to 847x1420]
Brochure Amendments
This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets. You may obtain a copy of new or existing supplemental information sheets from the DNR Public Information Offices or from the DNR web site at http://www.dnr.state.ak.us/mlw/landsale/index.htm. It is your responsibility to check with DNR for any changes or corrections prior to submitting a bid.

No Warranty of Title
Parcels are sold “AS-IS” “WHERE-IS” with all faults, and in the condition as of the date of the bid opening with no guarantees, expressed or implied, as to suitability or fitness for any intended use. You have the responsibility to inspect the parcels and be thoroughly acquainted with the parcel condition.

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 sealed bid during the last 15 days of the bidding period and may not acquire land within the first 30 days that it is offered over-the-counter (11 AAC 67.005(c)).

Submitting Sealed Bids
NEW THIS YEAR bids may be submitted on our secure web site using your Visa or MasterCard. The three DNR Public Information Offices listed and the Department of Natural Resources Financial Services Section are the only offices that will accept completed bid packets to participate in the Fall 2002 Alaska State Land Offering. Faxed submittals will not be accepted. If you are mailing your bid, send it directly to the following address:

Alaska State Land Auction #425
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561
Tel: (907) 269-8500
Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

Tentatively Approved Lands
The state has not received final patent from the federal government for some of the land in this sale. Such lands are designated as “tentatively approved” (T.A.) lands. Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be cancelled, 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 termination of the contract. (11 AAC 67.015)

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be PRACTICAL PROBLEMS including (1) title insurance companies may not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands. In the Fall 2002 Alaska State Land Offering, the following disposal areas are all, or in part, on tentatively approved land: Bench Lake, Appel Mountain Homestead, Indian River, Snake Lake, Dillingham “B” OTE, Albert Creek Remote, Central Homesteads, Central Odd Lot, Circle, Delta A4, Kentucky Creek Odd Lot, Riverview, Southbank Homestead, Deadman Lake, Healy Homestead, and June Creek.

Access
The location of legal access to a parcel may be obtained from the DNR Public Information Office nearest the subdivision. It is your responsibility to properly locate yourself on legal rights-of-way or section-line easements when crossing both public and private lands.

Subdivisions:
The state has no legal obligation to build roads (physical access) to and/or through a subdivision. Some parcels being offered are not road accessible, however, road access may exist along a surveyed section line (unless the section-line easement has been vacated), or platted right-of-way. Physical access may be via roads, trails, and/or water bodies. Rights-of-way shown on subdivision plats designate areas reserved for road construction and access, but do not necessarily indicate the existence of a constructed road. In most cases, the more remote subdivisions will not have the platted access roads constructed. If the parcel is within borough boundaries there may be tax maps available at the borough, showing existing roads. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on legal right-of-way or section-line easements. You are strongly urged to apply for a Right-of-Way Permit or obtain an Access Easement to document existing or newly established routes used to access your parcel. Improvements to existing rights-of-way may require a special permit depending on the activity and the type of right-of-way. Please contact your local DNR Land office or Borough offices for additional information.

Please note: Alaska Railroad Corporation’s 200-foot right-of-way, bridges, and tunnels may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Remote Parcels
Access across unreserved state land without a permit may be by foot, snow machine, or similar means provided road construction is not undertaken. For state land, limited trail construction may be allowed without a permit under certain conditions. Check with your local DNR Public Information Office for further information regarding “Generally Allowed Uses on State Land”. The use of off-road vehicles (ORVs) is allowed on or off an established right-of-way provided use of the right-of-way does not kill or break through the plant cover and expose the soil to erosion. Off-road vehicle users are required to use existing trails where possible. Where no trails exist, ORV users are required to use the legal access to minimize the number of trails
across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR Public Information Office.

Crossing anadromous fish streams requires a permit from Alaska Department of Fish and Game. Contact the local Fish and Game office for further information.

Revised Statute 2477 is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some right-of-ways could potentially be improved for access to valuable state resources, communities, and land. Other types of sewage systems there have been used in the past. Some may not be used at all or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, check the public land records.

More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and on-line at http://www.dnr.state.ak.us/mlw/trails/2477.htm.

Existing Easements and Reservations

All parcels offered in this disposal are subject to platted easements and reservations including rights-of-way, setbacks, roads, and trails. These easements and reservations may be shown graphically on the plat or may be listed in the Notes section of the plat. Additional reservations, generally established after the survey or subdivision plat was created, are also listed in the reservations section for each subdivision narrative in this brochure. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual lot.

All state-owned lands bordering section lines have a reserved public access easement 50 feet in width along each side of the section line unless the easement has been vacated or officially closed. (In many subdivision subdivisions, if a section line passes through the subdivision but is not shown as a road, this means the section-line easement has been vacated.) If the section line is un-surveyed, a survey will be required before access construction is allowed on the easement. If the section-line easement has been vacated, no public access is allowed.

- All public access easements, including along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.
- You may not construct buildings within or in any way obstruct a utility easement.

Subdivisions and land surveys may be viewed on-line at http://www.dnr.state.ak.us/landrecords, or by visiting the nearest DNR Public Information Office (Juneau, Anchorage, Fairbanks).

Driveways and Approach Roads

Driveways and/or approach roads from established DOT maintained roads, may have to be constructed in order to provide access to individual parcels; and a permit may be required. Prior to any driveway or approach road construction utilizing a state right-of-way, the Right-Of-Way Section of the appropriate regional office of the State of Alaska Department of Transportation and Public Facilities must be consulted.

Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.00) prohibits the appropriate destruction of any prehistoric, prehistoric (paleontological), or archaeological site without a permit from the Department of Natural Resources Commissioner. Should any sites be discovered during field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Recreation (907-269-8721) and the appropriate Coastal District Office shall be notified immediately.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that 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. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.11).

Timber and Other Building Materials on Site

Before receiving title to state land purchasers are strictly prohibited from selling or removing from the parcel, any surface resource such as stone, gravel, sand, peat, surfacial, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

The Department of Natural Resources, Division of Forestry issues personal use permits for the purchase of fuel wood you wish to obtain from state land. If there are contacts are also pursued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

Wetlands

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

Homeowners Associations

If a subdivision has an active, incorporated homeowners association, use of parcels automatically become members. To find out if a subdivision has an active, incorporated Homeowners Association, contact the appropriate regional office of the U.S. Army Corps of Engineers. Dredging wetlands or adding fill without a valid permit may result in civil fines or criminal charges. For further information on wetlands delineation, contact the U.S. Army Corps of Engineers.

Improvements

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (1) AAC 67.020. No improvements (other than access improvements) may be placed or constructed within any easements (including section-line easements) or rights-of-way of record. There may be additional requirements, building setbacks, etc. It is your responsibility to obtain all necessary approvals from federal, state, or local agencies prior to placing or constructing any improvements.

Previously Authorized Improvements/Hazards

Many of the parcels in this offering were previously offered under a Homeowners, Homestead, Homeowners Parcel Lease, or Open-to-Entry Lease, and some development may have already occurred. Some parcels may have abandoned improvements on the land. The minimum bid price of the parcel includes the value of any improvements. DNR has not necessarily inspected these parcels to determine if garbage or hazardous waste is present. You are responsible for removal of disposal of any hazardous garbage or wastes. You should inspect parcels prior to bidding/purchasing.

AS 38.03.090 Sale Requirements

Occasionally parcels are offered under special terms because they contain improvements which a previous owner appraised at more than $10,000.00. In this situation, DNR is obligated to reimburse the previous owner for the value of the improvements, less all expenses incurred preparing the sale. If you enter into a contract of sale, you will be required to pay the state, in full, the stated cost for these improvements before a purchase contract for the land can be issued. Payment must be in the form of a cashier’s check, certified check, or money order made out to the Department of Natural Resources. Subdivision narratives will contain specific information if this provision applies.

Taxes

Property offered in this disposal is subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased for use in conjunction with the state is a violation of the purchase contract and may result in contract termination.

Restrictions on Subdividing

You may not subdivide or replat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local plating requirements.

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 systems shall be obtained from ADEC.

Many of the subdivisions included in this land offering have some restrictions on the uses 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.


**Veteran’s Preference Auction (13 Parcels)**

Thirteen parcels will be offered with Veteran’s Preference during this sealed bid sale. One (1) parcel located within the Tenakee Springs Sub-division 45 miles southwest of Juneau; Four (4) parcels within the Mountain Point Subdivision approximating 5 miles southeast of Ketchikan; One (1) parcel within the Mud Bight Subdivision 6 miles northwest of Ketchikan; and Seven (7) parcels within the Harding Lake Alaska Subdi- vision 43 miles south of Fairbanks. A veteran’s preference auction is a restricted sale at which only qualified veterans have first option to pur- chase the parcels being offered. Parcels that are offered under this prefe- rence must be five acres or less, classified as settlement land and zoned for residential use only. For a purchase to be made jointly with another, both purchasers must be eligible veterans. The bids for the veteran’s preference auction will be opened first beginning at 9:00 a.m., Tuesday, November 26, 2002, in the 12th Floor Conference Room, Alaska Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. Any of the 13 parcels not sold during the veteran’s preference portion of the auction will then be auctioned along with the remaining parcels to qualified bidders during the second portion of the sealed-bid auction.

Parcels purchased at the veteran’s preference auction are subject to the following restrictions as stipulated by 11 AAC 67.050:

1. The Veteran may not sell or otherwise transfer ownership of the land for five years except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the director.

2. The Veteran shall submit proof within two years that residential development has begun. Proof shall show that access has been devel- oped, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent founda- tion, and construction of waste disposal and sanitary facilities under a building permit issued by the appropriate municipality.

   The two-year de- velopment requirement will begin on the effective date of the contract for sale or the date of payoff if a contract has not been issued.

   The director may not convey the parcel to the title until the above require- ments have been met. *This includes cash purchase transactions.*

   

**Fish and Game Requirements**

A permit is required from the Alaska Depart- ment of Fish and Game (ADF&G) before any obstruction, including water intake device, is constructed or installed on an anadromous fish stream. ADF&G regulations allow taking game in defense of life or property and other practical means to protect life and property that have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by 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. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recom- mends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

**Veteran’s Preference Bidder Qualifications**

In addition to the “General Bidder Qualifications,” stated at the beginning of this brochure, a person applying for a veteran’s preference must also sub- mit a copy of their Form DD 214, Report of Separation from Active duty, or the equivalent as proof with their bid that:

1. The bidder is a veteran with an honorable discharge, and
2. The bidder served on active duty in the U.S armed forces or the Alaska Territorial Guard for at least 90 days.

Any bid submitted for the veteran’s preference portion of the auction with- out this proof will not be considered for a veteran’s preference but will be considered in the second phase of the auction. If two or more individ- uals jointly submit a bid, all bidders must be eligible veterans and provide the required proof. A veteran’s preference can be used only once in an applicant’s lifetime and cannot be used in conjunction with a Veterans’ Land Discount on the same parcel.

**Clearly Mark Your Bid**

If your veteran’s preference bid is not clearly marked as such on the out- side of your sealed-bid envelope, DNR will consider the bid a non-veteran bid for the purposes of conducting this veteran’s preference sale.

**SEALED-BID AUCTION**

The parcels being offered in the Fall 2002 Alaska State Land public sealed- bid auction, are located in approximately 150 subdivisions throughout the state. These parcels are listed and described in the map section of this brochure.

All bids must be received by one of the designated DNR Public Informa- tion Offices or submitted online, no later than 5:00 p.m., Friday, November 22, 2002 as described in the map section of this brochure. Successful high bidders may also participate in the Over-the-Counter offering. Successful high bidders may also participate in the Over-the-Counter Sale.

**Auction Procedures**

1. Bids will be kept confidential and stored in a safe until the auction.

2. The auction will begin at 9:00 a.m., Tuesday, November 26, 2002, in the 12th Floor Conference Room, Alaska Building, 550 West 7th Avenue, Suite 1270, Anchorage, Alaska. Attendance at the auction is not required and will not effect the outcome.

3. The auction will be conducted in two parts. Veteran’s Preference bids will be opened first. Any parcels not sold during the Veteran’s Prefer- ence portion of the auction will carry over to the second portion of the auction when all remaining bids will be opened.

4. In an attempt to accommodate the most number of interested parties, auction bids will be opened in an order determined by the number of bids received. The parcel having the most bids will be opened first. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest parcel number will be opened first.

**Clear Qualifications**

1. The Veteran shall submit proof within two years that residential development has begun. Proof shall show that access has been devel- oped, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent founda- tion, and construction of waste disposal and sanitary facilities under a building permit issued by the appropriate municipality.

   The two-year de- velopment requirement will begin on the effective date of the contract for sale or the date of payoff if a contract has not been issued.

   The director may not convey the parcel to the title until the above require- ments have been met. *This includes cash purchase transactions.*

**Water Rights and Usage**

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at DNR Public Information Offices and on the DNR web page at http://www.dnr.state.ak.us/mlw/water/mgmt/wfact.htm.

**Future Offerings**

The state reserves the right to offer additional lots adjacent to or near previously sold lots, thereby potentially increasing the population density in that area.
5. The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid listed for each parcel in this brochure.

6. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the seated bid auction. Additional parcels may be purchased through the Over-the-Counter Offering page.

7. If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date received stamp on the sealed-bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.

8. Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on the DNR web page at http://www.dnr.state.ak.us/mlw/landsale/index.htm.

OVER-THE-COUNTER OFFERING

Parcels not sold during the Fall 2002 Alaska State Land Auction #425 seated bid opening will be offered Over-the-Counter (OTC). Typically, the OTC purchase price is the appraised value which was the minimum acceptable bid at the seated bid land auction. OTC applications may be made on-line, by mail, or in person, and may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to himself. The OTC sale will begin at 9:00 a.m. February 4, 2003.

Applications received after the above designated date and time will not be accepted.

Completed application packages for the initial opening may be dropped off at all DNR Public Information Offices up to 5:00 p.m. Friday, January 31, 2003 or mailed to: State of Alaska Financial Services Section 550 West 7th Avenue, Suite 1410 Anchorage, AK 99501-3561 The outside of the envelope should clearly state for which offering the application applies (1999, 2000, Summer 2001, Fall 2001, Fall 2002, etc.).

During the initial opening, a lottery to determine the winning applicant will be held for any parcel where multiple applications have been received. The applicant's five percent down payment and application fee will be returned to any applicant who is not successfully awarded a parcel. If an applicant is selected and then subsequently decides not to complete the sale, both the five percent (5%) deposit and the application fee are forfeited to DNR.

Applicants do not need to be present for the initial OTC opening. Following the initial opening, a list of successful applicants will be available at the DNR Public Information Offices or on-line at http://www.dnr.state.ak.us/mlw/landsale/index.htm, and all remaining parcels become available.

OCT Application Requirements

All OTC purchase applications, whether submitted on-line, in person or by mail, must include:

1. A completed Over-the-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.

2. A non-refundable $100.00 document handling fee for each parcel.

3. A down payment of five percent (5%) of the minimum bid amount for each parcel the applicant wishes to purchase, in the form of a cashier's check, personal check, money order, or Visa/MasterCard information and authorization.

4. A completed Declaration of Intent form.

If applying for a Veterans' Land Discount, a completed Veteran Eligibility Affidavit along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of discharge and length of active duty; and

e) Any other documents requested in the Award Notification letter.

Apparent high bidders will be sent an "Award Notification" letter by certified mail that will give successful bidders 30 days to submit the following requirements:

a) Completed Declaration of Intent Form;

b) A non-refundable $100.00 document handling fee (11 AAC 05.010 (7)(F);

c) If applying for a Veterans' Land Discount, a Veterans Eligibility Affidavit along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty;

d) Proof of Alaskan residency, and

e) Any other documents requested in the Award Notification letter.

9. If a successful bidder fails to comply with the requirements stated in the "Award Notification" letter by the deadline, the bidder 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. This does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering, beginning at 9:00 a.m. February 4, 2003.

10. Parcels not awarded at this auction will be placed in the Over-the-Counter Offering and offered for sale at the minimum bid, which is the appraised fair market value as indicated in this brochure.
Purchasing Parcels

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative. You are responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence to you is sufficient if sent by U.S. certified mail to the last address you furnished to the regional office.

Lump Sum Payment

If the purchase price minus the down payment, per parcel, is $2,000 or less, the purchase price must be paid in full and a patent will be issued. A land sale contract will not be authorized. (11 AAC 67.875)

Sale Contracts

If the purchase price minus the down payment is greater than $2,000, 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 will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

The terms for purchasing state lands by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of $100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:
   - DNR will provide a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following principal amounts (11 AAC 67.875):
     - $2,000.00 or less must be paid in full at the date of purchase;
     - $2,000.01 to $9,999.99, contract length will not be more than 5 years;
     - $10,000.00 to $14,999.99, contract length will not be more than 10 years;
     - $15,000.00 to $19,999.99, contract length will not be more than 15 years;
     - $20,000.00 or more, contract length will not be more than 20 years.

4. The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue on the date shown on the face of the contract.

Veterans’ Land Discount

Per AS 38.05.0490, eligible veterans may receive a 25 percent discount on the purchase of state land. This Veterans’ Land Discount may only be used once in an applicant’s lifetime.

Veterans’ Discount Qualifications

To be eligible, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. Have 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);
3. Have 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 (use Form DD 214); and
4. Have 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 length of active duty, must be submitted. You are encouraged to request your Form DD 214 well in advance of the auction.

The Veterans’ Land Discount may be applied only to acquisition of surface rights to the land. It may not be applied to survey and plating costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

If you qualify for the Veterans’ Land Discount you must apply for the discount at the time of the award notification. 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.

For a purchase to be made jointly with another person, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

Below is an example of how a Veterans’ Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of $959 per acre, if the bid price were $14,000.00.

Veterans’ Discount Calculation

Per Acre Reimbursable Cost $ 959.00
"X" Parcel Size (Acres) x 3.349 Total Reimbursable Cost $ 3,211.69
Bid Price $ 14,000.00 $ 14,000.00
Less the Reimbursable Cost $ 3,211.69 $ 3,211.69
Amount eligible for discount $ 10,788.31
5% Veterans’ Discount Rate x .05 Veterans’ Discount $ 2,697.08 $ 2,697.08
Discounted Purchase Price (Bid Price Less Discount) $ 11,302.92
Less 5% bid deposit of the full purchase price (do not submit a bid deposit based upon the discounted purchase price) $ 700.00
Balance Due $ 10,602.92

In the event the purchase price minus the down payment is greater than $2,000, the purchase price must be paid in full and a patent will be issued. A land sale contract will not be authorized. (11 AAC 67.875)

Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late payment or returned check as follows:

1. Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of $50.00 or five percent (5%) of the sum in default, whichever is larger.
2. Returned Check Penalty: A returned check fee of $25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under (a) of this section shall continue to accumulate.
INSTRUCTIONS TO APPLICANT

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, later than 5:00 p.m., November 22, 2002. The containing a bid should have no additional markings except as follows:

Fall 2002 Alaska State Land Auction #425

INSTRUCTIONS TO APPLICANT

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, later than 5:00 p.m., November 22, 2002. The containing a bid should have no additional markings except as follows:

INSTRUCTIONS TO APPLICANT

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, later than 5:00 p.m., November 22, 2002. The containing a bid should have no additional markings except as follows:

INSTRUCTIONS TO APPLICANT

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, later than 5:00 p.m., November 22, 2002. The containing a bid should have no additional markings except as follows:

INSTRUCTIONS TO APPLICANT

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be in the amount of the appraised value, however the highest bid received will be the winner provided all information has been submitted correctly. Bids must be received on-line, or at one of the designated DNR offices previously listed, later than 5:00 p.m., November 22, 2002. The containing a bid should have no additional markings except as follows:
SOUTHWEST REGION PARCELS

Map #

1. Coffman Cove .................. 10
2. Hyder Townsite ................. 10
3. Keene Channel .................. 11
4. Mountain Point ................ 11
5. Mud Bight Alaska .............. 12
6. Petersburg/Kupreanof ........ 12
7. Tenakee Springs ............... 13
8. Upper George Inlet ............ 13
9. Wrangell Narrows .............. 14

Location Map

LOCATION MAP

Page 9
There is one school located in the community, attended by approximately 25 students.

Electricity is provided within the area by Alaska Power and Telephone.

Water for domestic use may be collected from rain-catchment systems or small streams may be tapped to provide a limited supply of water. The City of Coffman Cove has completed a water and sewer feasibility study. The community has requested funds to engineer a piped gravity sewer system to replace individual septic systems and to build a new landfill to protect groundwater sources. Hyder operates an un-permitted tidewater landfill, but no refuse collection is provided. A sanitation feasibility study has recently been completed. The City of Hyder will provide a limited supply of water. 

Hyder is nestled at the head of Portland Canal, a 70 mile-long fjord that forms a natural harbor. A deep-draft dock and a gravel airstrip are located nearby in Stewart. Hyder has very limited access by road to the north from Hyder Creek and to the south from Laughing Creek. A road off the Cassiar Highway through Canada provides access north to the Alaska Highway or south to the Yellowhead Highway. Rainfall averages 58 inches annually with an annual mean snowfall of 162 inches. Temperatures range from 89 degrees F. Rainfall averages 78 inches annually with an annual mean snowfall of 162 inches. 

There is a possibility of landslides and mudslides. Purchase will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling). 

Hyder is in the maritime climate zone with warm winters, cool summers, and heavy precipitation. Summer temperatures range from 15 to 35 degrees F. Temperature extremes have been measured from 85 to -38 degrees F. Rainfall averages 58 inches annually with an annual mean snowfall of 162 inches. 

Hyder is located on the Heads of Portland Canal, a 70 mile-long fjord that forms a natural harbor. A deep-draft dock and a gravel airstrip are located nearby in Stewart. 

City of Coffman Cove, a 2nd Class City, phone 907-329-2233. 

BID 1036730 8/28/33 8/28/33 1 11,500 $114,000 

2 4 106760 C069S100E01 USS 1428 3, 4 5 0.299 $14,000 

106761 C069S100E01 USS 1428 7 2 0.175 $6,000 

52900 C069S100E01 USS 1428 6 11 0.115 $9,000 

There are no non-system specific sewage disposal systems permitted on any lot unless such lot is located, constructed, and equipped in accordance with the requirements of ADEC. 

No individual or public system or sewage disposal system shall be permitted on any lot unless suchlot is located, constructed, and equipped in accordance with the requirements of ADEC. 

An existing shot-rock surfaced road provides access to a owned/city-operated small boat harbor. An existing shot rock surfaced road provides access to a city-owned/city-operated small boat harbor. 

WATER SOURCE
90% of the residents have individual wells and septic tanks and are fully plumbed. 

Hyde in the maritime climate zone with warm winters, cool summers, and heavy precipitation. Summer temperatures range from 15 to 35 degrees F. Temperature extremes have been measured from 85 to -38 degrees F. Rainfall averages 58 inches annually with an annual mean snowfall of 162 inches. 

Hyde in the maritime climate zone with warm winters, cool summers, and heavy precipitation. Summer temperatures range from 15 to 35 degrees F. Temperature extremes have been measured from 85 to -38 degrees F. Rainfall averages 58 inches annually with an annual mean snowfall of 162 inches. 

The remaining residents haul water and use outhouses. No individual water supply system is located, constructed, and equipped in accordance with the requirements of ADEC.
**Map 3 - Keene Channel ASLS 81-8**

- **Utilities**: None
- **Waste Disposal**: None
- **Waste Source**: None
- **Climate**: Maritime climate noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 64 degrees F; winter temperatures range from 25 to 37 degrees F. Annual precipitation averages 156 inches, including 39 inches of snow.
- **Soils**: The topography in the area is moderately hilly to steep.
- **Access**: USGS Quad Petersburg C-3
- **Borough Authority**: None
- **Sewage Disposal**: A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary must be approved by ADEC for non-water carried type sewage disposal systems (i.e., chemical, septic, seepage, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
- **Municipal Authority**: None

**Map 4 - Mountain Point ASLS 80-187 (Veteran’s Preference)**

- **Utilities**: Electricity is provided by Ketchikan Public Utilities to within about ¼ mile of the lots. Individual water supply systems are allowed at the option of the buyer. Any other type of water supply system must be approved by ADEC, and any sewer disposal systems must be equipped in accordance with the requirements of ADEC. The Borough system will be mandatory at some point in the future. This subdivision was anticipated to be high.
- **Waste Disposal**: None
- **Sewage Disposal**: None
- **Climate**: Heavy precipitation. Summer temperatures range from 51 to 65 degrees F; winter temperatures range from 4 to 27 degrees F. Mean annual precipitation averages 200 inches, including 101 inches of snow.
- **Soils**: Soils are composed of silty-organic materials that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.
- **Access**: Access to the area is by the South Tongass Highway and Roosevelt Drive. Roads within the subdivision are surveyed only and development costs for road, sewer, and water are anticipated to be high.
- **Borough Authority**: None
- **Sewage Disposal**: A non-water carried sewage disposal system such as sealed-vault privy, humus, incendiary, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC for non-water carried type sewage disposal systems (i.e., chemical, septic, seepage, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

**Southeast Region -- Fall 2002 State Land Auction # 425**

**Map 4 - Mountain Point ASLS 80-187**

- **Utilities**: Electricity is provided by Ketchikan Public Utilities to within about ¼ mile of the lots. Individual water supply systems are allowed at the option of the buyer. Any other type of water supply system must be approved by ADEC, and any sewer disposal systems must be equipped in accordance with the requirements of ADEC. The Borough system will be mandatory at some point in the future. This subdivision was anticipated to be high.
- **Waste Disposal**: None
- **Sewage Disposal**: None
- **Climate**: Heavy precipitation. Summer temperatures range from 51 to 65 degrees F; winter temperatures range from 4 to 27 degrees F. Mean annual precipitation averages 200 inches, including 101 inches of snow.
- **Soils**: Soils are composed of silty-organic materials that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.
- **Access**: Access to the area is by the South Tongass Highway and Roosevelt Drive. Roads within the subdivision are surveyed only and development costs for road, sewer, and water are anticipated to be high.
- **Borough Authority**: None
- **Sewage Disposal**: A non-water carried sewage disposal system such as sealed-vault privy, humus, incendiary, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC for non-water carried type sewage disposal systems (i.e., chemical, septic, seepage, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

**Map 3 - Keene Channel ASLS 81-8**

- **Utilities**: None
- **Waste Disposal**: None
- **Waste Source**: None
- **Climate**: Maritime climate noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 64 degrees F; winter temperatures range from 25 to 37 degrees F. Annual precipitation averages 156 inches, including 39 inches of snow.
- **Soils**: The topography in the area is moderately hilly to steep.
- **Access**: USGS Quad Petersburg C-3
- **Borough Authority**: None
- **Sewage Disposal**: A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary must be approved by ADEC, and any sewer disposal systems must be equipped in accordance with the requirements of ADEC. The Borough system will be mandatory at some point in the future. This subdivision was anticipated to be high.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

**Map 4 - Mountain Point ASLS 80-187 (Veteran’s Preference)**

- **Utilities**: Electricity is provided by Ketchikan Public Utilities to within about ¼ mile of the lots. Individual water supply systems are allowed at the option of the buyer. Any other type of water supply system must be approved by ADEC, and any sewer disposal systems must be equipped in accordance with the requirements of ADEC. The Borough system will be mandatory at some point in the future. This subdivision was anticipated to be high.
- **Waste Disposal**: None
- **Sewage Disposal**: None
- **Climate**: Heavy precipitation. Summer temperatures range from 51 to 65 degrees F; winter temperatures range from 4 to 27 degrees F. Mean annual precipitation averages 200 inches, including 101 inches of snow.
- **Soils**: Soils are composed of silty-organic materials that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.
- **Access**: Access to the area is by the South Tongass Highway and Roosevelt Drive. Roads within the subdivision are surveyed only and development costs for road, sewer, and water are anticipated to be high.
- **Borough Authority**: None
- **Sewage Disposal**: A non-water carried sewage disposal system such as sealed-vault privy, humus, incendiary, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC for non-water carried type sewage disposal systems (i.e., chemical, septic, seepage, etc.). Anyone wishing to install any sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 81-8. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
Map 5 - Mud Bight ASLS 79-243
(Veteran’s Preference)

LOCATION
101447 C074S090E33 ASLS 79-243 9 3 0.620 $6,000 Veteran’s Preference

TOPOGRAPHY
The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.

VIEW
Yes

VEGETATION
The topography in the area of this parcel is gently sloping upward from the beach.

TOPOGRAPHY
The topography of this parcel is gently sloping upward from the beach.

ACCESS
A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation.

WATER SOURCE
No water or sewer facilities are available in the area.

DISPOSAL
WATER/SEWAGE
No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-water that flows through the organic soil layers as well as through the many gullies located in the area.

VEGETATION
No water or sewer facilities are available in the area.

DISPOSAL
WATER/SEWAGE
No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-water that flows through the organic soil layers as well as through the many gullies located in the area.

MAP 5 - MUD BIGHT ASLS 79-243

USGS Quad Ketchikan B-6, Alaska

VICTINITY MAP
Township 79 South, Range 90 East, Sec. 16
Copper River Meridian, Alaska

Sec. 33

Map 6 - Petersburg / Kupreanof ASLS 79-182

LOCATION
101317 C059S079E16 ASLS 79-182 32 3.700 $35,000

TOPOGRAPHY
The topography of this parcel is gently sloping upward from the beach.

ACCESS
A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must first receive approval from ADEC. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and approved by ADEC prior to installation.

WATER SOURCE
No water or sewer facilities are available in the area.

DISPOSAL
WATER/SEWAGE
No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-water that flows through the organic soil layers as well as through the many gullies located in the area.

VEGETATION
No water or sewer facilities are available in the area.

DISPOSAL
WATER/SEWAGE
No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-water that flows through the organic soil layers as well as through the many gullies located in the area.

MAP 6 - PETERSBURG / KUPREANOFL ASLS 79-182

USGS Quad Petersburg D-3, Alaska

VICTINITY MAP
Township 59 South, Range 79 East, Sec. 16
Copper River Meridian, Alaska

Sec. 16
Subject to platted easements and reservations of record, see ASLS 81-216. This subdivision is limited to pedestrian use. None

Vegetation consists of Sitka spruce, hemlock, and alder forest, mostly second-growth timber. Soils are fairly well drained. The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 65 degrees F, while average winter temperatures range from 24 to 39 degrees F. Average precipitation is 69 inches a year, with 62 inches of snow.

Subdivision is limited to pedestrian use. Townsite Core is primarily by foot, bicycle, or ATV. The trail to Tenakee Springs is also subject to a 50-foot fish and wildlife habitat protection easement from the ordinary high water mark along the channel that borders the parcel. This lot may contain wetlands. The purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. A non-water carried sewage disposal system such as sealed-vault privy, chemical, incendiary, etc., may be installed. A septic tank – mound sand filter system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC. A non-water carried sewage disposal system is the only disposal system that is permitted on any lot (i.e., sealed-vault privy, chemical, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first received approval from ADEC.

Water for domestic use may be obtained by the collection of surface water from small streams or by roof-catchment systems. A non-water carried sewage disposal system such as sealed-vault privy, chemical, incendiary, etc., may be used. Incendiary toilet may be used on this lot. This upland lot has also been approved for a septic tank – mound sand filter system. Any other type of sewage disposal system must be approved by ADEC prior to installation. No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC. Vegetation consists of Sitka spruce, hemlock, and alder forest, mostly second-growth timber. Soils are fairly well drained. The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 65 degrees F, while average winter temperatures range from 24 to 39 degrees F. Average precipitation is 69 inches a year, with 62 inches of snow.

Tenakee Springs has a maritime climate with cool summers and mild winters. Average temperatures are 48 degrees F in January and 66 degrees F in July. The annual precipitation is 89 inches. Tenakee Springs is served by the Alaska Marine Highway System with ferry service to Ketchikan, Wrangell, and Skagway.

Water access, by boat or floatplane from Ketchikan or other communities, is the only practical access available to this lot. Subdivision is limited to pedestrian use. Townsite Core is primarily by foot, bicycle, or ATV. The trail to Tenakee Springs is also subject to a 50-foot fish and wildlife habitat protection easement from the ordinary high water mark along the channel that borders the parcel. This lot may contain wetlands. The purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. A non-water carried sewage disposal system such as sealed-vault privy, chemical, incendiary, etc., may be installed. A septic tank – mound sand filter system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC. A non-water carried sewage disposal system is the only disposal system that is permitted on any lot (i.e., sealed-vault privy, chemical, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first received approval from ADEC.

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**LOCATION**

Wrangell Narrows Subdivision is located roughly 15 miles south of Petersburg on Mitkof Island along the Wrangell Narrows.

**TOPO MAP**

USGS Quad Petersburg C-3, Alaska

**LEGAL DESCRIPTION**

Water access from Petersburg or other nearby communities by boat or floatplane is the only practical access available to these lots. Facilities at Petersburg include small boat harbors, docks, and the State ferry terminal. Petersburg is a regional transportation hub with commercial air service and numerous air taxi services to surrounding communities.

**TOPOGRAPHY**

The topography is a flat area with gentle slopes, except for the location of a pond from meltwater run-off, cut by poorly drained muck. A high water table is characteristic of the area, cut by poorly drained muck.

**SOILS**

Soils are composed of alluvial organic material that vary from moderately-drained forested soils to poorly-drained muskeg. A high water table is characteristic of the vicinity.

**VEGETATION**

The area is vegetated with hemlock, spruce, pine, and cedar with dense undergrowth and scattered areas of poorly-drained muskeg.

**WATER FRONT**

None

**VIEW**

Unknown

**CLIMATE**

The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 43 to 84 degrees F, winter temperatures range from 22 to 70 degrees F. Annual precipitation averages 105 inches, including 97 inches of snow.

**WATER SOURCE**

No water or sewer facilities are available. The water used in this area may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems.

**WATER/SEWAGE DISPOSAL**

A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 ADEC.

**UTILITIES**

None

**RESTRICTIONS**

Subject to platted easements and reservations of record, see ASLS 81-7. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

**MUNICIPAL AUTHORITY**

None

**HOMEOWNER’S ASSOC.**

None

**OTHER**

Lot 31, Block 2 of Wrangell Narrows Subdivision, ASLS 81-7, was originally a state homesite parcel. There are several collapsed structures and numerous abandoned materials including plastic buckets, building and fishing materials, and other debris on the lot. The land is valued at $5,000 and the personal property (salvage and lumber value) is at $500.

**PARCEL** | **ACRES** | **MINIMUM BID** |
--- | --- | --- |
14 | 1.2946 | $2,740 |
15 | 1.2638 | $2,363 |

---

**Sec. 3, 34**

**Wrangell Narrows**

**TRACT A** 10.572 AC

**TRACT B** 12.146 AC

**TRACT C** 36.442 AC

**TRACT D** 50.086 AC

**TRACT E** 8.997 AC

**TRACT F** 12.972 AC

**USGS Quad Petersburg C-3, Alaska**

**VICINITY MAP**

Township 60 South, Range 79 East, Sec. 34

Township 61 South, Range 80 East, Sec. 5

Copper River Meridian, Alaska

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**Page 14**
Map 10 - Alder View Subd. ASLS 80-137

Sec. 1, 6, 24, 25, 30, 36
Other

Association

Talkeetna Recording District.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to the subdivision are recorded in Book 85, page 172 of the Talkeetna Recording District.

Map 11 - Alder View Addition ASLS 81-207

Location

Located approximately 31 miles southwest of Anchorage and about 1 mile east of Skwentna, just north of the Yentna River and about 1 mile west of the Talkeetna Recording District.

Parcel Map

USGS Quandary Quadrangle

Access

Access is by floatplane on one of several small lakes or streams in the area. Access is also gained by road via the Yentna River or shoreline during the winter.

Terrain

The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.

Vegetation

Vegetation consists of birch on the higher elevations. Spruce forests are found on well-drained soils. Other vegetation includes aspen and willow.

Waterfront

Several parcels are located near a small lake or stream.

Water Source

Unknown

Water/Sewage

Unknown

Utilities

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, standards, and recommendations of AECC.

Restrictions

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, standards, and recommendations of AECC.

Environmental Conservation.

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, standards, and recommendations of AECC.

WASHINGTON, D.C.

Manager of the United States Geological Survey.

As a member of the Homeowners' Association, if active, Homeowner's covenants pertaining to this subdivision are recorded in Book 85, page 172 of the Talkeetna Recording District.

Other

Note: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 85, page 172 of the Talkeetna Recording District.

Map 10 - Alder View Subd. ASLS 80-137

Location

Located approximately 15 miles southwest of Anchorage and about 7 miles east of Skwentna, just north of the Yentna River and about 1 mile west of the Talkeetna Recording District.

Parcel Map

USGS Quandary Quadrangle

Access

Access is by floatplane on one of several small lakes within the area. Tract U is located on Lot 16 Block 11.

Terrain

The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.

Vegetation

Vegetation consists of birch on the higher elevations. Spruce forests are found on well-drained soils. Other vegetation includes aspen and willow.

Waterfront

Several parcels are located near a small lake or stream.

Water Source

Unknown

View

Several parcels are located near a small lake or stream.

Vegetation

Vegetation consists of birch on the higher elevations. Spruce forests are found on well-drained soils. Other vegetation includes aspen and willow.

Terrain

The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.

Access

Access is by floatplane on one of several small lakes within the area. Tract U is located on Lot 16 Block 11.

Topo Map

USGS Quandary Quadrangle

Access

Access is by floatplane on one of several small lakes within the area. Tract U is located on Lot 16 Block 11.

Terrain

The terrain is flat to moderately sloping with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.

Vegetation

Vegetation consists of birch on the higher elevations. Spruce forests are found on well-drained soils. Other vegetation includes aspen and willow.

Waterfront

Several parcels are located near a small lake or stream.

Water Source

Unknown

Water/Sewage

Unknown

Utilities

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, standards, and recommendations of AECC.

Restrictions

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Other

Note: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 85, page 172 of the Talkeetna Recording District.

Map 11 - Alder View Addition ASLS 81-207 continues on following page
VICINITY MAP  
Township 21 North, Range 9 West, Sec. 5  
Township 22 North, Range 9 West, Sec. 20,21,28,29,31,32  
Seward Meridian, Alaska  

Sec. 20, 21, 28, 29, 31, 32  

Sec. 5
Map 13 - Appel Mountain Homestead

Location
Appel Mountain Homestead parcels are located 5 miles north of McGrath, between the Takotna and Kuskokwim Rivers.

Terrain
Temperatures range from 44 to 68 degrees F in the summer and 0 to 40 degrees F in winter. Mean temperatures range from 48 to 52 degrees F. Rainfall averages 15 inches annually with an average annual amount of 69 inches.

Water/Sewage
None

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 80-152.

Restrictions on use or sale may be enforced by members of the Amber Lakes North Homeowners’ Association, if active.

Other
Located within the taxing authority of the Matanuska-Susitna Borough.

ASLS 87-355
Sec. 20

ASLS 88-178
Sec. 34

ASLS 88-103
Sec. 33

ASLS 88-104
Sec. 26

Map 12 - Amber Lakes North ASLS 80-152

Location
Amber Lakes North homestead parcels are located 19 miles northwest of Talkeetna, between the Talkeetna and Kuskokwim Rivers.

Terrain
The topography ranges from nearly level to steep mountain slopes with numerous oxbow sloughs and swamps. Balsam poplar is found in the low-lying areas.

Water/Frontage
Parcel 129 has water frontage along the Nixon River and an unnamed creek. Parcels 130 and 132 have water frontage along the Tokatna River.

View
Unknown

Climate
Cold, continental climate with a slight maritime influence during the summer months.

Water/Sewage
None

Utilities
None

Restrictions
Restrictions on use or sale may be enforced by members of the Amber Lakes North Homeowners’ Association, if active.

ASLS 87-355
Sec. 20

ASLS 88-178
Sec. 34

ASLS 88-103
Sec. 33

ASLS 88-104
Sec. 26

Map 14 - Appel Mountain Homestead

Location
Appel Mountain Homestead parcels are located 5 miles north of McGrath, between the Talkeetna and Kuskokwim Rivers.

Terrain
Temperatures range from 44 to 68 degrees F in the summer and 0 to 40 degrees F in winter. Mean temperatures range from 48 to 52 degrees F. Rainfall averages 15 inches annually with an average annual amount of 69 inches.

Water/Sewage
None

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 80-152.

Restrictions on use or sale may be enforced by members of the Amber Lakes North Homeowners’ Association, if active.

Other
Located within the taxing authority of the Matanuska-Susitna Borough.

ASLS 87-355
Sec. 20

ASLS 88-178
Sec. 34

ASLS 88-103
Sec. 33

ASLS 88-104
Sec. 26

VICINITY MAP
Township 24 North, Range 7 West, Sec. 2
Seward Meridian, Alaska

VICINITY MAP
Township 28 South, Range 17 East, Sec. 20,26,33,34
Kuskokwim River Meridian, Alaska

Page 19
Location: Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.

Access:
From Talkeetna Highway, travel southeast along a section line easement (a.k.a. Lorien’s Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northeast corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100 foot section line easement from Mastodon Road between Sections 13 and 14 which leads to the platted right-of-way (Chillanko Drive). Platted right-of-way may require developer and utility easements.

Terrain:
Generally well drained, sloping south to North Fork Montana Creek and north to Answer Creek. Average elevation is 1,200 feet.

Soils:
Organic material from 6 inches to 6 feet thick underlain by glacial till. Isolated pockets of permafrost may be present. Parcels may contain wetlands.

Vegetation:
Spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins.

Water Source:
Unknown

Utilities:
None

Restrictions:
Subject to platted easements and reservations, see ASLS 80-176.

Municipal Authority:
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.:
Purchasers automatically become members of the Bald Mountain Homeowner’s Association, if active.

Other:
Conduits pertaining to this subdivision are described in Book 82, Page 510 within the Talkeetna Recording District.

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Sec. 16, 17, 20

Map 14 - Bald Mountain ASLS 80-176

VICTIM MAP
Township 25 North, Range 3 West, Sec. 16, 17, 20
Seward Meridian, Alaska

Southcentral Region -- Fall 2002 State Land Auction # 425
Map 15 - Bartlett Hills Tract “D” ASLS 79-143D

Location: Located within the southern portion of Bartlett Hills Subdivision, approximately 14 miles northwest of Talkeetna and 15 miles directly west of the intersection of the Parks Highway and Talkeetna Spur Hwy.

Access: Village West is connected to the southbound from Talkeetna Road. One mile past the Montana Creek Bridge, turn right onto Talkeetna Spur Hwy. Malaspina Loop Road is the eastbound from Talkeetna Road, which intersects with the Montana Creek Bridge in the area.

Terrain: The terrain varies in the area from flat or gentle topography with some steep crisscrossing stream gullies to generally flat alluvium terraces. Approximately elevation is 100 to 575 feet above sea level.

Soils: Soils are well drained, strongly acid, and are overlain by a poorly drained peat layer which heaves in winter. Large peat deposits are located in the area.

Vegetation: Primarily composed of a mix of birch, aspen, cottonwood, alder, and willow with grasses in lower lying marshy areas.

Soils consist of glacial drift and till deposits mainly of non-sorted silt, sand, gravel, and boulders.

Terrain: Gently sloping, hilly terrain at the base of the Chigmit Mountains. Elevation ranges from 600 feet above sea level.

Access: Access is by floatplane onto either Bear Lake or Wadell Lake, conditions of which are unknown. Access is by boat across Cook Inlet to Redoubt Bay, then across land by ATV or snowmachine.

Water/Sewage: No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, contributed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

Utilities: None

Location: Bear Lake Remote area is located on the west side of Cook Inlet, near Redoubt Bay, and approximately 40 miles west of Kenai.

Access: Access is by floatplane onto either Bear Lake or Wadell Lake, conditions of which are unknown. Access is by boat across Cook Inlet to Redoubt Bay, then across land by ATV or snowmachine.

Terrain: Gently sloping, hilly terrain at the base of the Chigmit Mountains. Elevation ranges from 100 to 175 feet above sea level.

Soils: Soils consist of gravel and sand and are dependent on iron-ore cleft, gravel, sand, and silt. Muddy and swamp vegetation in the poorly drained lower areas.

Vegetation: Mainly grass and small willows. Willow thickets can have an influence on drainage patterns.

View: Partially conifer-covered trees along any of the shoreline.

Location: Located within the taxing authority of the Matanuska-Susitna Borough.

Utilities: None

Restrictions: Subject to PLO-2162: Formerly within Cook Inlet Bombing and Gunnery Range. The Alaska Department of Environmental Conservation and the United States cannot and does not give assurance that contamination does not exist in any part of the area.

Map 16 - Bear Lake Remote Odd Lots

Location: Bear Lake Remote area is located on the west side of Cook Inlet, near Redoubt Bay, and approximately 40 miles west of Kenai.

Access: Access is by floatplane onto either Bear Lake or Wadell Lake, conditions of which are unknown. Access is by boat across Cook Inlet to Redoubt Bay, then across land by ATV or snowmachine.

Terrain: Gently sloping, hilly terrain at the base of the Chigmit Mountains. Elevation ranges from 100 to 175 feet above sea level.

Soils: Soils consist of gravel and sand and are dependent on iron-ore cleft, gravel, sand, and silt. Muddy and swamp vegetation in the poorly drained lower areas.

Vegetation: Mainly grass and small willows. Willow thickets can have an influence on drainage patterns.

View: Partially conifer-covered trees along any of the shoreline.

Location: Located within the taxing authority of the Matanuska-Susitna Borough.

Utilities: None

Restrictions: Subject to PLO-2162: Formerly within Cook Inlet Bombing and Gunnery Range. The United States cannot and does not give assurance that contamination does not exist in any part of the area.
Location: Beaver Creek Alaska Subdivision is located on the Kenai Peninsula in the north and south sides of the Kenai Spur Hwy. Lots are within the Kenai city limits east of the city center about 4 miles.

Township: Township 6 North, Range 11 West, Sec. 36

Meridian: Seward Meridian, Alaska

Parcel Map: Map 17 - Beaver Creek AK Subd. EPF 3-9

Access: Access to this subdivision is via the Kenai Spur Highway and Beaver Loop Road. These are public roads, some of which may not be constructed.

Terrain: The topography of this subdivision is varied, with some areas being level or gently sloping and others having steeper grades.

Soils: Soils consist of combinations of Longmere, Soldotna, and Nikishka silt loams, shallow to moderately deep silt clay, and gravelly and course sand materials. Parcels may be wet.

Vegetation: Vegetation consists of mixed forest of spruce and aspen.

Water: A small tributary stream from Beaver Creek runs through Lot 5 Block I and Tract 3.

View: Unknown

Climate: Winter temperatures range from 4 to 22 degrees F; summer temperatures vary from 46 to 65 degrees F. Average annual precipitation is 20 inches.

Utilities: Electrical, telephone, and natural gas service is available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Rd. Public sewer service is available to Lot 6, Block I. Extensions of these utilities are required for the remaining lots.

Waste Disposal: 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, standards, and recommendations of the Alaska Department of Environmental Conservation.

Municipal Authority: Located within the taxing authority of the Kenai Peninsula Borough.

Homeowners Assoc.: None

Other: The City of Kenai has zoned the lots adjacent to the Kenai Spur Hwy as General Commercial (CG). The remaining lots are zoned Rural Residential (RR). It is highly recommended that potential purchasers personally inspect any parcel prior to submitting a bid.

Parcels: The following parcels are available for sale:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>ADL</th>
<th>MTRS</th>
<th>STREET</th>
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Sec. 36

USGS Quad Kenai C-3 & C-4, Alaska
Lands within this subdivision are tentatively approved from the Federal Government. See the appropriate survey for more information.

Utilities

None

Disposal

Unknown

Water/Sewage

Unknown

Annual precipitation is approximately 16 inches with 54 inches of snow.

Temperatures range from 42 to 69 degrees F in summer and –5 to 35 degrees F in winter with year-round extremes expected of –22 to 80 degrees F. Precipitation averages 13.79 inches a year and mean annual of 66.7 inches.

This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal systems. 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, standards, and recommendations of ADEC.

Road access is limited to float plane to Bench Lake during the summer months or ski plane during the winter. Access is also by boat via the Matanuska River.

Access is by wheeled aircraft to sandbars along Big River or by floatplane to some of the larger lakes in the area. Landing conditions are unknown.

Road access is limited to float plane to Bench Lake during the summer months or ski plane during the winter. Access is also by boat via the Matanuska River.

Access is by wheeled aircraft to sandbars along Big River or by floatplane to some of the larger lakes in the area. Landing conditions are unknown.

Terrain

Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevations range from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on fall final slope sheets, 425 feet to the river valley.

Vegetation

Predominately spruce interspersed with cottonwood and alder stands found along the lake shoreline.

Soils consist of gravelly, sandy loam, or silt loam. Permafrost is present throughout the area.

Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevations range from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on fall final slope sheets, 425 feet to the river valley.

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Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevations range from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on fall final slope sheets, 425 feet to the river valley.
USGS Quad Blying Sound D-5, D-6, Alaska

Map 20 - Blying Sound Remote Odd Lots

Northcentral Region -- Fall 2002 State Land Auction # 425

ASLS 85-131
Sec. 1

ASLS 84-136
Sec. 6

ASLS 96-25
Sec. 24

Map 21 - Cannery Creek Homestead ASLS 87-117

USGS Quad Kernal C-7, Alaska

Page 24
Map 22 - Canyon Lake ASLS 80-139

Sec. 14, 22-24

Map 23 - Cascade Creek Odd Lot ASLS 89-204

Location

The Cascade Creek Odd Lots are located approximately 25 miles east of Chickaloon, south of the Glenn Highway and north of the Susitna River.

Parcel

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VICTINIC MAP

Township 21 North, Range 13 West, Sec. 14, 20, 23, 24
Seward Meridian, Alaska

Map 24 - Strawberry Lake Odd Lot ASLS 89-204

Location

The Strawberry Lake Odd lots are located approximately 30 miles northwest of Anchorage, south of the Glenn Highway and north of the Susitna River.

Parcel

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VICTINIC MAP

Township 20 North, Range 8 East, Sec. 33
Seward Meridian, Alaska

Map 25 - Southcentral Region -- Fall 2002 State Land Auction # 425

Southcentral Region -- Fall 2002 State Land Auction # 425

Four Parcels in Southcentral Alaska have been selected for the following properties:

1. Lot 12, Block 206, Section 12, T21N R12W Seward Meridian, Alaska

2. Lot 13, Block 206, Section 12, T21N R12W Seward Meridian, Alaska

3. Lot 14, Block 206, Section 12, T21N R12W Seward Meridian, Alaska

4. Lot 15, Block 206, Section 12, T21N R12W Seward Meridian, Alaska
**Southcentral Region -- Fall 2002 State Land Auction # 425**

**Map 24 - Chase II Subd. ASLS 79-149**

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**Locations**
Chase II Subdivision is located approximately 100 miles northeast of Anchorage and 9 to 15 miles northeast of Talkeetna.

**Type Map**
USGS Quad Talkeetna Mtns. B-6, Alaska

**Access**
Access is by 4-wheel drive along Clear Creek Trail, which runs from the east side of the Alaska Railroad approximately 5 miles to Chase Road or by riverboat via the Talkeetna River and the lower portion of Chunes Creek. Many areas require overland hiking from the river. The Alaska Railroad's right-of-way may NOT be used as legal access. Use of the railroad right-of-way may result in trespass action and possible prosecution (AS 11.46.330). Contact the Alaska Railroad for information on their "Flag Stop" passenger service, schedules, and fares.

**Terrain**
Topography consists of gently sloping, heavily timbered lots, surrounded by terrain that varies from peat bogs to steeply sloping hills. The area is characterized by high alpine benches, foothills, and steep-sided valleys. Elevations range from 500 to 2,000 feet above mean sea level.

**Vegetation**
Valley bottoms and the elevation slopes are dominated by white spruce and paper birch. Intermediate slopes support sub-alpine vegetation including willow, alder, tall grasses, and shrubs. Southern stands of black spruce may be encountered.

---

**Map 24 - Chase II Subd. ASLS 79-149**

**DISPOSAL AREAS**

**VICINITY MAP**
Township 27 North, Range 3 West, Sec. 32, 34
Township 27 North, Range 4 West, Sec. 35, 36
Seward Meridian, Alaska

**Unit III-C**
Sec. 35

---

**Unit V-C**
Sec. 34

---

**Unit V-A**
Sec. 32
Cheri Lake Subdivision

**Location**
- Cheri Lake, AK, is located east of the Parks Hwy within the Meadow Lakes area.

**Map**
- Map 25 - Cheri Lake Remote Odd Lots

**Description**
- Access:
  - By fly-in access utilizing one of the several small lakes in the area.
- Terrain:
  - Elevations range from 45 to 70 degrees F in summer and 0 to 20 degrees F in winter. Precipitation averages 20 inches a year and a mean snowfall of 60 inches.
- Vegetation:
  - Stands of tall birch predominate throughout the subdivision. Lots located in the southern portions of Blocks 5 and 7 and those within Block B have a mixture of mature black spruce and larch.
- Plants:
  - Lots not having lake frontage were on higher ground and mostly flat. Parcels with lake frontage sloped slightly upwards away from the lake. All parcels appeared to have good drainage. Elevation varies from 210 to just over 300 feet.

**Utilities**
- Water/Sewage:
  - Water front parcels have potentially good views of lake.
  - Parcels 186 to 195 have water frontage on Cheri Lake.
- Electricity:
  - Some existing privately owned parcels within the subdivision have telephone and electricity available.

**Restrictions**
- Utilities:
  - 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, standards, and recommendations of ADEC.
- ADEC:
  - Lot corner markers may be overgrown or missing. Care should be taken when locating oneself on the lots.

**Soils**
- Soils consist of loam, sandy gravel, and organics with a few isolated frozen masses, but largely free of permafrost.

**Terrain**
- Topography:
  - Fly-in access utilizing one of the several small lakes in the area may be possible.
- Plotters:
  - No.

**Maps**
- Vicinity Map
  - Page 27
- Map 26 - Cheri Lake Alaska Subd. EPF 23-15

**Parcel Information**

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**ASLS 91-139**

- Sec. 34, 35

**ASLS 72-58**

- Sec. 28
Map 26 - Cheri Lake Alaska Subd. EPF 23-15
Cheri Lake Alaska Subd. ASLS 91-140 continues from the previous page

Map 27 - Cohoe Alaska Subd. EPF 28 - 94

Location
The Cohoe Alaska Subdivision is located on the Kenai Peninsula, approximately 4 miles south-west of the mouth of the Kasilof River. The subdivision is situated along the east side of Cohoe Loop Road just east of the Kasilof River.

Topo Map
USGS Quad Kenai B-4, Alaska

Access
South of Soldotna 14-18 miles, from the intersections of the Sterling Highway and Cohoe Loop Road at mile 111 (north end) or mile 114 (south end), follow Cohoe Loop Road to mile 6.1 – 6.6.

Terrain
Parcels are level at road grade then level to gradually sloping.

Soils
Soils consist of Tustumena silt loam and are well drained.

Vegetation
Heavily treed with black spruce (some dead from bark beetles).

Water Front
None

View
Potential view of Cook Inlet from Parcel 199.

Climate
January temperatures range from 4 to 22 degrees F; July temperatures vary from 46 to 65 degrees F. Average annual precipitation is 20 inches.

Water Source
60% of homes within the area use individual water wells and septic tank systems. The remainder of residences haul or have water delivered.

Utilities
Electric and phone service is available to the subdivision.

Restrictions
Subject to platted easements and reservations of record, see EPF 28-94. All parcels are subject to a 40’ utility easement at west boundary. Lot 2 Block 3 is subject to a 50’ section line easement at south boundary and a 50’ utility easement north of easement reducing the net lot size by 0.9 acre.

Municipal Authority
Located within the taxing authority of the Kenai Peninsula Borough.

Homeowners Assoc.
None

Other
Located within the Kenai Area Plan.

Base map provided courtesy of the Matanuska-Susitna Borough.
**Map 28 - Copper Center OTE ASLS 79-42**

**Southcentral Region -- Fall 2002 State Land Auction # 425**

**Location:** Located in the Copper River Valley approximately 2.5 miles northeast of Copper Center and approximately 16 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Copper River.

**Access:** Access to the subdivison is available on the only roads from the Glenn and Richardson Highways, some of which may not be developed.

**Terrain:** Topography consists of low rolling hills and creek valleys containing spruce forests and dotted with small lakes and muskeg formations.

**Soils:** Soils are alluvial in nature, sandy or gravelly silts, and include extensive formations of permafrost.

**Vegetation:** Vegetation consists of black spruce forests with scattered stands of aspen and willow.

**Water Source:** Water in this area may be of poor quality and quantity and may have to be hauled.

**Utilities:** Unknown

**Restrictions:** Subject to platted easements and reservations, see ASLS 79-42. Lot 6 Block 3 is subject to a portion of a 1,000 foot pipeline right-of-way along the western lot boundary.

**Municipal Authority:** None

**Water/Sewage Disposal:** 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, standards, and recommendations of ADEC.

**Parcel Summary**

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**Notes:**

- Topo Map: USGS Quads Valdez D-4 & Gulkana A-3, Alaska
- Vicinity Map: Township 3 North, Range 1 West, Sec. 27, 28, 33, 34, Copper River Meridian, Alaska
- Disposal Area: Incorporated at the maximum outer bounding polygon line of the property, and not to exceed 10 acres.
Location
Located 30 miles northwest of Anchorage, approximately 4 miles north of the confluence of the Susitna River and Alexander Creek.

Access
Accessible by floatplane in the summer months, ski plane and snow machine during the winter. Riverboat access is available during the summer from Willow Creek on the Parks highway via the Susitna River and Alexander Creek.

Terrain
Nearly level terrace along the Susitna River drainage. Elevation ranges from flat to 80 feet above mean sea level.

Soil
Soil type in higher areas is dry to moist sands. Lower areas have moist to saturated silty sands.

Vegetation
Vegetation throughout the area is predominantly birch and cottonwood with intermixed spruce.

Water/Sewer
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, standards, and recommendations of ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 80-133

Municipal Authority
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any owner of any parcel within the subdivision automatically becomes a member of the Homeowners association created to govern said subdivision, if active.

Other
Covenants pertaining to this subdivision are recorded in Book 671 page 604 of the Anchorage Recording District.

PARCEL ALC # MTRS SUBJET LOT BLOCK ACRES MINIMUM BID
229 213243 S016N007W20 ASLS 80-133 1& 2 1 10.001 $7,200.00
230 213253 S016N007W17 ASLS 80-133 22& 23 1 9.989 $7,200.00
231 213287 S016N007W08 ASLS 80-133 32 1 4.992 $7,300.00
232 213263 S016N007W17 ASLS 80-133 16& 17 2 9.862 $7,900.00
233 213268 S016N007W17 ASLS 80-133 1& 2 3 9.961 $8,000.00
234 213279 S016N007W08, 17 ASLS 80-133 7& 8 5 9.998 $8,000.00

Base map provided courtesy of the Matanuska-Susitna Borough.
Map 32 - Fire Lake AK Subd. EPF 21 - 16

Location:
Fire Lake Alaska Subdivision is located north of Pigeon River, west of the Old Glenn Hwy, and south of Lemon and Logan Fire Lakes.

Access:
This parcel is the easternmost lot in the subdivision and is accessed from the Old Glenn Highway using the southernly route of Route 63.

Utilities:
Water/Sewage: Subject to platted easements and reservations, see ASLS.

Climate:
Temperatures range from 44 to 68 degrees F in summer and 0 to 40 degrees F in winter, with extremes ranging from 10 to 85 degrees F. Annual precipitation is 7.5 inches, with 45 inches of snow.

Vegetation:
Vegetation consists of mostly birch, alder, and spruce trees.

Soils:
Soils generally are silts containing some sands and gravel overlain with six inches of organic material. The soils are poorly suited for the development of reliable on-site sewer systems. Consideration should be given to alternative septic systems that are not subject to a 10 utility easement along the interior of the south lot line. 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, standards, and recommendations of the ADEC.

Access:
Access to Parcel 235 is from the Old Glen Highway near Lower Fire Lake. Turn southeast onto Fish Hatchery Road, then south on to Malaspina Road, and then west to Fish Hatchery Road. This parcel is located within the taxing authority of the Matanuska-Susitna Borough.

Other:
Survey monuments may have been removed. Lot lines should be identified prior to construction of any structure or driveway.

Map 33 - Gate Creek Remote Odd Lots

Location:
The Gate Creek Alaska Subdivision districts are located on the north side of the Pigeon River, east of the Old Glenn Highway, and south of Lemon and Logan Fire Lakes.

Utilities:
Water/Sewage: 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, standards, and recommendations of the ADEC.

Soils:
Soils are generally of fair quality and gravelly material will not support organic materials. No perennial was encountered in any of the test pits to the depth sampled.

Vegetation:
Vegetation is unknown, with loose growth of willows and elder showing along water courses, and black spruce and grasses are found in the low-lying bogs.

Asl:
Located in the vicinity of the Gates of the Arctic National Monument.

Restricted Areas:
Restricted areas are established by the National Park Service for the protection and preservation of the wilderness.

Other:
Survey monuments may have been removed. Lot lines should be identified prior to construction of any structure or driveway.

ASLS 84-36 Sec. 1
ASLS 85-169 Sec. 11
ASLS 82-213 Sec. 23
ASLS 82-127 Sec. 23
Location:

Glennallen Area I is located within the Copper River Valley near the intersection of the Glenn and Richardson Highways, about 185 miles east of Anchorage.

Access:

Access may be gained from the Glenn Highway utilizing existing roads and trails, or by foot or via ATV along platted easements or other dedicated rights-of-way, some of which may not be constructed.

Terrain:

Topography consists of generally flat terrain cut by some river valleys.

Soils:

Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. Some parcels contain very wet soil conditions.

Vegetation:

Generally well forested with black spruce, with pockets of willow and aspen.

Water Front:

None

View:

Unknown

Climate:

Temperatures average –16 to –35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between –65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.

Water Source:

Low yields, permafrost, mineralized “hard” water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

Water/Sewage Disposal:

Lots have been approved by ADEC for non-water carried type sewage disposal systems (i.e., chemical, human, incendiary, etc.). No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Utilities:

Unknown

Restrictions:

Subject to platted easements and reservations, see ASLS 79-144. Lots within Sec. 7 and 30 are subject to a Trans-Alaska Gas Pipeline conditional lease under ADL 413342. There is a potential for the construction of a gas pipeline through any parcel within the 1,000 foot right-of-way. See ASLS 79-144 and the Status Plat for more information.

Municipal Authority:

None

Homeowners Assoc.:

Unknown

Other:

Parcels may be wet. Site inspection is recommended prior to submitting a bid.

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**Map 35 - Glennallen II**

- **Location:** Township 4 North, Range 2 West, Sec. 22, 24, 26
- **Survey:** ASLS 79-251, 79-250

**Parcels**
- **Parcel A**
  - **Lot:** 1
  - **Acres:** 20.130
  - **Price:** $120,000.00
- **Parcel B**
  - **Lot:** 2
  - **Acres:** 19.570
  - **Price:** $120,000.00
- **Parcel C**
  - **Lot:** 28
  - **Acres:** 1.180
  - **Price:** WITHDRAWN

**Restrictions**
- Subject to plat and dedication of alleys and easements, see ASLS 79-250, ASLS 79-36.
- Purchasers automatically become members of the Glennallen Homeowner's Association, if active.

**Utilities**
- Natural gas has been encountered in well drilling, requiring flaring.
- Availability and quality of potable water may be a problem. Water may have to be hauled. Septic tanks have been approved for well drilling, requiring filtering.

**Topography**
- Located near Glennallen at about mile 183 on the Glenn Highway.
- Terrain cut by river valleys.
- Easements and other dedicated rights-of-way.

**Vegetation**
- Stands of spruce, willow, and aspen.

**Soils**
- Fair soils but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.

**Map 36 - Glennallen OTE ASLS 79-36**

- **Location:** Township 4 North, Range 2 West, Sec. 20
- **Survey:** Copper River Meridian, Alaska

**Parcels**
- **Parcel D**
  - **Lot:** 1
  - **Acres:** 37.680
  - **Price:** $15,800.00

**Vegetation**
- Black spruce stands and muskeg overlying a fairly level permafrost base.

**Soils**
- Fair soils but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.

**Water Front**
- Unknown

**Utilities**
- Natural gas has been encountered in well drilling, requiring flaring.
- Availability and quality of potable water may be a problem. Water may have to be hauled. Septic tanks have been approved for well drilling, requiring filtering.
Map 37 - Goldstreak ASLS 79-156

**Location**: Located in the Big Lake area, approximately 20 air miles north of Anchorage and 11 miles west of Wasilla.

**Topo Map**: USGS Quad Tyonek C-1, Alaska

**Township**: 16 North, Range 4 West, Sec. 5

**Elevation**: Seward Meridian, Alaska

**Quarter Section**: Town 16 North, Range 4 West, Sec. 5

**Parcel ADL #**: MTRS SURVEY LOT BLOCK ACRES MINIMUM BID

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**Location**: Located in the Big Lake area, approximately 20 air miles north of Anchorage and 11 miles west of Wasilla.

**Topo Map**: USGS Quad Tyonek C-1, Alaska

**Access**: Subdivision is located southwest of Big Lake and is directly accessible from South Big Lake Rd. Access to parcel 249 is south from South Big Lake Rd. onto Goldstreak Dr.

**Terrain**: Topography is comprised of low rolling hills and swamps or low domained wetlands.

**Soils**: Well-drained, gravelly, grey soils that may be invaded by peat and frozen in winter.

**Vegetation**: Yellow spruce and fir are the primary tree species in this region.

**Water Front**: None

**View**: Unknown

**Water Source**:Unknown

**Water/Sewage Disposal**: ADEC has approved all parcels for on-site sewage and must be constructed and equipped in accordance with the requirements, standards, and recommendations of ADEC.

**Utilities**: Phone and electricity have been provided to existing parcels within the subdivision.

**Restrictions**: Subject to platted easements and reservations, see ASLS 79-156.

**Municipal Authority**: Located within the taxing authority of the Matanuska-Susitna Borough.

**Homeowners Assoc.**: Any subsequent owner of any parcel automatically becomes a member of the Greensward Homeowner’s Association, if active. Covenants are recorded in Book 220, page 38, within the Palmer Recording District.

**Other**: There is an abandoned vehicle and delapidated wood foundation on this parcel.

---

Map 38 - Greensward ASLS 79-154

**Location**: Located within the Meadow Lakes community, approximately 6 miles northwest of Wasilla and about ½ mile south of the Little Susitna River.

**Topo Map**: USGS Quad Anchorage C-7, Alaska

**Access**: Direct access to Greensward Subdivision is by North Pittman Road and then turn south on Greensward Drive to Lot 14 of Block 5. Access to North Pittman Road at mile 48.8 of the Parks Highway. Access to North Pittman Road can also be gained by either Church Road, mile 44.4 of the Parks Highway, or Schrock Road.

**Terrain**: Parcel is level.

**Soils**: Well-drained, gravelly, grey soil and may be covered by a poorly drained fibrous peat layer, which freezes in winter.

**Vegetation**: Vegetation consists mostly of cottonwood, alder, birch, and some black spruce.

**Water Front**: None

**View**: Unknown

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

**Water Source**: Water availability and quality are expected to be good.

**Water/Sewage Disposal**: ADEC has approved parcels within this subdivision for on-site sewage and must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

**Utilities**: Phone and electricity have been provided to existing parcels within the subdivision.

**Restrictions**: Subject to platted easements and reservations, see ASLS 79-154.

**Municipal Authority**: Located within the taxing authority of the Matanuska-Susitna Borough.

**Homeowners Assoc.**: Any subsequent owner of any parcel automatically becomes a member of the Greensward Homeowners’ Association, if active. Covenants are recorded in Book 220, page 38, within the Palmer Recording District.

**Other**: A small debris pile is located on parcel.
Map 40 - Hewitt Lake Remote Odd Lots

Map 41 - Hewitt Whiskey Lakes I ASLS 79-148

Map 42 - Hewitt Whiskey Lakes I ASLS 79-148 continues on the following page
Location
The subdivision is located between the Yentna River and Hewitt Lake, approximately 70 miles northwest of Anchorage and 8 miles northwest of Skwentna.

Topo Map
USGS Quad Tyonek D-4

Access
The Yentna River provides boat access during the summer or snow machine access during the winter. Aircraft access to the area is possible with floatplanes on the rivers and lakes or wheel aircraft on gravel bars or public airstrips. Conditions of landing areas are unknown. Access to individual lots is by platted right-of-way or across unreserved state land.

Terrain
Topography is nearly level to gently rolling, to mountain foot slopes. Elevations range from 200 to 1,500 feet above sea level.

Soils
Area ranges from well-drained soils on the lower hills and terraces to poorly drained, fibrous, organic soils in depressions in and between glacial moraines, as well as on parts of terraces and floodplains.

Vegetation
White spruce, paper birch, alder, willow, cottonwood, tall grasses, forbs, shrubs, mosses, lichens, and other small alpine plants in the well-drained areas. In the poorly drained areas you will find mosses, low shrubs, forbs, sedges, black spruce, patches of tall alder, and willow.

Water Front
None

View
Unknown

Climate
January temperatures range from –30 to 33 degrees F; July can vary from 42 to 83 degrees F. Annual precipitation averages 28 inches, including 70 inches of snow.

Water Source
Unknown

Water/Sewage
Disposal
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, standards, and recommendations of ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 79-148. Parcels within this subdivision may contain wetlands and may require a permit from the Army Corps of Engineers prior to the placement of fill material.

Municipal Authority
Located within the taxing authority of Matanuska-Susitna Borough.

Homeowners
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

Other
Tract G within the subdivision has been designated for future use as a public landing strip, conditions of which are unknown.

Map 41 - Hewitt Whiskey Lakes I ASLS 79-148
Map 41 continues from the previous page

Southcentral Region -- Fall 2002 State Land Auction # 425
Location: The subdivision is located just west of Hewitt Lake, approximately 9 miles north west of Skwentna and approximately 70 miles northwest of Anchorage.

Topo Map: USGS Quad Tyonek D-4

Access: The Yentna River provides boat access during the summer or snow machine access during the winter. Aircraft access to the area is possible with floatplanes on the rivers and lakes or wheeled aircraft on gravel bars or public airstrips. Conditions of landing areas are unknown. Access to individual lots is by platted rights-of-way or across unreserved state land.

Terrain: Varied from low rising ridges to rolling hills in the very south and northwest portions of the project.

Soils: Generally well-drained covering of fibrous material.

Vegetation: White spruce, paper birch, alder, willow, cottonwood, forbs, shrubs, mosses, lichens, and other small alpine plants in the well-drained areas. In the poorly drained areas you will find mosses, low shrubs, forbs, sedges, black spruce, patches of willow, and willow.

Water Front: No parcels have direct water frontage. Available parcels within Block 9 are adjacent to the Tract H that includes a small lake.

View: Unknown

Climate: January temperatures range from –30 to 33 degrees F; July can vary from 42 to 83 degrees F. Annual precipitation averages 28 inches, including 70 inches of snow.

Water Source: Unknown

Water/Sewage Disposal: 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, standards, and recommendations of ADEC.

Utilities: None

Restrictions: Subject to platted easements and reservations, see ASLS 80-134. Parcels within the subdivision may contain wetlands and may require a permit from the Army Corps of Engineers prior to the placement of fill material.

Municipal Authority: Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners’ Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners’ Association if active.

Other: The subdivision is within the 100-year flood plain of the Yentna River. The lake in Tract H is not suitable for fly-in access. Parcel 426 may have the remains of a wood foundation.
Temperatures range from 5 to 70 degrees F with annual precipitation of 30 inches, with
The south end of the project has potential views of the Alaska Range, specifically of Mt. Discovery.
Located within the taxing authority of the Matanuska-Susitna Borough.

Soils
An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at deeper

Map 43 - High Mountain Lakes ASLS 80-154

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Map 42 - Hewitt Whiskey Lakes II ASLS 80-134

Map 42 continues from the previous page

Sec. 27, 28, 33, 34

VICINITY MAP
Township 17 North,
Range 13 West, Sec. 27, 28, 33, 34
Seward Meridian, Alaska

USGS Quail Town Elementary School

Page 29
Map 44 - High Mountain Lakes Addition ASLS 81-194

Location: Located approximately 15 miles northwest of Anchorage along the Takhinchee River, and 52 miles southeast of Sutton.

Topo Map: USGS Quad Talachulitna C-4, Alaska.

Access: Public roads access is available to the north lake located to the southeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Terrain: The landform is a tuya complex with many subparallel ridges. The small forests of trees are found in areas where the ground is deeper. The surrounding hills are predominantly covered by snow vegetation.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Rainfall is variable.

Vegetation: Vegetation includes forests dominated by white spruce and paper birch in the wetter areas. The surrounding hills are covered by low vegetation.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.

Location: Located approximately 65 miles northwest of Anchorage in the Talachulitna River Valley.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: Soils consist of well-drained soils that occur extensively in the low hills, terraces, and poorly drained areas. The poorly drained soils support mosses and associated shrubs.

Vegetation: Vegetation includes forested areas dominated by white spruce and paper birch. The poorly drained soils support mosses and associated shrubs.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.

Location: Located approximately 15 miles northwest of Anchorage along the Takhinchee River, and 52 miles southeast of Sutton.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Rainfall is variable.

Vegetation: Vegetation includes forests dominated by white spruce and paper birch in the wetter areas. The surrounding hills are covered by low vegetation.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.

Location: Located approximately 15 miles northwest of Anchorage along the Takhinchee River, and 52 miles southeast of Sutton.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Rainfall is variable.

Vegetation: Vegetation includes forests dominated by white spruce and paper birch in the wetter areas. The surrounding hills are covered by low vegetation.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.

Location: Located approximately 15 miles northwest of Anchorage along the Takhinchee River, and 52 miles southeast of Sutton.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Rainfall is variable.

Vegetation: Vegetation includes forests dominated by white spruce and paper birch in the wetter areas. The surrounding hills are covered by low vegetation.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.

Location: Located approximately 15 miles northwest of Anchorage along the Takhinchee River, and 52 miles southeast of Sutton.

Water Front: None

Utilities: Water and sewage disposal systems are not found. A small utility district exists in the area.

Soils: A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Rainfall is variable.

Vegetation: Vegetation includes forests dominated by white spruce and paper birch in the wetter areas. The surrounding hills are covered by low vegetation.

Access: Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for all access. Other means is overland hiking or by snowmachine.

Topo Map: USGS Quad Talachulitna C-5, Alaska.
Map 46 - Homer Remote Odd Lots

**Location**
Located west of the Chulitna River, about one mile west of mile 175 of the Parks Highway. 

**Topo Map**
USGS Quad Healy A-6 and Talkeetna Mountains D-6

**Utilities**
None

**Access**
Float plane access on to local water bodies or wheeled aircraft along gravel bars of the Chulitna River. Conditions of landing areas are unknown. A portion of the lands between the Parks Highway and Chulitna River belong to the Alaska Railroad. No provisions for access across railroad lands have been secured. Access via foot, ATV, or snowmachine across railroad lands requires the consent of the railroad.

**Terrain**
The area is characterized by a high upland plateau separated by the steep canyon of the Fox River valley and steep bluffs along the Fox River. Elevations range from 1,000 to 1,200 feet, with south and southeast exposure.

**Water**
Temperatures range from a low of –4 degrees F in January to a high of 70 degrees F in July. The area is supplied by the Fox River and the Fox River tributaries. The mean annual precipitation is 20 inches, including 144 inches of snow.

**Vegetation**
Local vegetation is predominately Coastal Western and Sitka Spruce forest. Soils are composed of shallow to moderately deep, well-drained, silt loams.

Map 47 - Hurricane Remote Odd Lot ASLS 89-45

**Location**
Located east of the Chulitna River, above one mile west of mile 175 of the Parks Highway.

**Topo Map**
USGS Quad Seldovia D-3

**Utilities**
None

**Access**
No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

**Terrain**
The area is characterized by a narrow floodplain, extending to large poorly drained muskeg formations.

**View**
Unknown

**Water/Sewage**
None

**Soils**
Unknown

**Restrictions**
Located within the taxing authority of the Matanuska-Susitna Borough.

**Map 46 - Homer Remote Odd Lots**

**VICINITY MAP**
Township 4 South, Range 10 West, Sec. 10, 11
Seward Meridian, Alaska

**Map 47 - Hurricane Remote Odd Lot ASLS 89-45**

**VICINITY MAP**
Township 22 South, Range 11 West, Sec. 21
Fairbanks Meridian, Alaska

**Location**
Located within the taxing authority of the Kenai Peninsula borough.

**Topo Map**
USGS Quad Seldovia D-3

**Utilities**
None

**Access**
No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

**Terrain**
The area is characterized by a high upland plateau separated by the steep canyon of the Fox River valley and steep bluffs along the Fox River. Elevations range from 1,000 to 1,200 feet, with south and southeast exposure.

**Water**
Temperatures average 42 to 59 degrees F in summer, and 17 to 42 degrees F in winter with extremes from –17 to 81 degrees F. Precipitation in the area averages 28 inches annually including 28 inches of snow.

**Vegetation**
Local vegetation is predominately Coastal Western and Sitka Spruce forest. Soils are composed of shallow to moderately deep, well-drained, silt loams.

**Restrictions**
Located within the taxing authority of the Matanuska-Susitna Borough.

**Map 46 - Homer Remote Odd Lots**

**VICINITY MAP**
Township 4 South, Range 10 West, Sec. 10, 11
Seward Meridian, Alaska

**Map 47 - Hurricane Remote Odd Lot ASLS 89-45**

**VICINITY MAP**
Township 22 South, Range 11 West, Sec. 21
Fairbanks Meridian, Alaska
Indian River Subdivision is approximately 40 air miles north by northeast of Talkeetna, adjacent to and lying east of the Alaska Railroad and the Parks Highway.

Access
Access is from the Parks Highway at mile 169, just north of the railroad crossing, utilizing one of two platted rights-of-way: Raven Lane or Travois Lane. The Alaska Railroad right-of-way may NOT be used as legal access. Use of the railroad right-of-way would result in a trespass action and possible prosecution (AS 11.46.330).

Terrain
Terrain consists of poorly drained uplands. Areas between ridges have bogs or pockets of sand. Small lakes are located within the southern portions of Section 15. Parcels may be wet.

Soils
Soils consist of gravelly silt with pockets of peat occurring in the lower bogs. Lower parcels are typically wet.

Vegetation
Primary vegetative cover is alder and spruce with very few birch trees.

Water Front
Division Creek runs through ASLS 80-131. See notes on ASLS 80-131 for further restrictions and setbacks.

View
Potentially excellent views of Denali from the subdivision.

Climate
Temperatures range from 45 to 69 degrees F in summer and –4 to 40 degrees F in winter with extremes between –48 and 90 degrees F. Annual precipitation is 20 inches, including 114 inches of snow.

Water Source
Unknown

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 80-131. All lands encompassed by ASLS 80-131 are subject to a fifty-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).

Municipal Authority
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners’ Association, if active.

Other
Due to the many boggy areas within the lower portion of this subdivision, it is best suited for winter recreational activities. Site inspection is highly recommended prior to submitting a bid.

USGS Quad Talkeetna Mtns. D-6, Alaska

VICINITY MAP
Township 33 North, Range 2 West, Sec. 15, 16, 21
Seward Meridian, Alaska

Map 48 - Indian River ASLS 80-131 continues on following page
Southcentral Region – Fall 2002 State Land Auction # 425

Map 48 - Indian River ASLS 80-131
Map 48 continues from previous page

### Homeowners

Municipal

Subject to platted easements and reservations, see appropriate ASLS.

### Utilities

Disposal

Water/Sewage

Unknown

Temperatures range from 44 to 69 degrees F in summer, and –4 to 40 degrees F in winter, with an average of 0 to 90 degrees F. Annual precipitation is 20 inches, including 110 inches of snow.

### Location

Located approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Verdigital River. The area is bound on the north by Johnson Creek and on the South by the Skwentna River.

### Topo Map

USGS Quad Talkeetna A-4, Turnot K-S

Access

Access is by boat via the Skwentna River or by Johnson Creek during high water. Further access is by floatplane to Shell Lake or other local lakes suitable for landing. Small craft may land on some of the gravel bars along the Skwentna River. Snowmobiles or ATV access may be possible along platted section line easements or existing public trails.

### Vegetation

Ridges and other high ground are well drained and forested. Spruce, birch, and aspen are dominant. On poorly drained areas, black spruce, swamp grass, and willow bushes are dominant.

### Water Front

Parcels 499 and 501 have water frontage on an unnamed lake.

### Soils

Terrain

Generally rolling to steeply rolling terrain interspersed with wetland/loos.

### Climate

### Water Source

Water/Sewage Disposal

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

### Restrictions

Subject to platted easements and reservations, see appropriate ASLS.

### Municipal Authority

Within the leasing authority of the Matanuska-Susitna Borough.

### Homeowners

None

Other

There may be federal, state, and local requirements governing land use. It is the responsibility of the buyer to obtain a determination of such requirements.

### ASLS 89-53

Sec. 3

### ASLS 89-79

Sec. 25

### ASLS 89-79

### ASLS 89-152

Sec. 33

### ASLS 89-54

Sec. 1, 6
Location: Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

Topo Map: USGS Quad Tyonek D-2

Access: Access is limited to small amphibious planes although there are only a few lakes in the area large enough to serve as float plane access. Potential access by motorboat up the Yentna and then via ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.

Terrain: Area is mostly level supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

Vegetation: Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.

Water Front: Parcel 502 has water frontage on an unnamed lake. Parcel 503 is adjacent to a tract of land surrounding Mona Lake.

View: Unknown

Climate: Local temperatures range from 0 degrees F in January to 68 degrees F in July. Annual precipitation varies around 100 inches, including 20 inches of snow.

Water Source: Water availability and quality within the area is believed to be good based on wells drilled in adjacent areas.

Utilities: None

Restrictions: Subject to platted easements and reservations, see ASLS 80-175.

Municipal Authority: Located within the taxing authority of the Matanuska-Susitna borough.

Homeowners Assoc.: Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active.

Other: Primary recreation use in vicinity has been hunting, fishing, and snow machining.

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<tr>
<th>PARCEL</th>
<th>ACRES</th>
<th>MH</th>
<th>MINIMUM BID</th>
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Map 50 - Kahiltna Flats ASLS 80-175

Southcentral Region -- Fall 2002 State Land Auction # 425

USGS Quad Tyonek D-2, Alaska

VICINITY MAP
Township 20 North, Range 7 West, Sec. 2
Township 21 North, Range 7 West, Sec. 22, 35
Seward Meridian, Alaska

Sec. 22

Sec. 35

Page 44
Other Parcels may be wet. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before building.

Vegetation
Covered with small to medium sized black spruce, birch, and alder.

Soils
Soils consist of an undetermined depth of organic overburden covering sandy, silty soils. Fairly level, well-drained land, with elevations ranging from 0 to 100 feet above sea level.

Terrain
Level at road grade. Parcels may be swampy.

Winter temperatures range from 14 to 27 degrees F; summer temperatures vary from 45 to 65 degrees F. Average annual precipitation is 24 inches.

Water Source
Unknown

Utilities
Electricity and phone service is available to the subdivision. An electrical hook-up box is located on Parcel 508.

Access
From mile 109 of the Sterling Hwy, turn west onto Kalifornsky Beach Road and travel approximately 5 miles. Parcel 508 is directly accessible from Kalifornsky Beach Road. To access the remaining parcels, turn onto one of two gravel roads leading into the subdivision. Bluff is subject to active coastal flood with velocity. The area of Lot 11 Block 4 is located within a Zone V – "areas of 100 year coastal flood with velocity". The area of Lot 11 Block 4 is located within a Zone V – "areas of 100 year coastal flood with velocity".

Buildings
Wood frame building/shed and an outhouse, both of no contributory market value. Lots 17, 18 & 19 Block 1 are located within a Zone C – "areas of minimal flooding". The area of Lot 11 Block 4 in located within a Zone V – "areas of 100 year coastal flood with velocity".

Map 51 - Kasilof Alaska Subdivision EPF 54-12

Map 52 - Kelly Lake Odd Lots ASCS
Map 53 - Kenney Lake ASLS 81-193

Location
Approximately one to five miles north of mile 15 of the Petersville Road, about two miles east of the Forte Roadhouse.

Topo Map
USGS Quad Talkeetna B-2

Access
Access to the subdivision is via Petersville Road and platted rights-of-way. Due to the extensive use of snowmobile trails in the area, special care should be taken to locate one's way on platted rights-of-way.

Terrain
Site topography consists of a nearly level landscape characterized by terraces and bluffs, particularly on the east side of the subdivision. The remaining undeveloped lands have been incorporated into a complex drainage system to allow for vegetation establishment throughout the subdivision.

Soils
Soils consist of slightly silty, gravelly sands to very silty sands. Subsurface soils are well drained with a large portion of course grained material occurring.

Vegetation
A tree cover of paper birch and white spruce is limited to the higher, well-drained areas, while muskeg, black spruce, moss, and sedges are present in the wetland areas.

Soils
Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses including 102 inches of snow.

Water/Sewage
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, standards, and recommendations of ADEC. This subdivision has been approved by the ADEC pursuant to 18 AAC 72.065 with the condition that only non-discharge sewage systems (i.e. chemical, humus or incendiary toilets) and non-pressured water supply systems (hand hauled) are allowed only on certain lots, see notes ASLS 80-143.

Utilities
Located within the taxing authority of the Matanuska-Susitna Borough.

Restrictions
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner’s Association, if active. Homeowner’s covenants pertaining to this subdivision are recorded in Book 13, Page 493, recorded on 3-20-82 within the Chitina Recording District.

View
Potential view of Chugach Mountains to the south and the Wrangell Mountains to the north.

Temperatures in the area range from 60 to 80 degrees F during the summer and from 0 to -30 degrees F in winter.

Water Front
None

Map 54 - Kenny Creek ASLS 80-143

Location
Approximately 2 1/2 miles south of mile 15 of the Petersville Road, about two miles east of the Richardson Highway.

Topo Map
USGS Quad Valdez C-3, Alaska

Access
Access to the subdivision is via Petersville Road and platted rights-of-way. Due to the extensive use of snowmobile trails in the area, special care should be taken to locate one’s way on platted rights-of-way.

Terrain
Site topography consists of a nearly level landscape characterized by terraces and bluffs, particularly on the east side of the subdivision. The remaining undeveloped lands have been incorporated into a complex drainage system to allow for vegetation establishment throughout the subdivision.

Soils
Soils consist of slightly silty, gravelly sands to very silty sands. Subsurface soils are well drained with a large portion of course grained material occurring.

Vegetation
A tree cover of paper birch and white spruce is limited to the higher, well-drained areas, while muskeg, black spruce, moss, and sedges are present in the wetland areas.

Soils
Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses including 102 inches of snow.

Water/Sewage
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, standards, and recommendations of ADEC. This subdivision has been approved by the ADEC pursuant to 18 AAC 72.065 with the condition that only non-discharge sewage systems (i.e. chemical, humus or incendiary toilets) and non-pressured water supply systems (hand hauled) are allowed only on certain lots, see notes ASLS 80-143.

Utilities
Located within the taxing authority of the Matanuska-Susitna Borough.

Restrictions
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner’s Association, if active. Homeowner’s covenants pertaining to this subdivision are recorded in Book 13, Page 493, recorded on 3-20-82 within the Chitina Recording District.

View
Potential view of Chugach Mountains to the south and the Wrangell Mountains to the north.

Temperatures in the area range from 60 to 80 degrees F during the summer and from 0 to -30 degrees F in winter.

Water Front
None
Map 55 - Kachitna Remote Odd Lots

Location
Located approximately three miles north of Anchorage between the Alaska Range and the Yentna Hills. The area is bound by the Kachitna River to the north with Johnson Creek lying approximately one mile south.

Topo Map
USGS Quad Talkeetna A-4, Alaska

Access
Primary access is by boat via the Susitna and Yentna Rivers and by Johnson Creek at times of high water. Access is also possible by foot through an unnamed lake located northeast of this area. Overland access must be by unimproved trails during the winter.

Terrain
Topography generally consists of flat, rocky areas, tundra, and forest. Mounding streams and sloughs are prominent features of the landscape. Moraine hills and low bench-like ridges are also present.

Soils
Soils of the valley are generally well drained sediments of various thickness.

Vegetation
Most and drained soils in the valley bottoms and terraces are forested. Dense patches of tall brush are found on poorly drained soils. Some mudding areas support low shrubs and stands of black spruce. Permafrost is generally absent.

Water Front
Parcel 518 has waterfront along Nettle Creek.

Soils
Soils in the valleys are generally well drained sediments of various thickness.

Topography
Topo Map
Located approximately 85 air miles northwest of Anchorage between the Alaska Range and the Yentna Hills. The area is bounded by the Kachitna River to the north with Johnson Creek lying approximately one mile south.

Water Front
Parcel 518 has waterfront along Nettle Creek.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Terrain
Kupreanof Strait and Viekoda Bay are within a broad east-west valley bordered by mountainous terrain, dominated by stands of Sitka Spruce. Rolling hills and low bench-like ridges are also present.

Vegetation
Permafrost is generally absent.

Water Front
Parcel 517 has waterfront on Kupreanof Strait, and Parcel 519 has waterfront on Viekoda Bay.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Water Supply
Located 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Utilities
None

Restrictions
Subject to platted easements and reservations, see the appropriate ASLS.

Municipality
Located within the taxing authority of the Matanuska-Susitna Borough.

Homestead
Utilities
None

Map 56 - Kupreanof Peninsula Homestead

Location
Located on the north shore of the Kupreanof Peninsula, approximately three miles west of the Russian River cannery. The parcels are located on the upland shores of Kupreanof Strait and Viekoda Bay.

Topo Map
USGS Quad Kodiak D-4, Alaska

Access
Access is by boat via Kupreanof Strait and Viekoda Bay. Locations to anchor a boat or float plane may be difficult to find.

Terrain
Kupreanof Strait and Viekoda Bay are within a broad east-west valley bordered by mountainous terrain, dominated by stands of Sitka Spruce. Rolling hills and low bench-like ridges are also present.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Permafrost is generally absent.

Water Front
Parcel 517 has waterfront on Kupreanof Strait, and Parcel 519 has waterfront on Viekoda Bay.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Water Supply
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Utilities
None

Restrictions
Subject to platted easements and reservations, see the appropriate ASLS.

Municipality
Located within the taxing authority of the Kodiak Island Borough.

Homestead
Utilities
None

Map 57 - Kachitna Remote Odd Lots

Location
Located approximately three miles north of Anchorage between the Alaska Range and the Yentna Hills. The area is bound by the Kachitna River to the north with Johnson Creek lying approximately one mile south.

Topo Map
USGS Quad Talkeetna A-4, Alaska

Access
Primary access is by boat via the Susitna and Yentna Rivers and by Johnson Creek at times of high water. Access is also possible by foot through an unnamed lake located northeast of this area. Overland access must be by unimproved trails during the winter.

Terrain
Topography generally consists of flat, rocky areas, tundra, and forest. Mounding streams and sloughs are prominent features of the landscape. Moraine hills and low bench-like ridges are also present.

Soils
Soils of the valley are generally well drained sediments of various thickness.

Vegetation
Most and drained soils in the valley bottoms and terraces are forested. Dense patches of tall brush are found on poorly drained soils. Some mudding areas support low shrubs and stands of black spruce. Permafrost is generally absent.

Water Front
Parcel 518 has waterfront along Nettle Creek.

Soils
Soils in the valleys are generally well drained sediments of various thickness.

Topography
Topo Map
Located approximately 85 air miles northwest of Anchorage between the Alaska Range and the Yentna Hills. The area is bound by the Kachitna River to the north with Johnson Creek lying approximately one mile south.

Water Front
Parcel 518 has waterfront along Nettle Creek.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Terrain
Kupreanof Strait and Viekoda Bay are within a broad east-west valley bordered by mountainous terrain, dominated by stands of Sitka Spruce. Rolling hills and low bench-like ridges are also present.

Vegetation
Permafrost is generally absent.

Water Front
Parcel 517 has waterfront on Kupreanof Strait, and Parcel 519 has waterfront on Viekoda Bay.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Water Supply
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Utilities
None

Restrictions
Subject to platted easements and reservations, see the appropriate ASLS.

Municipality
Located within the taxing authority of the Matanuska-Susitna Borough.

Homestead
Utilities
None

Map 58 - Kupreanof Peninsula Homestead

Location
Located on the north shore of the Kupreanof Peninsula, approximately three miles west of the Russian River cannery. The parcels are located on the upland shores of Kupreanof Strait and Viekoda Bay.

Topo Map
USGS Quad Kodiak D-4, Alaska

Access
Access is by boat via Kupreanof Strait and Viekoda Bay. Locations to anchor a boat or float plane may be difficult to find.

Terrain
Kupreanof Strait and Viekoda Bay are within a broad east-west valley bordered by mountainous terrain, dominated by stands of Sitka Spruce. Rolling hills and low bench-like ridges are also present.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Permafrost is generally absent.

Water Front
Parcel 517 has waterfront on Kupreanof Strait, and Parcel 519 has waterfront on Viekoda Bay.

Soils
Exposed bedrock and shallow soils prevail, including silty volcanic ash.

Vegetation
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Water Supply
Located within the 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 range from a mean of 48 degrees F in July and a mean of 33 degrees F in December. Average rainfall is 62 inches, including 72 inches of snow.

Utilities
None

Restrictions
Subject to platted easements and reservations, see the appropriate ASLS.

Municipality
Located within the taxing authority of the Kodiak Island Borough.

Homestead
Utilities
None
Location
Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

Topo Map
USGS Quads Tyonek D-2, D-3

Access
Access is by float-plane to an unnamed lake located in the center of the subdivision. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.

Terrain
The eastern half, that with an approximate elevation of 150 feet above sea level.

Soils
The southern portion of the surveyed area generally contains alluvial sands and gravels below a mantle of windblown silts. Areas of more poorly drained soils have been incorporated into an open spaced continuous green-belt system.

Vegetation
Vegetation consists of large birch intermixed with stands of spruce.

Water Front
Parcels 588 & 597 have frontage along an unnamed lake.

Year
Unknown

Climate
Temperatures range from 37 to 63 degrees F in summer and –7 to 34 degrees F in winter. Extremes of –50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 113 inches of snow.

Water Source
Unknown

Water/Sewage Disposal
No individual water supply system or sewage disposal system shall be permitted on any lot unless such systems are located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 80-157. This subdivision may contain wetlands and may require Department of the Army Corps of Engineers permits prior to the placement of any fill material into these areas.

Municipal Authority
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

Other
Reports of minor localized flooding from small streams within the designated area. The nearest flood plain is one-quarter mile east along the Yentna River. Parcel 605 may have the remains of a cabin on site.
Subject to platted easements and reservations, see ASLS 85-91 and 84-108.

Water Front Location

- 217556 S019N008W26 ASLS 85-91 B 7.770 $14,800.00
- 217573 S019N008W26 ASLS 85-91 A 5.050 $19,300.00

Located within the taxing authority of the Matunuska-Sustina Borough.

- Amenities and requirements, standards, and recommendations of the ADEC.
- Annual precipitation is 29 inches including 119 inches of snow.
- The Yentna River is characterized by a broad, open, riverine channel extending to well-defined banks, with riparian forest. The river shoreline is dominated by muskeg, sedges, mosses, low shrubs, and black spruce.
- Aquatic life includes chum, king, and coho salmon, grayling, and rainbow trout.
- Floatplane onto one of several small lakes within the area. Landing conditions are good.

Map 57 - Kutna Creek ASLS 80-157

Kutna Creek ASLS 80-157 continues from previous page

Map 58 - Kutna Remote Odd Lots

- Located approximately 15 miles northeast of the confluence of the Tanana and the Yukon Rivers. The area is approximately 20 miles west-northwest of Fairbanks.
- Access: Highway Access 1 to 3 miles south on the Tanana River, then north to the river.
- Access for small aircraft may be possible along power lines and the Tanana River.

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<th>BLOCK</th>
<th>ACRES</th>
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| 501    | 217556 S019N008W26 ASLS 85-91 B 7.770 $14,800.00
| 502    | 217573 S019N008W26 ASLS 85-91 A 5.050 $19,300.00

Page 49
Map 59 - Lake Creek Homestead ASLS 91-17

Location: Located approximately 60 miles northwest of Anchorage, about 30 miles southwest of Talkeetna, between Lake Creek and Kahiltna Rivers.

Parcel: 664

Area: 20.96 acres

Minimum Bid: $21,100.00

Utilities: None

Disposal: Water/Sewage - Unknown.

View: Water Front - Unknown.

Vegetation: Forested areas are dominated by white spruce and paper birch; whereas the lower lying poorly drained areas support sedges, mosses, and large areas of black spruce forest.

Soils: Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains.

Climate: Summer temperatures average from 37 to 63 degrees F, and –7 to 34 degrees F in winter. Extreme temperatures are –50 to 90 degrees F. Precipitation in the area is approximately 29 inches, including 119 inches of snow.

Terrain: Terrain consists of flat, forested expanses broken by muskeg formations. Along portions of Lake Creek and the Kahiltna River the terrain becomes extremely steep, creating a canyon effect. Elevations range from 475 feet to 1,040 feet above sea level.

Access: Several lakes as well as the Yentna River and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine.

Vegetation: Forested areas are dominated by white spruce and paper birch; whereas the lower lying poorly drained areas support sedges, mosses, and large areas of black spruce forest.

Map 60 - Lake Creek / McDougal Remote Odd Lot ASLS 85-331

Location: Located approximately 60 miles northwest of Anchorage, about 30 miles southwest of Talkeetna, and approximately 29 miles northeast of Lake Creek, and approximately 3 miles north of the confluence of the Yentna and Kahiltna Rivers.

Parcel: 663

Area: 33.87 acres

Minimum Bid: $16,500.00

Utilities: None

Disposal: Water/Sewage - Unknown.

View: Water Front - Unknown.

Vegetation: Forested areas are dominated by white spruce and paper birch; whereas the lower lying poorly drained areas support sedges, mosses, and large areas of black spruce forest.

Soils: Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains.

Climate: Summer temperatures average from 37 to 63 degrees F, and –7 to 34 degrees F in winter. Extreme temperatures are –50 to 90 degrees F. Precipitation in the area is approximately 29 inches, including 119 inches of snow.

Terrain: Terrain consists of flat, forested expanses broken by muskeg formations. Along portions of Lake Creek and the Kahiltna River the terrain becomes extremely steep, creating a canyon effect. Elevations range from 475 feet to 1,040 feet above sea level.

Access: Several lakes as well as the Yentna River and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine.
**Map 61 - Lake Louise Small Lots**

- **Location:** Parcels are located along the east to southeast side of lake Louise, about 32 air miles southwest of Anchorage.
- **Parcel Information:**
  - Parcel 667: 16' X 24' frame cabin, located on Parcel 667. This cabin along with other improvements has an appraised value of $18,000.00. Purchaser will be required to pay value of the improvement in full when contract is issued. Personal property located on the parcel, other than building improvements, will not be included in the sale.
- **Utilities:** None.
- **Restrictions:** None.
- **Soils:** Well-drained soils are found on plains and terraces, while poorly drained soils are found on the better-drained lands. Firewood and house logs in the area are scarce.
- **Vegetation:** Vegetation consists mainly of spruce and birch trees.
- **Terrain:** Nearly level topography changing to undulating with steep slopes up to 30 percent.
- **Climate:** Temperatures range from an average of –15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 17 inches, including 51 inches of snow.
- **Access:** Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Float plain access is also possible.
- **Utilities:** ADEC has approved this subdivision for non-water carried sewage disposal systems. For example, to build a driveway, or any other land clearing activity requiring land leveling).
- **Soils:** Well-drained soils are found on plains and terraces, while poorly drained soils are found on the better-drained lands. Firewood and house logs in the area are scarce.
- **Vegetation:** Vegetation consists mainly of spruce and birch trees.
- **Terrain:** Nearly level topography changing to undulating with steep slopes up to 30 percent.
- **Climate:** Temperatures range from an average of –15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 17 inches, including 51 inches of snow.
- **Access:** Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Float plain access is also possible.

**Map 62 - Leroux View Remote Odd Lots**

- **Location:** Parcels are located within the east to southeast side of Big Lake. Parcel 669 is located just west of Cold Lake. Parcels 669 and 670 are located just north of Cold Lake.
- **Parcel Information:**
  - Parcel 668: 30 acres, located within the east to southeast side of Big Lake. Parcel 668 is located just west of Cold Lake. Parcels 669 and 670 are located just north of Cold Lake.
- **Utilities:** None.
- **Restrictions:** None.
- **Soils:** Well-drained soils are found on plains and terraces, while poorly drained soils are found on the better-drained lands. Firewood and house logs in the area are scarce.
- **Vegetation:** Vegetation consists mainly of spruce and birch trees.
- **Terrain:** Nearly level topography changing to undulating with steep slopes up to 30 percent.
- **Climate:** Temperatures range from an average of –15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 17 inches, including 51 inches of snow.
- **Access:** Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Float plain access is also possible.
Location: Located approximately 20 miles west of Willow and three miles east of Lockwood lake.
Access: Winter access is by snow machine along existing trails and platted easements or right-of-ways. Fly-in access by airplane is possible on one or more lakes within the area. Landing conditions of which are uncertain.
Terrain: Generally level to gently rolling uplands.
Vegetation: Vegetation consists of birch/spruce forest.
View: Unknown.
Climate: Local temperatures range from -20 degrees F in January to 65 degrees F in July. Annual precipitation varies around 100 inches including snowfall. Annual snowfall varies around 100 inches.
Water Source: Unknown.
Utilities: None.
Restrictions: Subject to platted easements and reservations, see ASLS 80-91.

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USGS Quad Tyonek D-2, Alaska
VICINITY MAP
Township 19 North, Range 7 West, Sec. 1, 12
Seward Meridian, Alaska

Map 63 - Lockwood Lake ASLS 80-91

Sec. 1, 12
Map 64 - Lucy Lake Subdivision EPF 22-50

Location: Lucy Lake Subdivision is located six miles southwest of Wasilla near the community of Cottonwood.

Topo Map: USGS Quad Anchorage C-7

Access: Access to the subdivision is by road. South from mile 42 of the Parks Highway to mile 4.1 of Knik-Goose Bay Road. Turn south onto Fairview Road for approximately 2 miles and continue straight onto Hotel Road (paved) for one mile to Lucy Lake.

Utilities: None

Restrictions: Located within the taxing authority of the Matanuska-Susitna Borough. A community storm water system is subject to ADL 881 Right-Of-Way to Matanuska Electric Assoc. extending a width of 20 feet on either side of the centerline.

Zoning: Located within the zoning district of the Matanuska-Susitna Borough.

Soils: Somewhat dry, well-drained sandy loam.

Vegetation: Densely forested with predominantly Sitka spruce of an average height of 60 feet. Lutz spruce, balsam, poplar, paper birch, and various shrubs are also present.

Vegetative Requirements: A 5-foot clear grading is required along the utility right-of-way on Parcel 689.

Climate: The average temperatures in January range from -28 to 39 degrees F and in July 44 to 83 degrees F. Mean precipitation is 15.5 inches, including 48 inches of snow.

View: Parcel 688 has potentially excellent views overlooking Lucy Lake.

Water Front: Parcel 688 has waterfront on Lucy Lake. Lots 1 & 2, Block 1 are classified public recreation and have been reserved to provide public access to Lucy Lake.

Terrain: Parcel 688 is fairly flat. Parcel 689 is slightly sloping.

Soils: Soils are generally one to two feet of organics overlying sand, silt, and gravel mixtures, with bedrock found at a depth of two to four feet.

Topo Map: USGS Quad Anchorage C-7, Alaska

Map 65 - Mariners Walk ASLS 85-225

Location: Located to the southwest end of Kachemak Bay, approximately 14 miles west of Homer. Bradley Lake is located about an hour to the northwest. Kachemak Bay State Park and Kachemak National Wildlife Refuge lie within two miles to the south.

Topo Map: USGS Quad Seldovia C-3, Alaska

Access: Access to the subdivision is by boat or floatplane from Homer to Bear Cove. From the Bear Cove Marina, go west via Cottonwood Creek, Fairview Road, Fairview Dr., and connect to the exit of Knik-Goose Bay Road at the Brouhard Estates. Continue north along Martin Creek and connect to Knik-Goose Bay Road and the community of Cottonwood.

Utilities: Located within the taxing authority of the Matanuska-Susitna Borough. A community storm water system is subject to ADL 881 Right-Of-Way to Matanuska Electric Assoc. extending a width of 20 feet on either side of the centerline.

Zoning: Located within the zoning district of the Matanuska-Susitna Borough.

Soils: Soils hold water poorly and have a high percentage of organic matter.

Vegetation: Bradley Lake is located about an hour to the northwest. Kachemak Bay State Park and Kachemak National Wildlife Refuge lie within two miles to the south.

Climate: Mean temperatures in January range from -28 to 39 degrees F and in July 44 to 83 degrees F. Mean precipitation is 15.5 inches, including 48 inches of snow.

View: Located within the taxing authority of the Matanuska-Susitna Borough.

Water Source: Unknown

Water Use: No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Terrain: Terrain ranges from gently rolling to areas of extreme slopes with numerous rock outcroppings. Elevations range near sea level to 450 feet.

Utilities: None

View: Parcel 688 has waterfront on Lucy Lake.

Topo Map: USGS Quad Seldovia C-3, Alaska

Map 65 - Mariners Walk ASLS 85-225 continues on following page
Located

Avalanche:

Terrain:

Soils:

Vegetation:

Water Front:

View:

Water Source:

Utilities:

Restrictions:

Municipal

Authority:

Homeowners

Association:

Other:

Map 66 - McGrath (Tract B) ASLS 83-199

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Other Associations

Subject to platted easements and reservations, see ASLS 80-151.

Utilities

Unknown

Disposal

Water/Sewage

Water Source

Availability and quality in the area is expected to be good.

Temperatures in the area usually range from 44 to 68 degrees F in summer and from 0 to 44 degrees F in winter. Rainfall ranges from 16 inches to 27 inches, with 48 to 150 inches of snow.

The ridges are generally well drained and composed of a layer of topsoil up to 2.5 feet thick overlying well-drained materials. The lowland areas are generally poorly drained and covered with black spruce and moss. A drainage of road cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

Access is possible via platted rights-of-ways cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Any subsequent owner of any parcel automatically becomes a member of the Ninemile Creek Homeowners Association, if active.

Located within the taxing authority of the Matanuska-Susitna Borough.

Soils consist of organic overburden covering sandy, silty gravel.

Topography consists of flat to gently sloping land with some ridges.

Soils

Topography

Terrain

Access

USGS Quad Talkeetna B-1, Alaska

USGS Quad Talkeetna A-1, Alaska

VICINITY MAP

Talkeetna 23 North, Range 4 West, Sec. 21, 25, 34

Seward Meridian, Alaska

Map 67 - Montana Creek Odd Lots USRS

Map 68 - Nine Mile Creek ASLS 80-151

Page 35
Subject to platted easement and reservations of record, see ASLS 81-110.

Utilities

Disposal

Water/Sewage

Water Source

Temperatures range from a low of 0 degrees F in winter to a high of 68 degrees F in summer. Annual precipitation is approximately 20 to 25 inches including 15 inches of snow.

Access

Winter or summer fly in access is possible on Onestone Lake. Snowmachine access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Map 69 - Onestone Lake ASLS 81-110

Sec. 7, 8

Map 70 - Otter Lakes ASLS 79-147

Sec. 7, 18

None

Utilities

Disposal

Water/Sewage

Water Source

Temperatures in this area range from 40 to 70 degrees F in summer and –10 to 35 degrees F in winter with extremes between –50 to 50 degrees F. Annual precipitation is approximately 20 inches including 70 inches of snow.

Access

Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Location

Located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately 4 miles northwest of the Skwentna.

Topo Map

USGS Quad Tyonek C-2, Alaska

Restrictions

Subject to platted easements and reservations of record, see ASLS 79-147.

Soils

Soils in this area are generally well-drained, strongly acidic, fibrous peat. These sites are well forested with spruce, birch, and aspen.

Terrain

The terrain of the area consists of high undulating topography with elevated areas being small moraines of till and swamps.

Vegetation

Predominantly lowland spruce-hardwood forests with areas of low bush bog and muskeg.

Climate

Potential excellent view of lake and surrounding hills.

Soil

Soils typically consist of about six inches of organic overburden underlain by a glacial till of silty gravels.

Water Source

Water is available and quality is probably good. However, in depth studies of this area have not been made.

Water/Sewage

No individual water supply system or sewage disposal system shall be permitted on any parcel within this subdivision. All water and sewer connection shall be made to the District.

Utilities

None

Restrictions

No individual water supply system or sewage disposal system shall be permitted on any parcel within this subdivision. All water and sewer connection shall be made to the District.

Municipal Authority

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active.
Located approximately 13 miles from the Parks Highway and approximately 2.5 miles south of Petersville Road.

Access:
From Petersville Road, turn south on Shulin Lake Trail. Petersville Road is maintained to the south only to Finley Creek. For access during the winter use snowmachine or ATV. Care should be taken to properly locate oneself along platted rights-of-way or easements.

Terrain:
Terrain is moderately level to moderately undulating. Intermittent wetlands are found in the lower elevations.

Vegetation:
Vegetation includes a mixture of tundra, white birch, spruce, pine, and aspen.

Water Source:
Water availability and quality are expected to be good.

Water/Sewage Disposal:
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, standards, and recommendations of ADEC.

Utilities:
Utilities are not available.

Restrictions:
Subject to platted easements and reservations, see ASLS 80-144. Parcels may be subject to existing trails.

Municipal Authority:
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Peters Creek Homeowners’ Association. Covenants pertaining to this subdivision are recorded in Book 79, Page 367, within the Talkeetna Recording District.

Other:
Parcels 732 - 734 may be subject to a 60-foot pioneer trail or a 20-foot access easement as defined by the Matanuska-Susitna Borough, see ASLS 80-144 and the Status Plat for more information. Portions of Tracts A, L, and I have been identified by the State as material sites for platted improvements or road construction.

Map 71 - Peters Creek Subdivision ASLS 80-144

PARCEL  AC #    METS    SURVEY    LOT    CLK    Acres    MINIMUM BID
725  210689  S026N008W23 ASLS 80-144  1  2  5.000  $8,800.00
726  210696  S026N008W23 ASLS 80-144  9  2  4.665  $10,400.00
727  210701  S026N008W23 ASLS 80-144  14  2  5.000  $10,400.00
728  210702  S026N008W23 ASLS 80-144  15  2  4.884  $10,400.00
729  210703  S026N008W23 ASLS 80-144  16  2  5.000  $10,400.00
730  210705  S026N008W23 ASLS 80-144  20  2  5.000  $10,400.00
731  210706  S026N008W23 ASLS 80-144  4  3  4.968  $8,800.00
732  210707  S026N008W23 ASLS 80-144  5  3  5.000  $9,400.00
733  210719  S026N008W23, 24 ASLS 80-144  5  4  5.000  $9,400.00
734  210732  S026N008W23 ASLS 80-144  11  5  5.000  $8,300.00
735  210733  S026N008W23 ASLS 80-144  12  5  5.000  $8,800.00
736  210734  S026N008W23 ASLS 80-144  13  5  5.000  $9,400.00
737  210737  S026N008W23 ASLS 80-144  1  7  5.000  $8,300.00
738  210738  S026N008W23 ASLS 80-144  2  7  5.000  $8,300.00

VICINITY MAP
Township 26 North, Range 8 West, Seward Meridian, Alaska

Sec. 23, 24
It is strongly suggested that prospective applicants personally inspect these parcels before.

**Municipal Restrictions**

All parcels subject to a 25-foot public access and utility easement on all interior lot lines.

**Utilities**

None

**Disposal**

Water/Sewage

Subsurface water resources have been characterized as being unconsolidated deposits of mostly sand and gravel, with probable yields in the 10 to 100 gallons per minute range.

Water Source

Unknown

**Climate**

Temperatures range from 0 degrees F in the winter to 68 degrees F in summer. Mean annual rainfall ranges from 16 inches to 27 inches with 48 to 150 inches of snow.

**View**

None.

**Water Front**

Vegetation

Top soils range from one-half to two feet thick. Beneath the topsoil is a layer of silty gravelly sand with cobbles. Predominate features are glacial moraines which rise above poorly drained muskeg around 250 feet above mean sea level.

**Terrain**

Flat to short irregular slopes interspersed with low-lying bogs. Elevation averages around 250 feet above mean sea level.

**Access**

The closest road access is from the Parks Highway west along N. Lynx Lake Road and then south utilizing platted easements and rights-of-way. There are several winter roads located to the north and east of the subject area, but development of a year round road would be economically worthwhile.

**Location**

Located approximately 1½ miles northwest of the Parks Highway, south of Nancy Township 27 North, Range 7 West, Seward Meridian, Alaska.

**Parcel ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID**

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**Map 72 - Puppy Haven Odd Lots ASCS**

**Location**

Located approximately 1½ miles northwest of the Parks Highway, south of Nancy Township 27 North, Range 7 West, Seward Meridian, Alaska.

**Parcel ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID**

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**Map 73 - Safari Lake ASLS 80-188**

**Location**

Located approximately 1½ miles northwest of the Parks Highway, south of Nancy Township 27 North, Range 7 West, Seward Meridian, Alaska.

**Parcel ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID**

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Location

Shell Hills Subdivision is located between Onestone Lake and the Skwentna River, approximately 11 miles southwest of Skwentna Station.

Place Map

USGS Quad Tyonek D-4, D-5, Alaska

Access

Primary access is by floatplane to Onestone Lake. However, construction and ATV access may be possible.

Terrain

Surficial geology is glacial till and well drained. Elevations range from 375 feet to 600 feet above sea level.

Vegetation

Vegetation consists of low bush bog and muskeg in the lower elevations to spruce-hardwood forests in the upper elevations.

Water Front

A few parcels are located adjacent to tracts of state land that provide a buffer around lakes and ponds.

Vegetation

Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between 4 and 40 degrees F. Annual precipitation averages 29 inches, including 119 inches of snow.

Water Source

Water availability and quality expected to be good.

Utilities

None

restrictions

Subject to platted easements and reservations, see ASLS 80-177.

Homeowners

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active.

Municipal

Located within the taxing authority of the Matanuska-Susitna Borough.

Sec. 7, 12, 13, 17 - 21
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Southcentral Region -- Fall 2002 State Land Auction # 425

Map 74 - Shell Hills ASLS 80-177

Shell Hills ASLS 80-177 continues from previous page
Location:
Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

Access:
Primary access is by floatplane to Shell Lake; however, snowmachine and ATV access may be possible.

Terrain:
The landscape consists of numerous ridges and low-lying water-filled basins. Elevations range between 400 and 750 feet above sea level.

Soils:
Surface soils are typically a sand silt mix containing organic matter between two and four feet thick. Deeper soils are frost susceptible and relatively impermeable with a high ground water level.

Vegetation:
Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.

View:
Potentially good views of Shell Lake, surrounding hills, and Shell Creek.

Climate:
Average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 29 inches, including 119 inches of snowfall.

Water Source:
Water availability and quality assumed to be good.

Utilities:
None.

Restrictions:
Subject to platted easements and reservations, see ASLS 80-174.

Municipal Authority:
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association if active.

Sec. 13, 14, 23, 24

VICINITY MAP
Township 22 North, Range 13 West, Sec. 13, 14, 23, 24
Seward Meridian, Alaska

Map 75 - Shell Lake North ASLS 80-174 continues on following page
### Map 75 - Shell Lake North ASLS 80-174

*Shell Lake North ASLS 80-174 continues from previous page*

**Water Source**
- Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 20 to 30 inches, excluding 119 inches of snow.

**Surface soils**
- Surface soils are typically a sand silt mix containing organic material between 2 and 4 feet in depth.

**Terrain**
- The landscape consists of hills intermixed with low-lying water basins.

**Access**
- Located within the taxing authority of the Matanuska-Susitna Borough.
- A 50 foot public access easement along the ordinary high water mark of Shell Lake and a 250 foot public access easement on the west shoreline of Shell Lake.

**Restrictions**
- None

**Availability and quality expected to be good.**

### Map 76 - Shell Lake North Odd Lot USS 4507

**Location**
- Located on the northwest shore of Shell Lake, approximately 15 miles east of Uiak and 77 air miles northwest of Anchorage.

**Topo Map**
- Matanuska SUS 1121, Alaska

**Access**
- Access is by all-terrain vehicle (ATV) or snowmobile on the west shoreline.

**Soils**
- Surface soils are typically a sand silt mix containing organic material between 2 and 4 feet in depth. Soils are friable and relatively impervious to high groundwater levels.

**Vegetation**
- Vegetation commonly found includes grasses in the lower elevations, spruce and birch in the higher elevations, and willow and alder in between.

**Waterfront**
- The proposed waterfront includes land along the west shoreline of Shell Lake and has approximately 300 feet of waterfront.

**Vegetation**
- Vegetation includes grasses, coniferous, and deciduous.

**Vegetation**
- Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 20 to 30 inches, excluding 119 inches of snow.

**Water Source**
- Availability and quality expected to be good.

**Residential**
- Relatively undisturbed and remote, with few buildings in the area.

**Residential**
- Additional water supply system of storage and disposal system is permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Map 76 - Shell Lake North Odd Lot USS 4507

**Location**
- Located on the northwest shore of Shell Lake, approximately 15 miles east of Uiak and 77 air miles northwest of Anchorage.

**Topo Map**
- Matanuska SUS 1121, Alaska

**Access**
- Access is by all-terrain vehicle (ATV) or snowmobile on the west shoreline.

**Soils**
- Surface soils are typically a sand silt mix containing organic material between 2 and 4 feet in depth. Soils are friable and relatively impervious to high groundwater levels.

**Vegetation**
- Vegetation commonly found includes grasses in the lower elevations, spruce and birch in the higher elevations, and willow and alder in between.

**Waterfront**
- The proposed waterfront includes land along the west shoreline of Shell Lake and has approximately 300 feet of waterfront.

**Vegetation**
- Vegetation includes grasses, coniferous, and deciduous.

**Vegetation**
- Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 20 to 30 inches, excluding 119 inches of snow.

**Water Source**
- Availability and quality expected to be good.

**Residential**
- Relatively undisturbed and remote, with few buildings in the area.

**Residential**
- Additional water supply system of storage and disposal system is permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Map 76 - Shell Lake North Odd Lot USS 4507

**Location**
- Located on the northwest shore of Shell Lake, approximately 15 miles east of Uiak and 77 air miles northwest of Anchorage.

**Topo Map**
- Matanuska SUS 1121, Alaska

**Access**
- Access is by all-terrain vehicle (ATV) or snowmobile on the west shoreline.

**Soils**
- Surface soils are typically a sand silt mix containing organic material between 2 and 4 feet in depth. Soils are friable and relatively impervious to high groundwater levels.

**Vegetation**
- Vegetation commonly found includes grasses in the lower elevations, spruce and birch in the higher elevations, and willow and alder in between.

**Waterfront**
- The proposed waterfront includes land along the west shoreline of Shell Lake and has approximately 300 feet of waterfront.

**Vegetation**
- Vegetation includes grasses, coniferous, and deciduous.

**Vegetation**
- Average summer temperatures vary between 44 and 69 degrees F, while average winter temperatures vary between -4 and 40 degrees F. Annual precipitation averages 20 to 30 inches, excluding 119 inches of snow.

**Water Source**
- Availability and quality expected to be good.

**Residential**
- Relatively undisturbed and remote, with few buildings in the area.

**Residential**
- Additional water supply system of storage and disposal system is permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.
Other Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Assoc. Homeowners Authority. Subject to platted easements and reservations, see ASLS 80-126. Restrictions None. Utilities Disposal Water/Sewage Water Source Water availability and quality are expected to be good, however there is no data available regarding wells in or around the area. Sewage disposal system must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC. Climate Temperature range from 41 to 76 degrees F in summer, and –7 to 34 degrees F in winter. Extremes of between –47 and 86 degrees F have been reported. Annual precipitation in the area is 40 inches including 95 inches of snow. View Unknown. Water Front Parcels 1006, 1008, and 1009 have water frontage on Tea Lake (local name). Vegetation Vegetation consists of mixed spruce and birch in the uplands with grasses and sedges in the low-lying bogs. Soils Soils are loamy with varying depths of sandy silt overlain with peat and duff. Terrain Gently rolling lowlands and ridges of glacial drift intermixed with poorly drained low-lying basins. Floodplain activity within the area is considered infrequent, however much of the region is wet with trapped groundwater. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements. Access Primary access is by aircraft to Tea Lake, located near the center of the subdivision. Located within the taxing authority of the Matanuska-Susitna Borough. Restrictions Subject to platted easements and reservations, see ASLS 80-126. Municipal Authority Located within the taxing authority of the Matanuska-Susitna Borough. Vacant. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Other Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling). Map 77 - Skwentna Flats ASLS 80-126

Sec. 11, 14

VICTORY MAP
Township 20 North, Range 10 West, Sec. 11, 14
Seward Meridian, Alaska
Other

This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Assoc. Homeowners Authority Municipal Restrictions

Subject to platted easements and reservations, see ASLS 79-205.

Utilities

None

Water/Sewage

Water availability and quality expected to be good.

Water Source

Unknown

Climate

Temperatures range from 41 to 76 degrees F in summer, and –7 to 34 degrees F in winter, with extremes of –50 to 90 degrees F. Annual precipitation in the area is 40 inches, including 95 inches of snow.

View

Unknown

Water Front

Each parcel offered in the Skwentna Flats Remote area have water frontage on an unnamed Lake.

Vegetation

Vegetation consists of mixed spruce and birch in the well-drained areas and grasses and moss in the low-lying bogs.

Soils

Soils are loam with varying depths of sandy silt overlain with peat and duff.

Terrain

Topography of the area consists of gently rolling lowlands and ridges of glacial drift intermixed with poorly drained low-lying basins. Elevation is generally below 500 feet.

Access

Access is possible along the Yentna River via boat during the summer or snowmachine during the winter. Access may be possible by air via platted public airstrips or gravel bars of the nearby rivers. Landing conditions are unknown.

VICTORY MAP

Township 20 North, Range 10 West, Sec. 26, 27
Township 20 North, Range 10 West, Sec. 13
Seward Meridian, Alaska

ASLS 87-387
Sec. 13

ASLS 85-162
Sec. 26, 27

Map 79 - Skwentna Station ASLS 79-205

Location

Located approximately 80 miles northwest of Anchorage, west of the Yentna River and to the 10 miles southwest of Skwentna. This subdivision is bounded by the Yentna and Skwentna Rivers.

Topo Map

USGS Tyonek Quad D-3

Access

Access is possible along the Yentna River via boat during the summer or snowmachine during the winter. Access may be possible by air via platted public airstrips or gravel bars of the nearby rivers. Landing conditions are unknown.

Terrain

The landscape is generally flat river terraces with some lower rolling hills covered by southwestern edge of the area.

Water Front

Vegetation

Vegetation consists of mixed spruce and birch in the well-drained areas and grasses and moss in the low-lying bogs.

Soils

Soils are generally well drained. The higher ground has a good gravel base.

Terrain

Topography of the area consists of gently rolling lowlands and ridges of glacial drift intermixed with poorly drained low-lying basins. Elevation is generally below 500 feet.

Access

Access is possible along the Yentna River via boat during the summer or snowmachine during the winter. Access may be possible by air via platted public airstrips or gravel bars of the nearby rivers. Landing conditions are unknown.

VICTORY MAP

Township 20 North, Range 10 West, Sec. 26, 27
Township 20 North, Range 10 West, Sec. 13
Seward Meridian, Alaska

ASLS 87-387
Sec. 13

ASLS 85-162
Sec. 26, 27

Map 79 - Skwentna Station ASLS 79-205 continues on following page
Map 79 - Skwentna Station ASLS 79-205

Skwentna Station ASLS 79-205 continues from previous page

Map 80 - Snake Lake ASLS 85-85

Location
Located 20 miles northwest of Dillingham in the Bristol Bay area. The subject parcels are located on the western shore of Lake Nunavaugaluk (locally called Snake Lake).

Topo Map
USGS Quad Dillingham A-8 & B-8

Access
Access by boat from the Snake River to the lake is possible. In addition, parcels can be accessed by plans using floats in the summer and skis in the winter. Waterfront access is further provided by snowmachine or dog sled.

Terrain
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 mean sea level.

Vegetation
Vegetation consists of black spruce, grass, and alder with patches of stunted white spruce and birch in the well-drained areas.

Water Front
Both parcels have water frontage on Snake Lake.

View
Potentially excellent views of lake and surrounding foothills.

Climate
Temperatures range from a maximum mean of 65 degrees F in July to a minimum mean of 1 degree F in January. Rainfall averages 35 inches annually with an average annual snowfall of 54 inches.

Soil
Soils are generally gravelly loam till.

Water Source
Unknown

Water/Sewage Disposal
This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for pit privy sewage disposal systems only. 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, standards, and recommendations of the ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 85-85.

Municipal Authority
None

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners’ Association, if active.

Other
Lake Nunavaugaluk provides fish spawning habitat, and brown bear, moose, and many small furbearers are found in the area.
**Southcentral Region -- Fall 2002 State Land Auction # 425**

**Map 81 - South Caribou Lake ASLS 80-155**

### Map 81 - South Caribou Lake ASLS 80-155

#### VICINITY MAP

Township 3 South, Range 11 West, Sec. 25, 26, 35, 36
Seward Peninsula, Alaska

#### Location

Located approximately 22 miles northeast of Homer and approximately 2 miles southwest of Caribou Lake.

#### Access

Present method of transportation into the area is along well-defined seismic trails from the access road at Eagle Lake and across open swamps, utilizing ATV's or snowmachines, or by float-plane into Moose or Caribou Lakes.

#### Terrain

Terrain varies from gentle to steep slopes.

#### Climate

Temperatures average 42 to 59 degrees F in the summer and 17 to 42 degrees F in the winter with extremes from -17 to 81 degrees F. Precipitation averages 28 inches annually, including 100 inches of snowfall.

#### Soils

Soils vary from well-drained silty sand to well-drained silty gravel.

#### Vegetation

Predominantly large stands of spruce with scattered birch and aspen. Numerous meadows throughout the subdivision are covered with wild hay. Drainages support stands of willow and alder.

#### Water Source

Water availability and quality expected to be good.

#### Water/Sewage

This subdivision has been approved by ADEC pursuant to 18 AAC 72.065 for the installation of water carried sewage disposal systems. Individuals who want to install such systems must submit engineered plans for approval to the regional office of ADEC. No individual water supply system or sewage disposal systems. Individuals who want to install such systems must submit engineered plans for approval to the regional office of ADEC. For 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, standards, and recommendations of ADEC.

#### Utilities

Electricity, gas and water available.

#### Topography

To be determined.

#### Subdivision

A subdivision is hereby created, in accordance with the requirements, standards, and recommendations of ADEC, for the construction of homesites within the subdivision. The minimum lot size is 1 acre. The maximum number of any parcel within the subdivision simultaneously becoming a member of the Homeowners' Association, if active.

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
Sec. 26, 35

Location
Located approximately 22 miles northeast of Homer and approximately 2 miles southwest of Caribou Lake.

Type Map
USGS Quad Seldovia D-3, D-4, Alaska

Access
Access to the site is via well-defined sections and rights-of-way. The primary method of transportation into the area is along well-defined seasonal trails from the access road at Eagle Lake and across open terrain, utilizing ATV’s or snowmobiles from Moose Horn or Caribou Lakes.

Terrain
Terrain varies from gentle to steep slopes.

Soils
Soils vary from well-drained silty sand to well drained silty gravel.

Vegetation
The large stands of spruce with scattered birch and aspen. Numerous meadows throughout the subdivision are covered with wild hay. Drainages support stands of willow and alder.

Water Front
None

View
Unknown

Climate
Temperatures average 42 to 59 degrees F in the summer and 17 to 42 degrees F in the winter with extremes from -17 to 81 degrees F. Precipitation averages 28 inches annually including 100 inches of snowfall.

Water Source
Water availability and quality expected to be good.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 81-175.

Homeowners
Any subsequent owner of a lot within the subdivision automatically becomes a member of the Homeowners’ Association, if active.

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USGS Quad Seldovia D-3, D-4, Alaska

VICINITY MAP
Township 3 South, Range 11 West, Sec. 26, 35
Seward Meridian, Alaska

Map 82 - South Caribou Lake Addition ASLS 81-175
Disposal

Water availability and quality expected to be good.

View

Low lying, open areas are predominately bogs with muskeg or peat moss to

Soils

Tree covered areas of well-drained uplands have generally excellent soils, composed of

Access is by floatplane to Super Cub Lake (also known as Rainbow Lake) or by ATV

Location

Super Cub Subdivision is located about 60 miles west-northwest of Anchorage or about

nine miles north of Lower Beluga Lake on the west side of Cook Inlet. Local access roads are

Agriculture

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homesteaders Association, if active.

Map 83 - Super Cub ASLS 80-132

VICTINITY MAP

Township 16 North, Range 11 West, Sec. 22, 23

Seward Moraine, Alaska

Map 83 - Super Cub ASLS 80-132 continues on following page
Southcentral Region -- Fall 2002 State Land Auction # 425

Map 83 - Super Cub ASLS 80-132

Super Cub ASLS 80-132 continues from previous page

Sec. 22, 23
Location
Parcel is located approximately 3 miles northeast of Talkeetna near the south bank of the Talkeetna River.

Topo Map
USGS Quad Talkeetna Mnts B-6, Alaska

Access
Access to this tract is by boat on the Talkeetna River. Over land access may be acquired by snowmobile or ATV via platted rights-of-way, section line easements, or an existing trail that leads from the Bartlett Earth Station off of Christina Lake Road.

Terrain
Topography consists of gentle to moderate slopes with a bluff of a maximum height of 50 feet along the river.

Soils
Soils are silty to gravelly sand overlain with 0 to 3 feet of silt.

Vegetation
Mature spruce and birch with scattered pockets of wetlands along with stands of large cottonwoods are found near the western boundary of the project.

Water Front
None

View
Potential views of the surrounding area and mountains.

Climate
Temperatures range from 0 to 40 degrees F in winter and from 40 to 68 degrees F in summer with extremes of –48 and 90 degrees F reported. Annual precipitation is 29 inches including 120 inches of snow on average.

Water Source
Availability and quality is expected to be good. Higher elevations may require deeper wells.

Water/Sewage Disposal
All lots have been approved by ADEC for non-water carried type sewage disposal systems, (i.e. pit privies, chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. No individual water supply system or sewage disposal system shall be permitted on any lot unless such systems are located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 81-196.

Municipal Authority
Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners’ Association, if active.

PARCEL 1205

NORTH Survey
2143.82
ALSL 81-196

LOT 2

BLOCK 2

ACRES 4.872

MINIMUM BID $9,700.00
Location: Located approximately 1/3 miles directly west of the intersection of Chestnut Lane and Momeer Lake Road, just north of Talkeetna.

Map 86 - Talkeetna Foothills Homestead ASLS 91-188

- This sale area may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.
- Access: parcel areas are subject to a 25 foot access easement along all interior lot lines. Parcel 1209 is further subject to an existing road that bisects the northwest corner as well as a 50 foot wide right-of-way for a public access road.
- Utilities: No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
- Restrictions: Subject to existing easements and reservations, see USGS Quad Talkeetna Mountains B-6, Alaska.
- Natural Gas Leasing: This is a sale area may, be suitable for the installation of water carried sewage disposal systems.
- View: This area has been approved ADEC for non-water carried type sewage disposal systems, (i.e. chemical, incendiary, etc.). Individual lots within the subdivision may be suitable for the installation of water carried sewage disposal systems.
- Topo Map: Located 6 to 8 miles southeast of Larson Lake, approximately 1 to 2 miles east of Bald Mountain Subd. (ASLS 80-176) and S. Bald Mountain Subd. (ASLS 82-1). Further access points are provided through platted roads in the river corridors along the middle and north forks of Montana Creek, Answer Creek, and Possum Creek. Further through roadways may exist.
- Vegetation: Vegetation consists of willow, alder, grasses, shrubs, and black spruce. Isolated pockets of permafrost may be present.
- Soils: An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Rolling terrain with elevations between 1,000 to 2,300 feet above mean sea level.
- Climate: Temperature ranges from a maximum mean of 34 degrees F in July to a minimum of 0 degrees F in December. Total annual precipitation is approximately 28 inches, including 70 inches of snowfall.
- Water/Sewage Disposal: No individual water supply system or sewage disposal system shall be permitted on any of unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Map 87 - Talkeetna Odd Lots

- Location: Located approximately 1/3 miles directly west of the intersection of Chestnut Lane and Momeer Lake Road, just north of Talkeetna.
- Map 87 - Talkeetna Odd Lots
- Access: Parcel 1208 is subject to a 25 foot access easement along all interior lot lines. Parcels 1208 and 1209 are subject to a 20 foot wide right-of-way for an electrical distribution right-of-way.
- Utilities: All lots are subject to a 200 foot wide right-of-way for a public access road along the east side of the lots.
- Restrictions: Subject to existing easements and reservations, see USGS Quad Talkeetna Mountains B-6, Alaska.
- Natural Gas Leasing: This is a sale area may, be suitable for the installation of water carried sewage disposal systems.
- Topo Map: Located approximately 63 miles directly north of Anchorage and approximately 2 miles east of the town of Talkeetna, just north of Christiansen Lake.
- Vegetation: Vegetation consists of willow, alder, grasses, shrubs, and black spruce. Isolated pockets of permafrost may be present.
- Soils: An organic mat from 6 inches to 6 feet thick underlain by glacial till covers much of the area. Rolling terrain with elevations between 1,000 to 2,300 feet above mean sea level.
- Climate: Temperatures range from a maximum mean of 68 degrees F in July to a minimum mean of 0 degrees F in December. Annual precipitation is 28 inches, including 70 inches of snowfall.
- Water/Sewage Disposal: No individual water supply system or sewage disposal system shall be permitted on any of unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Southcentral Region -- Fall 2002 State Land Auction # 425

Map 88 - Tazlina Hills ASLS 79-227

Location
Located in the Copper River Valley, approximately 1 mile northwest of Copper Center.

Township
Sec. 16

Map 89 - Tazlina Northwest ASLS 79-226

Location
Located in the Copper River Valley, approximately 1 mile northeast of Copper Center.

Township
Sec. 16

Map 89 - Tazlina Northwest ASLS 79-226 continues on following page
**Location**
Located in the Copper River Valley approximately 4 miles northwest of Copper Center. Tazlina Southwest Subdivision is located in the valley by the Alyeska pipeline and to the west by the Richardson Highway.

**Topo Map**
USGS Quads Gulkana A-3, Valdez D-4, Alaska

**Access**
Access is from the Richardson Highway via a public right-of-way.

**Soils**
Sandy gravel and sandy silty loam materials dominate the area. The soils include extensive formations of permafrost.

**Vegetation**
Well-drained areas are predominantly covered by white spruce, birch, and willow, while poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.

**Terrain**
Area consists of low rolling hills and creek valleys.

**Soils**
Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.

**Vegetation**
Well-drained areas are predominantly covered by white spruce, birch, and willow, while poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.

**Water Source**
Water may be of poor quality or quantity and may have to be hauled from lakes and streams or from a public water source.

**Utilities**
None

**Restrictions**
Subject to platted easements and reservations, see ASLS 79-121.

**Municipal Authority**
None

**Homeowners Assoc.**
Any subsequent owner of parcel within this subdivision automatically becomes a member of the Homeowners Association, if active.

**Parcel #**
Parcel 1228 may have a wood foundation of no value and building materials on site.

**Water/Sewage Disposal**
All lots have been approved by ADEC for non-water carried type sewage disposal systems (e.g., chemical, humus, incendiary, etc.). Individuals who want to install such systems must submit plans to the regional office of ADEC. No individual water supply system or sewage disposal system shall be permitted in any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

**Southcentral Region -- Fall 2002 State Land Auction # 425**

**Map 90 - Tazlina Southwest Subdivision ASLS 79-121**

**VICINITY MAP**
Township 3 North, Range 1 West, Sec. 34
Copper River Meridian, Alaska

**USGS Quad Gulkana A-3, Valdez D-4, Alaska**

**Map 89 - Tazlina Northwest ASLS 79-226 continues from previous page**
Assoc.

Municipal

Subject to platted easements and reservations, see ASLS 81-177.

Utilities

Water/Sewage

No water or sewer facilities are available in the area. 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.

Climate

Average annual precipitation is 28 inches. Snow can be expected to remain on the ground for an average of 153 days per year. Unusual temperature extremes are from –30 to 80 degrees F with an average daily maximum of 47 degrees F and an average daily minimum of 25 degrees F.

Vegetation

The area is vegetated with alder, willow, white birch, aspen, white spruce, and black spruce.

Terrain

Subdivision boundary.

Access

Floatplane access is available utilizing two lakes adjacent to the site. Access by water is via the Susitna River and requires three and one half miles of overland travel to reach the subdivison boundary.

Sec. 5-8

Location

The Ridge subdivision is located approximately 13 miles northwest of Anchorage and four miles west of the confluence of the Yentna and Susitna Rivers. It is in the Southcentral Region and is located in the vicinity of the Alexander Creek and Susitna Creek drainage. It is approximately 21 miles south of the Geographic Center of Alaska.

Background

The Ridge subdivision was approved by ADEC pursuant to 18 AAC 72.065 for the installation of private water and sewage disposal systems. The installation of private water and sewage disposal systems shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Utilities

Requirements

Resolutions

Map 91 - Trail Ridge ASLS 81-177

VICINITY MAP

TOWNSHIP 17 NORTH, RANGE 7 WEST, SEC. 5-8, SEWARD MERIDIAN, ALASKA
Location: Trapper Creek Glen Subdivision is located approximately 84 miles northeast of Anchorage, eight miles west of Talkeetna, and two miles west of about mile 120 of the Parks Highway.

Topo Map: USGS Quad Talkeetna B-1 Alaska

Access: Access is via the platted right-of-way, Jerry Jeff Drive which lies 1 mile north of the Parks Highway, no road or trail has been developed. Existing ATV/snowmachine trails lead across unreserved state land to the northern portion of the subdivision from approximately mile 121 of the Parks Highway or to the southern portion from mile 118.3 of the Parks Highway.

Terrain: The area consists of hill and ridge topography cut by small stream valleys. Most of the topography is oriented linearly north-south, which gives the majority of the parcels an east-west exposure.

Soils: Soils are generally well-drained, sandy, and are in origin and may be covered by a poorly drained peat which freezes in winter.

Vegetation: Elevated, well-drained areas are covered with birch and spruce forest, while muskeg bogs, lakes, and swamps dominate the lowlands.

Water/Supply: None

Utilities: None

Restrictions: Subject to platted easements and reservations, see ASLS 79-242.

Municipal Authority: Located within the taxing authority of the Matanuska-Susitna Borough.

Homeowners Association: Any subsequent owner of any parcel within the Trapper Creek Glen subdivision automatically becomes a member of the Homeowners Association. Covenants relating to the subdivision are recorded in Book 76, page 604, within the Talkeetna Recording District.

Other: Parcel 1277 may have a dilapidated cabin of no value and debris on parcel.

Base map provided courtesy of Matanuska-Susitna Borough
Map 93 - Twin Lakes Remote Odd Lot ASLS 82-94

Location: Located 60 miles southwest of Glennallen, ten miles west of Tazlina Lake, and about 4.5 miles south of the Glenn Highway.

Access: By land access is possible onto Upper Twin Lake. Winter access may be possible from the highway via a snow mobile route. 

Terrain: The area is characterized by nearly level to gently rolling terrain of poorly drained soils and permafrost. Elevation ranges from 2,200 to 3,000 feet above sea level with generally northern exposure.

Soils: Unknown

Vegetation: Vegetation consists primarily of low shrubs, rushes, and willows. 

Water Source: Water availability and quality expected to be good.

Water/Sewage Disposal: 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, standards, and recommendations of ADEC.

Utilities: None

Restrictions: Subject to platted easements and reservations, see ASLS 82-94.

Municipal Authority: None

Homeowners Assoc.: None

Prospective applicants should be aware that the Twin Lakes area supports high populations of brown bears. Development activities may potentially displace wildlife species. Applicants are encouraged to contact the Alaska Department of Fish and Game, Habitat and Restoration Division for information on how to minimize conflicts with wildlife.

Map 94 - Ugak Bay Remote Odd Lot ASLS 87-210

Location: Located on Kodiak Island on the Shearwater Peninsula, approximately 26 miles south-west of the city of Kodiak and ten miles northeast of Old Harbor. To the north of the area is Ugak Bay and to the south is Kiluida and Boulder Bays.

Access: Access is by floatplane or boat to Eagle Harbor and then over land via foot or ATV along platted easements.

Terrain: Terrain consists primarily of steep hills and foot slopes. Area elevations range from 0 to 2,600 feet above sea level.

Soils: The steep hills and foot slopes consist primarily of well-drained soils over bedrock with some peat in depressions.

Vegetation: Most of the area is covered by alpine tundra with some scattered sitka spruce found north of the area. High bush vegetation is also present with dominant species consisting of dense willows along the streams and dense alders in the higher elevations.

Water Front: None

View: Potentially excellent views of the Gulf of Alaska and surrounding mountains.

Climate: The area is located 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. Summer temperatures range from 24 to 41 degrees F with extreme annual temperatures between -1 and 86 degrees F. Annual precipitation is 98 inches, including 80 inches of snow.

Water Source: Unknown

Water/Sewage Disposal: No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

Utilities: None

Restrictions: Subject to platted easements and reservations, see ASLS 87-210.

Municipal Authority: Located within the taxing authority of the Kodiak Island Borough.

Homeowners Assoc.: None
Southcentral Region — Fall 2002 State Land Auction # 425

Map 95 - Weary River Homestead

Access
Parcel 1281 is located on a 7-mile side-road south of the Trans-Alaska Pipeline System. It is located in a 340± acre 40-acre tract. Access to Parcel 1281 is by boat via Weary River, post office, 11 miles southwest of Copper Center, Alaska.

Endpoints
Weary River is a tributary of the Copper River Valley east of the Richardson Highway approximately 9 miles south of Copper Center.

Utilities
Public electricity and telephone service extends along Willow Loop Road from the Richardson Highway to Lot 80. Willow Loop Road and Birch Road provide easterly access off the Richardson Highway. Willow Loop Road is improved as a two-lane, gravel road to Lot 80 where it becomes a dirt four-wheeler trail. Birch Road is a single-lane, gravel road.

Towns
Located within the Copper River Valley east of the Richardson Highway approximately 9 miles south of Copper Center.

Topo Map
USGS Quad Dillingham A-8, Alaska

Map 96 - Willow Creek ASLS 79-122

Location
Located within the Copper River Valley east of the Richardson Highway approximately 9 miles south of Copper Center.

Topo Map
USGS Quad Dillingham A-8, Alaska

Access
Parcels are located approximately 10 miles east of Haines, Alaska. Parcel 1281 is located on a 7-mile side-road south of the Trans-Alaska Pipeline System. Section 10 and 15 of Township 11 South, Range 58 West, Sec. 21, 27

Endpoints
Birch Road is a single-lane, gravel road.

Utilities
Water/Sewage

Vegetation
Vegetation consists of spruce forest broken up with muskeg formations. Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent.

Soils
Area is dominated by a narrow stream valley between Weary River and Lake Nunavaugaluk, with several tributaries between rolling hills and mountain peaks. Area elevations range from 50 to 2,650 feet above sea level.

Terrain
The terrain is generally flat.
Map 97 - Willowcrest ASLS 80-8

Map 98 - Yenlo Hills Remote Odd Lots
RIVER

Southcentral Region -- Fall 2002 State Land Auction # 425

VICINITY MAP
Township 18 North, Range 7 West, Sec. 14, 15, 27
Township 19 North, Range 8 West, Sec. 14
Seward Meridian, Alaska

USGS Quad Tyonek C-2, Alaska

Map 99 - Yenta Remote Odd Lots

Location
Located approximately 50 air miles northwest of Anchorage, between Fish Creek and the Yentna River.

Method
Located by federal, state, and private survey, and referenced to the Tyonek Base.

Access
Access is by float or airplane, snowmobile, and commercial and private watercrafts and riverboat on the Yentna River. Other access routes include the Parks Highway from the Point Mackenzie/Burma Road, Nishwau Falls and the Yentna River. Commercially-fished and private watercrafts are operational on the Yentna River for transportation of supplies.

Terrain
The area is a broad, level or slightly undulating terrain. It includes broad floodplains extending in well-defined channels, which have steeply rising plateaux overlooking the river. Sharply contrasting types of vegetation, meandering sloughs, and many stream scars are prominent features of the river bottom landscapes.

Soils
Soils in the area contain soils with steep slopes, high water tables, and a wide variety of soil depths.

Vegetation
Vegetation consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskox, wolves, rice, and black spruce may be found in the poorly drained or frequently flooded areas.

Water Front
Parcels 1293 and 1294 are located along the Yentna River; Parcel 1295 is located along Fish Creek.

View
Potential good views of the surrounding forest and mountains.

Climate
Temperature ranges from about –5 degrees F in winter to about 67 degrees F in summer. Extremes between –50 and 90 degrees F are sometimes encountered. Annual precipitation is 29 inches, including 119 inches of snow.

Water Source
Unknown

Utilities
None

Restrictions
Subject to platted easements and reservations, see appropriate ASLS.

Municipal Authority
Located within the taxing authority of Matanuska-Susitna Borough.

Homeowners
None

Other
Parcels may be subject to bank erosion.

PARCEL ADJ. #: MTRS SURVEY TRACT ACRES MINIMUM BD
1293 217224 901092300014 ASLS 90-126 A 6.06 $22,000.00
1294 219835 901092307007 ASLS 94-124 A 18.42 $29,500.00
1295 222465 901092307115 ASLS 95-222 B 39.99 $17,900.00
NORTHERN REGION

NORTHERN REGION PARCELS

Map #

100. Albert Creek Remote Odd Lot - WITHDRAWN .................. 81
101. Anderson ................................................................. 81
102. Bear's Den ............................................................... 82
103. Berg .......................................................... 82
104. Caribou Creek Remote Odd Lot .................................. 83
105. Central Homestead ................................................... 83
106. Central Odd Lots ...................................................... 84
107. Chena Hot Springs II .................................................. 84
108. Chena South Remote Odd Lots ................................... 85
109. Circle ................................................................. 85
110. Crazy Mountain Homestead ........................................ 86
111. Deadman Lake .......................................................... 86
112. Delta Ag ................................................................. 87
113. Delta Homesteads ...................................................... 87
114. Disappointment .......................................................... 88
115. Donnelly ................................................................. 89
116. Dune Lake ................................................................. 90
117. Eagle ................................................................. 91
118. Fireweed Remote Odd Lot ........................................... 91
119. Geiskakmina Lake ...................................................... 92
120. Greely ................................................................. 93
121. Harding Lake Alaska Subdivision .................................. 93
122. Hayna Creek ............................................................ 94-95
123. Haystack ................................................................. 96
124. Haystack Extension .................................................... 96
125. Healy Homestead Area ................................................ 97
126. Jack ................................................................... 97
127. June Creek (Subdivision ............................................ 98
128. Kantishna River Remote Odd Lot .................................. 98
129. Kentucky Creek Odd Lot ............................................ 99
130. Kindamina Lake ........................................................ 99
131. Lincoln Creek .......................................................... 100
132. Martin Subdivision ...................................................... 101
133. McClung ............................................................... 101-102
134. Murphy ............................................................... 103-104
135. Nenana South .......................................................... 103
136. O'Conor Creek Subdivision ........................................... 104
137. Panguinge Creek ....................................................... 104
138. Riverview ............................................................... 105-106
139. Southbank Homestead ................................................ 106
140. Southwind Homestead ............................................... 107
141. Talkeetna Homestead Area .......................................... 107
142. Tenderfoot ............................................................. 108
143. Tk (Tetlin Trail) ........................................................ 108-109
144. Tk Junction OTE ...................................................... 109
145. Tk Rascal ............................................................... 110
146. Tk Tract 6 .............................................................. 110-111
147. Tok Lake ............................................................... 111
148. Tower Bluffs ........................................................... 112
149. Vaught ................................................................. 112
150. West Twin Lake ....................................................... 113

Page 80
Alaska Department of Fish & Game has warned of possible man-black bear conflicts in the area.

Other Association

Homeowners Association

Municipal Restrictions

Subject to platted easements and reservations, see corresponding ASLS.

Utilities

None

Disposal

Water/Sewage

Ground water depth varies between 100 to 250 feet from surface.

Water Source

Unknown

Climate

Local temperatures are 38 to 72 degrees F in the summer and –18 to 24 degrees F in the winter. Annual precipitation is 11 inches including 48 inches of snow.

View

None

Area views encompass the rolling terrain beyond the Nenana River.

Vegetation

Trees consist of spruce and willow, with some stands of birch and aspen.

Soils

Soils are shallow underlain by alluvial gravels. Permafrost is likely to be encountered in much of the area.

The Anderson Subdivision is located west of the Nenana River, approximately five miles southwest of the community of Central. Some areas may be within the Nenana River Resurveys Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/critical fire protection area. There are active mining operations in the area near this parcel. Previous operations in the area near this parcel.

This parcel has an abandoned cabin of no value on it. There are active mining operations in the area. Check DNR records or recorder's office for current ownership of private land. Central is privately owned; purchaser should take care not to trespass when accessing the area. Check DNR records or recorder's office for current ownership of private land.

Access

Access is provided via the Steese Highway and a road along the section line between sections 32 and 33.

Map 100 - Albert Creek Remote Odd Lot

Map 101 - Anderson Subdivision
Northern Region -- Fall 2002 State Land Auction # 425

Map 104 - Caribou Creek Remote Odd Lots

Location
The Caribou Creek Remote Area is located approximately 17 miles northeast of Fairbanks.

Topo Map
USGS Quad Big Delta D-5, Alaska

Access
Access is via the Chena Hot Spring Road to the north, and via the Chena Hot Spring Road to the east. The Chena Hot Spring Road runs north and south and intersects with the Chena River Road after 0.5 miles. The Chena Hot Spring Road is accessible to the public and runs north and intersects with the Chena River Road after 0.5 miles.

Utilities
Water/Sewage
Water from stream is abundant at lower elevations, but very limited on the ridges.

Vegetation
Large white spruce and cottonwoods are found near stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, pine, and birch grow in the deep tills giving way to boggy lands as elevation increases.

Terrain
The area is characterized by the Caribou Creek and Anaconda Creek drainages, surrounded by hills with elevation ranging from approximately 700 to 2,100 feet above sea level.

View
Potential views of the surrounding forest.

Climate
Average annual precipitation is 18 inches. Average annual temperature is 40 degrees F in summer and –55 to 95 degrees F in winter. Annual precipitation averages 18 inches including 53 inches of snow.

Access
Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a woodcutting road after about 1 mile. The woodcutting road continues south for approximately 0.75 mile to the southwest corner of Tract E. A constructed driveway to this parcel encroaches on adjoining tract F; buyer should take care not to trespass.

North Star
Fairbanks Meridian, Alaska

Sec. 29, 30

PARCEL| ADL # | MTRS | SURVEY | TRACT | ACRES | MINIMUM |
--- | --- | --- | --- | --- | --- |
1319 | 410555 | F002N004E28 | ASLS 85-112 | A | 17.81 | $27,800.00 |
1319 | 410680 | F002N004E28 | ASLS 85-112 | B | 20.18 | $27,800.00 |
1318 | 410665 | F002N004E28 | ASLS 85-112 | C | 20.18 | $27,800.00 |
1320 | 410713 | F002N004E28 | ASLS 85-112 | D | 10.00 | $0.00 |

Map 105 - Central Homesite ASLS 77-161

Location
The Central Homesite Area is located approximately 130 miles northeast of Fairbanks.

Topo Map
USGS Quad Circle B-2, Alaska

Access
The Central Homesite area is located approximately 130 miles northeast of Fairbanks off the Fairbanks North Star Borough Road. Access to the Central Homesite area is via the Fairbanks North Star Borough Road.

Utilities
Water/Sewage
Groundwater is present but may be highly mineralized. There is potential for encountering hot water that could be used for home heating (if the temperature is above 248°F) the water is considered a geothermal resource which the State makes available through lease.

Vegetation
Birch, spruce, and hardwoods are the predominant vegetation.

Terrain
Land is flat to moderately sloping, with some lowlands and marshy areas present.

View
None

Climate
Precipitation is 15 inches.

Access
Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a woodcutting road after about 1 mile. The woodcutting road continues south for approximately 0.75 mile to the southwest corner of Tract E. A constructed driveway to this parcel encroaches on adjoining tract F; buyer should take care not to trespass.

North Star
Fairbanks Meridian, Alaska

Sec. 27

PARCEL| ADL # | MTRS | SURVEY | TRACT | ACRES | MINIMUM |
--- | --- | --- | --- | --- | --- |
1322 | 400270 | F008N015E27 | ASLS 77-161 | 1 | 5.000 | $1,000.00 |

Page 83
These parcels are within the area burned during the May, 2002 West Fork fire.

Utilities
- Utilities are available in the nearby town of Central.

Climate
- Summer temperatures average 38 to 72 degrees F. Winters range from –22 to 24 degrees F.

Terrain
- The terrain consists of gently rolling hills with forested uplands and boggy lowlands, with an average elevation of 900 feet.

Access
- Access to this subdivision is from mile 53.5 Chena Hot Springs Road, then west along the Old Chena Hot Springs Road to West Fork Rd, which runs north through the Old Chena Hot Springs Resort.

Vegetation
- Uplands are forested with a mixture of spruce and deciduous trees. Tussock grass and sedges dominate the lowlands.

Soils
- Areas near the river are well drained gravel and sand covered by organic layer of varying depth. Areas distant from the river may contain deep silt layers and may require Department of the Army Corps of Engineers permits prior to placement of fill material. Subject to a 10-foot wide buried electric transmission cable easement, ADL 416631.

Topographic
- Elevation range from 1,000 to 1,500 feet.

Map 107 - Chena Hot Springs II ASLS 80-138

Location
- Approximate location is on miles 53.5 to 54.5 of Chena Hot Springs Road, approximately 5 miles east of Chena Hot Springs Resort.

Map
- Map 107 - Chena Hot Springs II ASLS 80-138

Access
- Access to the subdivision is from mile 53.5 of Chena Hot Springs Road, then west along the Old Chena Hot Springs Road to West Fork Rd, which runs north through the Old Chena Hot Springs Resort.

Terrain
- Elevation range from 1,000 to 1,500 feet.

Soils
- Areas near the river are well drained gravel and sand covered by organic layer of varying depth. Tussock grass and sedges dominate the lowlands.

Vegetation
- Large white spruce and cottonwood near the river, small black spruce and muskeg on hillsides.

Map 106 - Central Odd Lot ASCS

Location
- Parcels are located in the Vicinity Map 107 - Chena Hot Springs II ASLS 80-138.

Map
- Map 106 - Central Odd Lot ASCS

Access
- Access to the subdivision is from mile 53.5 of Chena Hot Springs Road, then west along the Old Chena Hot Springs Road to West Fork Rd, which runs north through the Old Chena Hot Springs Resort.

Terrain
- Elevation range from 1,000 to 1,500 feet.

Soils
- Areas near the river are well drained gravel and sand covered by organic layer of varying depth. Tussock grass and sedges dominate the lowlands.

Vegetation
- Large white spruce and cottonwood near the river, small black spruce and muskeg on hillsides.

Map
- Map 106 - Central Odd Lot ASCS
Map 108 - Chena South Remote Odd Lots ASLS 89-149

Location
Parcel is located approximately 27 miles east of Fairbanks, 2.5 miles south of mile 20.2 of the Chena Hot Springs Road, and south of the Chena River.

Access
Parcel may be accessed via Circle Hot Springs Road then onto Ketchum Creek Road. Parcel is accessible from either of these two roads by a public access easement that leads to the parcels.

Surface
The parcel is located at an elevation of approximately 2,000 feet above sea level.

Utilities
dden.

Disposal
Water/Sewage
Ground water may be highly mineralized with a potential for encountering hot water. Storage tanks or hauling water may be necessary. Any other system must first be approved and permitted by the ADEC.

Soils
Soils are generally alluvial with shallow silt/loam topsoil over fine gravel. There is a geothermal resource regulation.

Terrain
The land is level to gently sloping with an elevation of approximately 800 feet above sea level.

Access
Parcels may be accessed via Circle Hot Springs Road and then by Grizzly Bear and Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Topo Map
USGS Quad Circle B-2 and C-2, Alaska

Map 109 - Circle Subdivision ASLS 78-163

Location
This subdivision is located one mile northeast of the Circle Hot Springs, approximately 7 miles southwest of Central.

Access
Parcels may be accessed via Circle Hot Springs Road and then by Grizzly Bear and Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Surface
The parcel is located at an elevation of approximately 2,000 feet above sea level.

Utilities
None

Disposal
This area has been approved by ADEC for non-water carried type disposal systems. Any other system must first be approved and permitted by the ADEC.

Soils
Unknown

Terrain
Parcels are located at an elevation of approximately 1,000 feet to 1,250 feet above sea level.

Access
Turn south from mile 20.2 of the Chena Hot Springs Road onto Pheasant Farm road, then south on top of the hill, and onto Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Topo Map
USGS Quad Big Delta D-6, Alaska

VICINITY MAP
Township 8 North, Range 15 East, Sec. 21
Fairbanks Meridian, Alaska

Map 110 - Yuksel Subdivision ASLS 100-157

Location
This subdivision is located approximately 7 miles southwest of Circle Hot Springs.

Access
Parcels may be accessed via Circle Hot Springs Road and then by Grizzly Bear and Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Surface
The parcel is located at an elevation of approximately 2,000 feet above sea level.

Utilities
None

Disposal
This area has been approved by ADEC for non-water carried type disposal systems. Any other system must first be approved and permitted by the ADEC.

Soils
Unknown

Terrain
Parcels are located at an elevation of approximately 1,000 feet to 1,250 feet above sea level.

Access
Turn south from mile 20.2 of the Chena Hot Springs Road onto Pheasant Farm road, then south on top of the hill, and onto Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Topo Map
USGS Quad Big Delta D-6, Alaska

VICINITY MAP
Township 8 North, Range 15 East, Sec. 21
Fairbanks Meridian, Alaska

Map 111 - Azalea Subdivision ASLS 100-161

Location
This subdivision is located approximately 7 miles southwest of Circle Hot Springs.

Access
Parcels may be accessed via Circle Hot Springs Road and then by Grizzly Bear and Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Surface
The parcel is located at an elevation of approximately 2,000 feet above sea level.

Utilities
None

Disposal
This area has been approved by ADEC for non-water carried type disposal systems. Any other system must first be approved and permitted by the ADEC.

Soils
Unknown

Terrain
Parcels are located at an elevation of approximately 1,000 feet to 1,250 feet above sea level.

Access
Turn south from mile 20.2 of the Chena Hot Springs Road onto Pheasant Farm road, then south on top of the hill, and onto Black Bear Roads or Red Fox Avenue. Grizzly Bear Road intersects Circle Hot Springs Road just south of the Ketchum Creek bridge.

Topo Map
USGS Quad Big Delta D-6, Alaska

VICINITY MAP
Township 8 North, Range 15 East, Sec. 21
Fairbanks Meridian, Alaska

Page 85
**Map 110 - Crazy Mountain Homestead ASLS 90-92**

**Location**
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.

**Topo Map**
USGS quad Circle C-1, Alaska

**Access**
Access is via the Steese Highway and the section line easement, which separates sections 7 and 12.

**Terrain**
The terrain is generally flat, with elevations rising slowly toward the Crazy Mountains.

**Soils**
Some areas of permafrost and marshland exist within the homestead area.

**Vegetation**
Birch, spruce, and aspen are the predominant vegetation.

**Water Front**
None

**View**
Potentially good view of the surrounding forests.

**Climate**
Average temperatures range between 36 to 71 degrees F in summer and between –34 degrees F to 20 degrees F.

**Water Source**
Ground water may be highly mineralized.

**Water/Sewage**
Disposal
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 ADEC.

**Utilities**
Unknown

**Restrictions**
Subject to platted easements and reservations, see ASLS 90-92. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.

**Municipal Authority**
None

**Homeowners**
None

**Other**
There are active mining claims in the vicinity of this parcel.

---

**Map 111 - Deadman Lake Subdivision ASLS 81-40**

**Location**
Approximately 65 air miles west of Fairbanks and 20 miles southeast of Manley Hot Springs.

**Topo Map**
USGS quad Fairbanks D-6, Alaska

**Access**
By air or by boat to the confluence of the Tanana and Tolovana Rivers. From there, continue by land westward approximately 4 miles on the historic Nenana-Tanana Trail to the lake.

**Terrain**
Topography consists of lake surrounded by gently sloping hills with elevations up to 500 feet.

**Soils**
Soils consist of 2 to 5 feet of sandy silt covered by a shallow organic layer.

**Vegetation**
Stands of birch and spruce forest occasionally mixed.

**Water Front**
This parcel fronts on the northwestern shore of the lake.

**View**
Potentially good view of the lake and surrounding hills.

**Climate**
Temperatures range from 90 degrees F in summer to –60 degrees F in winter. Moderate winds possible.

**Water Source**
Collection of lake surface water or holding rainwater catchment, quality of which is unknown.

**Water/Sewage**
Disposal
Lot owners must construct individual non-water carried sewage and wastewater disposal systems or such systems as approved by ADEC.

**Utilities**
None

**Restrictions**
Subject to platted easements and reservations, see ASLS 81-40. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill materials.

**Municipal Authority**
None

**Homeowners**
Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners' Association if active.

**Other**
The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866. Lands within the subdivision are tentatively approved from the federal government. Located within a full fire protection area.
Map 112 - Delta Ag Subdivision ASLS 78-93

Map 113 - Delta Homesite ASLS 77-163
**Location**

Desperation Subdivision is located 2½ miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.

**Access**

Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, and then approximately 4 miles east on Old Murphy Dome Road to Desperation Loop. Access during certain times of the year may require four-wheel drive vehicles.

**Terrain**

The terrain is variable with the elevation ranging from 900 feet to 1,850 feet. Most lots have an exposure to either the east or the north.

**Utilities**

Power and phone lines are located adjacent to Old Murphy Dome Road.

**Water/Sewage**

Wells are expected to be deep. Water quality and quantity are unknown.

**Climate**

Temperatures can be expected to range from 35 to 69 degrees F in the summer and –22 to 26 degrees F in the winter. Extremes are approximately –55 to 92 degrees F.

**Vegetation**

Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.

**Topo Map**

Desperation Subdivision is located 2½ miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.

**Vicinity Map**

Township 2 North, Range 3 West, Sec. 29, 32

Fairbanks Meridian, Alaska

USGS Quad Fairbanks D-3, Alaska
LOCATION
Donnelly Subdivision is located approximately 28 miles south of Delta Junction, east of the Delta River and the Richardson Highway.

ACRES
Access to the subdivision can be gained by turning east onto Donnelly Way at approximately mile 237.5 of the Richardson Highway. Conditions of platted rights-of-way are unknown. Access may be limited to ATV, snowmachine, or four-wheel drive vehicles.

YARDS
Topographic surveying with centerline between 1385 to 1393 but above mean sea level.

TOWNSHIP
Sec. 30, 31

REMARKS
Historic site not present on surveyed elevations. The average low temperature in January is –11 degrees F; the average high in July is 69 degrees F. Temperature extremes have been recorded from –63 to 92 degrees F. The annual precipitation is 12 inches, totaling 37 inches of snow.

WATER
Source

WATER DISPOSAL
No individual water supply system or sewage system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

UTILITIES
Unknown

RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-95.

REMARKS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

OTHER
Parcel 1393 may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.

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USGS Quad Mt Hayes C-4, Alaska

VICTORY MAP
Township 14 South, Range 10 East, Sec. 30, 31
Fairbanks, Alaska

Sec. 30, 31
Map 116 - Dune Lake Subdivision ASLS 81-56

Section 2, 3

USGS Quad Fairbanks B-6, Alaska

VICINITY MAP
Township 6 South, Range 12 West, Sec. 2, 3
Fairbanks Meridian, Alaska

Topo Map
USGS quad Fairbanks B-6

Location
Dune Lake Subdivision is located approximately ten miles east of the Tanana River and 20 miles north of the community of Fairbanks.

Utilities
None

Restrictions
Any subdivision or owner accessibility becomes a factor of the Dune Lake Subdivision Association, 5 parcels.

Waterfront
This area is within the proposed Nenana Basin Oil and Gas Exploration study area.

Vegetation
Vegetation is predominantly pine and spruce; some areas of brush, spruce, cedar, and alders.

Vegetation
Vegetation is predominantly pine and spruce; some areas of brush, spruce, cedar, and alders.

Waterfront
Lots 5 and 11, Block 5 are close to the lakeshore; however, no lots in this subdivision have direct shoreline frontage on the lake.

Vegetation
Excellent views of the lake and surrounding country are offered from some of the ridges.

Soils
The terrain on the east and west shore of Dune Lake consists of ridges and valleys, many of which have steep slopes. The north and south ends of the lake are relatively level.

Climate
The average temperature range varies from 37 to 70 degrees F in the summer to -24 to 26 degrees F in the winter.

Access
Access to the subdivision is feasible primarily by plane, using floats in the summer.

Topo Map
Topo Map USGS quad Fairbanks B-6

Restrictions
Restrictions should be specified in the subdivision plat. 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 regulations promulgated by the State Department of Health and Social Services, and such system shall be the sole means of provision of protected species.

Damage
Zone 3 - Damage to crops and无缘 content.

Reservoirs
Reservoirs are located in the Divide area and are protected by the Bureau of Land Management, except for the area within the proposed Nenana Basin Oil and Gas Exploration study area.

Location
Location is protected reservoirs and reservoirs, see ASLS 81-56. Further, the area within the proposed Nenana Basin Oil and Gas Exploration study area.

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Location
Location is protected reservoirs and reservoirs, see ASLS 81-56. Further, the area within the proposed Nenana Basin Oil and Gas Exploration study area.
The historic Tetlin Trail crosses section 11 north of the subdivision. The historic

Access

Utilities

Soils

Terrain

Area topography is gently sloping terraces with elevations ranging from 1,550 feet

Access

Topo Map

USGS Quad Tanacross B-5, Alaska

Map 117 - Eagle Subdivision ASLS 81-33

Location

Eagle Subdivision is located approximately 10 miles west of Tok on the south side

Area

Utilities

Location

Eagle Subdivision is located approximately 10 miles west of Tok on the south side

Access

Utilities

View

Vegetation

Stands of aspen and birch are predominant with black spruce in a few low areas.

Topo Map

USGS Quad Tanacross B-5

View

Vegetation

Soils consist of silt and sand overlying silt with gravel, cobbles, and boulders. There

Terrain

The area is mostly level with some low rolling dunes; elevations range from 1,200 to

Access

Topo Map

USGS Quad Tanacross B-6

Map 118 - Fireweed Remote Odd Lot ASLS 82-205

Location

Fireweed Remote Odd Lot is located on the terraces of the Northeast Alaska Range

Access

Access is from the Alaska Highway, approximately 2 miles north of the Sheep Creek

Terrain

Topo Map

USGS Quad Tanacross B-6

VICTINITY MAP

Township 18 North, Range 11 East, Sec. 14

Copper River Meridian, Alaska

Map 117 - Eagle Subdivision ASLS 81-33

Location

Eagle Subdivision is located approximately 10 miles west of Tok on the south side

Access

Utilities

None

View

None

Vegetation

Stands of aspen and birch are predominant with black spruce in a few low areas.

Topo Map

USGS Quad Tanacross B-5

View

None

Vegetation

Stands of aspen and birch are predominant with black spruce in a few low areas.

Topo Map

USGS Quad Tanacross B-5

VICTINITY MAP

Township 18 North, Range 11 East, Sec. 14

Copper River Meridian, Alaska

Map 118 - Fireweed Remote Odd Lot ASLS 82-205

Location

Fireweed Remote Odd Lot is located on the terraces of the Northeast Alaska Range

Access

Access is from the Alaska Highway, approximately 2 miles north of the Sheep Creek

Terrain

Topo Map

USGS Quad Tanacross B-6
Location: The Geskakmina Lake Subdivision is located 40 air miles northwest of Nenana and 25 miles southeast of Manley Hot Springs.

Access: Primary access to the subdivision is by floatplane.

Soils: Unknown.

Vegetation: Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest. A 2002 summer fire has burned some of the land around the lake.

Water Front: All lots are set back from the lake shore, but many lots are located adjacent to this shore frontage.

Climate: Temperatures could range from 90 degrees F in the summer to –60 degrees F in the winter.

Water Source: Collection of lake surface water; holding rainwater catchment.

Water/Sewage Disposal: 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 ADEC.

Utilities: None.

Restrictions: Subject to platted easements and reservations, see ASLS 81-55. Parcels may contain wetlands and may require Department of the Interior Corps of Engineers permits prior to placement of fill material.

Municipal Authority: None.

Homeowners Assoc.: Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners' Association. Covenants and restrictions pertaining to the homeowner's association are recorded in book 227, page 336, within the Fairbanks recording office.

Other: The subdivision is located within a full fire protection area.

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USGS Quad Kantishna River C-1, Alaska

VICINITY MAP

Township 3 South, Range 14 West, Sec. 14, 23
Faribanks Meridian, Alaska
Other Lots located with Section 26 (Blocks 1, 3, and 5) are subject to Veteran’s Authority. Subject to platted easements and reservations, see EPF 54-3. Lots being subject to platted easements and reservations, see ASLS 79-164. Parcels may be diverted to this area for approximately two weeks each spring due to the formation of ice in Jarvis Creek. This causes the waters of Jarvis Creek to be diverted to this area for approximately two weeks each spring.

Sec. 26, 36

Northern Region – Fall 2002 State Land Auction # 425

Map 120 - Greely Subdivision ASLS 79-164

Map 121 - Harding Lake Alaska Subdivision EPF 54-3

Veteran’s Preference

Sec. 26, 36

Location: Harding Lake Subdivision is located approximately 41 miles south of Fairbanks, east of the Richardson Highway, and north of Harding Lake.

Access: Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.

Terrain: The terrain is nearly level with an elevation of approximately 725 feet above mean sea level.

Soils: Soils consist of silt loam with underlying continuous permafrost.

Water Source: Water/Sewage: Ground water should be available within reasonable depths.

Vegetation: Vegetation includes spruce, birch, aspen, alder, and willow.

Vegetation ranges from open bogs to black spruce forest to mixed hardwood forest.

Soils consist of silt loam with underlying continuous permafrost.

Access: Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.

Terrain: The terrain is nearly level with an elevation of approximately 725 feet above mean sea level.

Soils: Soils consist of silt loam with underlying continuous permafrost.

Water Source: Water/Sewage: Ground water should be available within reasonable depths.

Vegetation: Vegetation includes spruce, birch, aspen, alder, and willow.

Vegetation ranges from open bogs to black spruce forest to mixed hardwood forest.

Soils consist of silt loam with underlying continuous permafrost.

Access: Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.

Terrain: The terrain is nearly level with an elevation of approximately 725 feet above mean sea level.

Soils: Soils consist of silt loam with underlying continuous permafrost.

Water Source: Water/Sewage: Ground water should be available within reasonable depths.

Vegetation: Vegetation includes spruce, birch, aspen, alder, and willow.

Vegetation ranges from open bogs to black spruce forest to mixed hardwood forest.

Soils consist of silt loam with underlying continuous permafrost.

Access: Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.

Terrain: The terrain is nearly level with an elevation of approximately 725 feet above mean sea level.

Soils: Soils consist of silt loam with underlying continuous permafrost.

Water Source: Water/Sewage: Ground water should be available within reasonable depths.

Vegetation: Vegetation includes spruce, birch, aspen, alder, and willow.

Vegetation ranges from open bogs to black spruce forest to mixed hardwood forest.

Soils consist of silt loam with underlying continuous permafrost.
Map 122 - Hayes Creek Subdivision ASLS 81-20

Location
Hayes Creek Subdivision is located approximately 13 miles north of Fairbanks and west of the Elliott Highway, approximately 7 miles west on Himalaya Road.

Topo Map
USGS Quad Livengood A-2, A-3

Access
From mile 14 to the Elliott Highway turn west onto Himalaya Road. At mile 4 of Himalaya Road, turn north along the pipeline right-of-way approximately ½ mile west (turn west on trail/road that runs along the ridgegline. Proceed approximately 3.5 miles to the Hayes Creek Subdivision. Access is by ATV or snowmachine from the pipeline corridor and west.

Terrain
Terrain consists of west facing slopes with variates ranging from 600 to 1,700 feet above mean sea level.

Soils
Soil elevations consist of spruce, birch, willow, and alder.

Water Front
None

View
Unknown

Climate
Average January temperatures range from –22 to –2 degrees F; July temperatures range from 5 to 72 degrees F. Temperatures have been recorded as low as –78 degrees in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.

Water/Sewage Disposal
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, standards, and recommendations of ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 81-20. Public right-of-way and utility easement descriptions pertaining to this subdivision are recorded in Book 269, Page 0985 – 0992, within the Fairbanks Recording District.

Municipal Authority
Located within the taxing authority of the Fairbanks North Star Borough.

Homeowners Assoc.
None

Other
Located within a full fire protection area.

Sec. 7, 8, 17, 18

USGS Quad Livengood A-2, A-3, Alaska

VICINITY MAP
Township 3 North, Range 2 West, Sec. 7, 8, 17, 18
Fairbanks Meridian, Alaska

Map 122 - Hayes Creek Subdivision ASLS 81-20 continues on following page
Subject to platted easements and reservation, see ASLS 80-117.

Utilities are available within the area.

Average January temperatures range from –22 to –2 degrees F; July temperatures range from 50 to 72 degrees F. Temperatures have been recorded as low as –78 degrees F in mid-winter and as high as 83 degrees F in summer. Average annual precipitation is 11.3 inches.

Soils

Unknown

Terrain

Moderate to gentle sloping terrain with a southern aspect. Elevations range between 1,400 to 1,900 feet above mean sea level.

Map 122 - Hayes Creek Subdivision ASLS 81-20

Hayes Creek Subdivision ASLS 81-20 continues from previous page

Map 123 - Haystack Subdivision ASLS 80-117

Haystack Subdivision is located approximately 23 miles north of Fairbanks, along the east side of the Chena River, and one and one half miles west of the Eielson Highway.

Maps and scaled drawing indicates elevations range between 1,400 to 1,900 feet above mean sea level.

Water Source

Average annual precipitation ranges from 10 to 12 inches F for the area as a whole. Temperatures have been recorded as low as –78 degrees F in mid-winter and as high as 83 degrees F in summer. Average annual precipitation is 11.3 inches.

Water/Sewage

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, standards, and recommendations of ADEC.

Map 124 - 1,400 acres

Page 95
Map 123 - Haystack Subdivision ASLS 80-117

Haystack Subdivision ASLS 80-117 continues from previous age

Sec. 1, 2, 6

Map 124 - Haystack Extension ASLS 80-163

Location: Haystack Subdivision is located approximately 24 miles north of Fairbanks, about 1.5 miles north of the Chena River, and four to seven miles east of the Elliott Highway.

Access: At approximately mile 11 of the Elliott Highway turn east onto Haystack Drive. Follow Haystack drive to the subdivision.

Terrain: Moderately sloping with southward aspect. Elevations range from 2,200 to 2,600 feet above sea level. The subdivision is located downhill from the summit of Haystack Mountain.

Site: Vegetation consists mainly of black spruce, alder, and willow.

Water/Sewer Disposal: 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, standards, and recommendations of ADEC.

Utilities: Utilities are available within the area.

Restrictions: Subject to platted easements and reservations, see ASLS 80-163.

Municipal Authority: Located within the taxing authority of the Fairbanks North Star Borough.

Section 31, 33

Vicinity Map

Township 4 North, Range 1 East, Sec. 31, 33
Fairbanks Meridian, Alaska

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Northern Region -- Fall 2002 State Land Auction # 425

Sec. 31, 33
Map 125 - Healy Homestead ASLS 87-08

Location: The Healy Homestead parcel is located approximately 2 miles north of Delta Junction, within 10 miles of Jack Warren Road, and along the west bank of the Nenana River.

Access: Access to the Nenana River and the vicinity of the class III soils is by platted rights-of-way, some of which may not be developed.

Terrain: The terrain is nearly level to gently sloping towards the Nenana River.

Vegetation: The vegetation in this area is primarily black spruce and sphagnum moss. The dryer sites along the Nenana River and in the vicinity of the class III soils support the larger spruce trees. The vegetation is smaller and more dense in the river areas.

Water Source: Groundwater should be available within reasonable depths.

Water/Sewage: Lot owners must construct individual septic and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Utilities: None

Disposal: Lot owners must construct individual septic and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Restrictions: Subject to platted easements and reservations, see ASLS 79-165. Parcels are restricted to self-contained privies or such systems as approved by ADEC.

Municipal Authority: Located within the city limits of Delta Junction.

Homeowners Association: Any subsequent owner of any lot located within said subdivision automatically becomes a member of the Jack Subdivision Homeowners’ Association. If active, the member must pay any and all applicable assessments and fees levied by the Association.

Map 126 - Jack Subdivision ASLS 79-165

Location: Jack Subdivision is located approximately 2 miles north of Delta Junction, within 10 miles of Jack Warren Road, and along the west bank of the Nenana River.

Access: Access to the Nenana River and the vicinity of the class III soils is by platted rights-of-way, some of which may not be developed.

Terrain: The terrain is nearly level to gently sloping towards the Nenana River.

Vegetation: The vegetation in this area is primarily black spruce and sphagnum moss. The dryer sites along the Nenana River and in the vicinity of the class III soils support the larger spruce trees. The vegetation is smaller and more dense in the river areas.

Water Source: Groundwater should be available within reasonable depths.

Water/Sewage: Lot owners must construct individual septic and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Utilities: None

Disposal: Lot owners must construct individual septic and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Restrictions: Subject to platted easements and reservations, see ASLS 79-165. Parcels are restricted to self-contained privies or such systems as approved by ADEC.

Municipal Authority: Located within the city limits of Delta Junction.

Homeowners Association: Any subsequent owner of any lot located within said subdivision automatically becomes a member of the Jack Subdivision Homeowners’ Association. If active, the member must pay any and all applicable assessments and fees levied by the Association.
Some parcels may contain debris and abandoned machinery; site inspection strongly encouraged on all parcels being offered. Parcels are Tentatively Approved from the Interior Government. Parcels are located within a full fire protection area.

Climate

Summer temperatures range from 37 to 70 degrees F and winter temperatures from -40 to -50 degrees F. The average annual precipitation is 13 inches.

Vegetation

Vegetation consists of mature white spruce along the river with birch, willow, shrubs, and small coniferous trees.

Geological

The area is flat to gently sloping. Elevation varies from 400 feet to 800 feet.

Restrictions

Lot owners must construct individual sewage and wastewater disposal systems; these systems are restricted to self-contained privies or such systems as approved by ADEC. Lot owners may install water and sewage disposal systems without Department of the Army Corps of Engineers permits prior to placement of fill material.

Utilities

Water/Sewage: None

Soils

The area is flat to gently sloping. Elevation varies from 400 feet to 800 feet.

Water Source

Unknown

Water Quality

Unknown

View

Potentially excellent views of the Kantishna River.

Terrain

Terrain varies from level to moderately sloping to steep. Elevation is about 1,000 feet.

Topo Map

USGS Quad Fairbanks A-5

Location

In the northern foothills of the Alaska Range approximately 26 road miles north of Healy located within the Nenana Basin Oil and Gas Exploration study area. For information on this project contact the UMT Division of Oil and Gas. Parcel is located within a full fire protection area.

On the southern boundary of the Fairbanks Statistical Area, approximately 26 road miles north of Healy located within the Nenana Basin Oil and Gas Exploration study area. For information on this project contact the UMT Division of Oil and Gas. Parcel is located within a full fire protection area.

Access

Access is from the Parks Highway west onto Roosevelt Avenue. Access may be limited to foot or ATVs only.

Map 127 - June Creek AK Subdivision ASLS 79-166

Map 128 - Kantishna River Remote Odd Lot ASLS 88-153
Map 129 - Kentucky Creek Odd Lots

Located
Approximately 15 miles south of Fairbanks on either side of the Elliot Highway.

Access
Parcels are accessible by road approximately 15-15 miles south of the town of Fairbanks.

Terrain
This is a gently sloping area with average elevations of 450 feet. The subdivision surrounds the northern half of the lake.

Utilities
Services in the area consist of electric, gas, water, and septic systems.

Vegetation
Vegetation consists mainly of birch and aspen. Some lots have great potential for lake views.

Parcels 1664 and 1665 have frontage along the drainage creek at the north end of Kindamina Lake. Parcel 1666 has water frontage on the lake.

Water Front
Vegetation consists mainly of birch and aspen. The Alaska Department of Fish and Game has warned of possible man and bear conflicts in the area. Lots are located within a full fire protection area.

Soils
Soils in this area consist of mainly sand and silt.

Climate
Temperatures could range from 90 degrees F in summer to –60 degrees F in winter. Annual precipitation is 13 inches.

Map 130 - Kindamina Lake Subdivision ASLS 81-218

Location
Kindamina Lake subdivision is located approximately 15 miles south of Fairbanks on either side of the Elliot Highway.

Topo Map
USGS Quad Kantishna River D-1

Terrain
The terrain is slightly hilly with average elevations of 450 feet. The subdivision surrounds the northern half of the lake.

Utilities
Services in the area consist of electric, gas, water, and septic systems.

Vegetation
Vegetation consists mainly of birch and aspen. Some lots have great potential for lake views.

Parcels 1664 and 1665 have frontage along the drainage creek at the north end of Kindamina Lake. Parcel 1666 has water frontage on the lake.

Water Front
Vegetation consists mainly of birch and aspen. The Alaska Department of Fish and Game has warned of possible man and bear conflicts in the area. Lots are located within a full fire protection area.

Soils
Soils in this area consist of mainly sand and silt.

Climate
Temperatures could range from 90 degrees F in summer to –60 degrees F in winter. Annual precipitation is 13 inches.

Map 130 - Kindamina Lake Subdivision ASLS 81-218 continues on following page
Map 130 - Kindamina Lake Subdivision ASLS 81-218

Kindamina Lake Subdivision ASLS 81-218 continues from previous page

Map 131 - Lincoln Creek ASLS 82-158

Location
Lincoln Creek Subdivision is located approximately 20 miles northwest of Fairbanks, along New Murphy Dome Road.

Topo Map
USGS Quad Fairbanks D-3

Access
From the intersection of Old Murphy Dome Road and Goldstream Road (second left past Spinach Creek Bridge), turn north at Abraham Road into the subdivision.

Terrain
Parcels lie along a ridge facing valleys to the south and west.

Soils
Shallow soils are composed of rocky and fine-grained particles and are well suited for residential development.

Vegetation
Vegetation primarily consists of black spruce.

Water Front
None

View
Potential views of the Keystone Creek Valley.

Climate
Winter temperatures average between –22 to 26 degrees F and summer temperatures range from 35 to 69 degrees F. The temperature extremes average between –55 to 92 degrees F. Annual average precipitation is 15 inches.

Water Source
Unknown

Water/Sewage Disposal
Water/Sewage Disposal

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 82-158.

Municipal Authority
Located within the taxing authority of the Fairbanks North Star Borough.

Homeowners Assoc.
None

Other
Parcel 1673 contains a house, outbuildings, and personal goods associated with a septic system. Parcel 1673 has a clearing, outhouse, and septic system, and a small amount of construction materials abandoned on the parcel, none of which have any added value. Parcels are located in a full fire protection area.

Sec. 1, 12

Sec. 12

USGS Quad Fairbanks D-3, Alaska
Other Parcel 1674 may have the remains of a dilapidated cabin on a brick foundation along Assoc.

Utilities
Water/Sewage
Disposal
Water Front
Vegetation

Vegetation generally consists of black spruce, with birch on the upper elevations. A

Soils primarily contain silt with some sand or gravel. Permafrost may be present on

Soils

The subdivision is situated on a south-facing slope of the Spinach Creek drainage. The terrain is variable with elevations ranging from 1,000 feet to 1,650 feet.

Terrain

Access
USGS Quad Fairbanks D-3, Alaska

Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Stream Creek.

McCloud subdivision is located northwest of Fairbanks approximately 9 miles east of Murphy Dome, on the Old Murphy Dome Road.

Location

Martin Subdivision is located 25 miles northwest of Fairbanks and approximately four

Township 1 North, Range 3 West, Sec. 5, 6
Township 2 North, Range 3 West, Sec. 5, 6

Township 1 North, Range 3 West, Sec. 31, 32
Township 1 North, Range 3 West, Sec. 31, 32

Location

USGS Quad Fairbanks D-3, Alaska
Map 133 - McCloud Subdivision ASLS 82-157

McCloud Subdivision ASLS 82-157 continues from previous page

Sec. 19, 20

USGS Quad Fairbanks D-2, D-3, Alaska

VICINITY MAP
Township 2 North, Range 2 West, Sec. 19, 20
Fairbanks Meridian, Alaska

Map 134 - Murphy Subdivision ASLS 82-159

Map 134 - Murphy Subdivision ASLS 82-159 continues on following page

Map 134 - Murphy Subdivision ASLS 82-159 continues on following page
Map 135 - Nenana South ASLS 80-106

- **Location**: Parcel is located approximately 3 road miles south of Nenana, west of the Parks Hwy.
- **Access**: Access is by 4-wheel drive vehicle or snowmobile. The access road begins at approximately mile 300 of the Parks Highway or at the end of Cosna Circle.
- **Terrain**: Terrain is steep and wet, elevation is about 300 feet.
- **Soils**: Silt and fine sandy loam with permafrost present in some areas.
- **Vegetation**: Vegetation is predominantly black spruce with some white spruce, birch, aspen, willow, and shrubs.
- **Water Front**: None.
- **View**: Views of surrounding forest.
- **Water Source**: Water sources include but are not limited to holding rainwater catchment or wells.
- **Utilities**: Utilities are located within the area.
- **Restrictions**: Subject to platted easements and reservations, see ASLS 80-106.
- **Municipal Authority**: Located with the taxing authority of the City of Nenana.
- **Homeowners Assoc.**: Any subsequent owner of any parcel within this subdivision automatically becomes a member of Nenana South Homeowners' Association. Covenants are recorded in Nenana book 26, page 306.

For information on this project, contact the DNR Division of Oil and Gas, located within the Bellflower Protection Area.

### Parcel Information

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<th>ACRES</th>
<th>MINIMUM BID</th>
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</table>
Location: O'Connor Creek Subdivision is located approximately 8 miles north of Fairbanks along Old Murphy Dome Road; it lies west of the Elliott Highway.

Access: For subdivision is accessible via approximately one mile of the Old Murphy Dome Road and one mile of the Steese Hwv.

Terrain: The topography consists of moderately steep slopes, with southeast aspect. Elevations range between 1,250 feet to 1,350 feet above mean sea level.

Soil: Soil consist of gravelly to loamy. Permafrost may be present in some areas.

Vegetation: Vegetation consists primarily of spruce, aspen, and alder.

Water: Water sources include snowmelt, streams, and springs.

Climate: Winter temperatures average –12 degrees F; summer temperatures average 61 degrees F. Temperatures have been recorded as low as –78 degrees F in mid-winter and as high as 93 degrees F in summer. Average annual precipitation is 11.3 inches.

Water/Source: Water sources include snowmelt, streams, and springs.

Water/Sewage: Disposal: 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, standards, and recommendations of ADEC.

Utilities: Utilities are located within the area.

Restrictions: Subject to platted easements and reservations, see ASLS 83-23.

Municipal Authority: Located within the taxing authority of the Fairbanks North Star Borough.

Homeowners Association: None

Other: The historic O'Connor Creek Trail, designated RST 251, runs through this subdivision. This trail is subject to Revised Statute 2477 of the mining law of 1866 and a public easement of 50 feet from each side of centerline. There are active mining claims in the vicinity of this subdivision. Parcels are located within a full fire protection area.

PARCEL ADS# BID
1730 492210 4,400.00
1731 492230 6,400.00

Map 137 - Panguingue Creek AK Subdivision ASLS 79-168

Location: Parcel is located approximately 3 miles northwest of Healy and 6 miles south of Anderson.

Access: From mile 251 of the Parks Highway, take Stampede Road west about 4½ miles to a pullout. Follow the trail that leads north from the pullout about ½ mile to the property.

Terrain: Terrain is moderately sloping; elevation ranges from 1,800 to 1,900 feet.

Soils: Soils consist of silt overlying gravel.

Vegetation: Vegetation consists of mixed hardwoods along water bodies and tundra in open areas.

Water: Water sources include snowmelt, streams, and springs.

Water/Source: Water sources include snowmelt, streams, and springs.

Water/Sewage: Disposal: Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Utilities: Utilities are located within the area.

Restrictions: Subject to platted easements and reservations, see ASLS 79-168.

Municipal Authority: Within the taxing authority of the Denali Borough.

Homeowners Association: Any subsequent owner of any lot automatically becomes a member of the Panguingue Creek Subdivision Homeowners’ Association, if active.

Other: Parcel is located within a full fire protection area.

PARCEL ADS# BID
1732 405580 23,200.00
Location
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks, north of the Steese Highway between mile 44 and mile 47.5.

Topo Map
USGS Quads Circle A-6, Livengood A-1

Terrain
Terrain consists of moderate to steep, south facing slopes with elevations ranging from 1,125 feet to 2,425 feet above mean sea level.

Soils
Unknown

Vegetation
Vegetation primarily consists of paper birch, white spruce, and some poplar.

Water Front
None

View
Panoramic views of the Chakanika River Valley are potentially available from many locations.

Climate
Average temperatures range from 35 to 65 degrees F in the summer and –22 to 26 degrees F in the winter with yearly extremes of –55 to 95 degrees F. Average annual precipitation is 15 inches.

Water Source
Water availability at high elevations may be limited.

Water/Sewage
Disposal
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, standards, and recommendations of ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 83-128.

Authority
Located within the taxing authority of the Fairbanks North Star Borough.

Restrictions
None

Other
The Davidson Ditch bisects Riverview Subd. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of the Dept. of Natural Resources. Casual use of the Davidson Ditch (paddling, four-wheeling, snow machining) is allowed. Any other use or disturbance will require a permit from the Dept. of Natural Resources. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968 and #1969, are subject to Revised Statute 2417 of the mining law of 1866. Parcels are located within a full fire protection area.
Map 138 - River View Subdivision ASLS 83-128

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Water Source

Parcel 1841 has water frontage on its north lot line along the Tanana River and on its south lot line along an un-named creek.

Climate

Potentially excellent views of the river channel and surrounding forest.

Terrain

Most of this area lies within the Tanana River Flats and is traversed by interconnecting channels.

Map 139 - Southbank Homestead ASLS 91-82

Water Source

Parcels may contain water frontage on their south lot line along the south bank of the Tanana River opposite Shaw Creek.

Climate

Peripherally forested. Area front is a forested wetland.

Location

In the Fairbanks North Star Borough. Subdivision is located to the north of the South bank of the Tanana River opposite Shaw Creek.

Northern Region – Fall 2002 State Land Auction # 425

Page 106
Map 140 - Southwind Homestead

Location
The Southwind Homestead area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.

Map
Map reference is to ASLS 91-182.

Access
This land and Windy Creek have not been constructed yet. Travel may be restricted to self-contained privies or such systems as approved by ADEC. The parcel may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material. There is 50-foot public access easement from the ordinary high water mark of Windy Creek.

Utilities
None

Water Front
Windy Creek flows through Parcels 1842, 1844, and the northeast corner of 1843.

Windy Creek has 50-foot public access easement upland from the ordinary high water mark on both sides.

Water Source
Unknown

Temperatures range from –50 degrees F in the winter and 90 degrees F in the summer. Average annual precipitation is 16 inches, including 48 inches of snow.

View
Windy Creek forms a scenic foreground of dense birch, aspen, and white spruce. There is a predominance of black spruce at higher elevations.

Soils
Along Windy Creek, and in lower elevations throughout the area, vegetation consists of dense birch, aspen, and white spruce. There is a predominance of black spruce at higher elevations. White spruce, birch, and aspen occur in areas of well-drained permafrost free soils, whereas black spruce, shrubs, and tussocks are located on poorly drained soils with permafrost, most commonly found along The Nenana and Teklanika Rivers.

Vegetation
Soils in the area consist mostly of silt and sandy loam.

Terrain
Like many rivers in interior Alaska, the Teklanika follows a very meandering course and has, through the years, created many oxbow lakes along its route.

Access
Access is by riverboat in the summer and snowmachine or dogsled in the winter. The area is restricted to self-contained privies or such systems as approved by ADEC.

Topo Map
USGS Quad Fairbanks A-5, Alaska

USGS Quad Fairbanks A-5, Alaska

Northern Region – Fall 2002 State Land Auction # 425

Map 141 - Teklanika Homestead ASLS 90-215

Location
The Teklanika Homestead area is located approximately 6 miles southwest of Nenana along The Nenana and Teklanika Rivers.

Map
Map reference is to ASLS 90-215.

Access
The Teklanika homestead area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.

Utilities
None

Water Front
Nenana-Kantishna Trail borders the disposal area on the west and serves primarily as a winter access.

Soils
Temperatures range from –18 to 24 degrees F in the winter and 38 to 72 degrees F in the summer. Annual precipitation is 16 inches including 54 inches of snow.

View
The Nenana-Kantishna Trail borders the disposal area on the west and serves primarily as a winter access.

Soils in the area consist mostly of silt and sandy loam.

Terrain
The Nenana-Kantishna Trail follows a very meandering course and has, through the years, created many oxbow lakes along its route.

Access
Access is by riverboat in the summer and snowmachine or dogsled in the winter. The area is restricted to self-contained privies or such systems as approved by ADEC.

Topo Map
USGS Quad Fairbanks B-5, Alaska

USGS Quad Fairbanks B-5, Alaska

Page 107
Map 142 - Tenderfoot Subdivision ASLS 81-213

Location: Located south of the Siletz Highway, approximately 7 miles southwest of the Richardson Roadhouse.

Type Map: USGS Map 142 - Tenderfoot Subdivision ASLS 81-213

Access: Access is by limited access via an approach road off of the Richardson Highway, which fronts approximately one and one-half miles of the project. The Old Richardson Highway enters the disposal area. Access to individual lots is by platted rights-of-way, conditions of which are unclear. Some roads within the subdivision may be suitable for 4 wheel drive only at times when the ground is wet from heavy rain or spring thaw.

Terrain: Generally flat terrain in highly dissected areas with moderate topography. Elevations range from 950 feet to 1,555 feet above mean sea level.

Water Source: Underground 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 ADEC.

Utilities: Utilities are available along the Richardson Highway, but individual parcels must be researched independently.

Restrictions: Subject to platted easements and reservations, see ASLS 81-213.

Municipal Authority: None

List of Lots

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</table>

Map 143 - Tok (Tetlin Trail)

Location: Located south of the Richardson Highway, approximately 7 miles southwest of the Richardson Roadhouse.

Type Map: USGS Map 143 - Tok (Tetlin Trail)

Access: Access is by limited access via an approach road off of the Richardson Highway, which fronts approximately one and one-half miles of the project. The Old Richardson Highway enters the disposal area. Access to individual lots is by platted rights-of-way, conditions of which are unclear. Some roads within the subdivision may be suitable for 4 wheel drive only at times when the ground is wet from heavy rain or spring thaw.

Terrain: Generally flat terrain in highly dissected areas with moderate topography. Elevations range from 950 feet to 1,555 feet above mean sea level.

Water Source: Underground 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 ADEC.

Utilities: Utilities are available along the Richardson Highway, but individual parcels must be researched independently.

Restrictions: Subject to platted easements and reservations, see ASLS 81-213.

Municipal Authority: None

List of Lots

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<tr>
<th>Parcel</th>
<th>ADL #</th>
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<th>Lot</th>
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Map 143 - Tok (Tetlin Trail) continues on following page
Location
Lot is located south of the Alaska Highway, approximately 2 miles west of Tok.

Topo Map
USGS Quad Tanacross B-5

Access
Access is off the Alaska Highway and then south along platted rights-of-way.

Terrain
The terrain consists of rolling hills, with elevations of approximately 1,650 feet.

Soils
Soils are well-drained, thin silt over gravel or sand. There are occasional areas of permafrost.

Vegetation
Stands of mixed spruce and hardwoods are most common with black spruce in drainages.

Water Front
None

View
Potential view of surrounding hills and woods.

Climate
Summer temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from –32 to 25 degrees F with the recorded low of –72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow.

Water Source
High quality groundwater is recorded at a depth of 80 to 90 feet.

Water/Sewage
Disposal
Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC.

Utilities
Unknown

Restrictions
Subject to platted easements and reservations, see ASLS 79-19. The area is paper platted. Corner monuments may not exist for each parcel. Care should be taken to properly locate oneself on the correct parcel.

Municipal Authority
None

Homeowners Assoc.
None

Other
This area is frequented by moose, bear, wolverine, and various other types of wildlife. Nearby trails may contain trap lines.
Other Lot is located adjacent to the old Tetlin Trail. Parcel may contain wetlands. Prior to Assoc. Authority Municipal Subject to platted easements and reservations, see ASLS 80-49. Restrictions Utilities Disposal Water/Sewage Water Source Disposal High quality groundwater is recorded at a depth of 80-90 feet. Water Source Water depth is less than 100 feet, and water quality is good to excellent. Temperatures range from 33 to 72 degrees F in the summer and from –32 to 25 degrees F. The average annual precipitation is 11 inches including 34 inches of snow. Snowfall winter precipitation averages 7 to 8 inches F. A total of 56 inches F of record. Winter temperatures range from –32 to 25 degrees F with a recorded low of –72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow. Restrictions subject to platted easements and reservations, see ASLS 80-49. Mandatory Authority Homeowners' Association. Any subsequent owner of any lot located within the Tok Tract 5 subdivision automatically becomes a member of the Homeowners' Association, if active. Additional restrictions are subject to platted easements and reservations, see ASLS 79-199. Parcel 1884 contains 2 abandoned vehicles and debris. Utilities Non-water carried type disposal systems are approved. Any other system must be approved and permitted by ADEC. Restrictions None Vegetation Consists of spruce, birch, and poplar forests. Vegetation Vegetation consists of spruce, firs, and paper birch. Water Source Water depth is less than 100 feet, and water quality is good to excellent. Water Source Water/Sewage Water/Sewage Additional parcel areas and reservations may be encountered in small isolated formations. Water/Sewage Water/Sewage Lot owners must construct individual sewage and wastewater disposal systems; these systems are subject to approval and permit by the Department of Health and Social Services (ADHS). Water/Sewage Therefore, there are occasional areas of permafrost. Permafrost may be encountered in small isolated formations. Access Access to this subdivision is north on Midnight Sun Drive then west onto Sourdough Lane or Red Fox Road. Access Parcels may be burned during the June 2001 fire. Topo Map Location This lot is located approximately 4 miles west of Tok, adjacent to the old Tetlin Trail. Location USGS Quad Tanacross B-5, Alaska Climate Temperatures average 72 to 33 degrees F with a high of 96 degrees F on record. Winter temperatures range from –32 to 25 degrees F with a recorded low of –72 degrees F. The average annual precipitation is 11 inches including 34 inches of snow. Climate View Good potential views of the surrounding forest. View None Vegetation vegetation consists of spruce, firs, and paper birch. Vegetation Soil Soils are well-drained, thin silt over gravel or sand. Soils are well-drained, thin silt over gravel or sand. Soils are generally flat. Terrain Terrain The terrain is generally flat. Terrain The terrain is generally flat. Terrain Terrain The terrain is generally flat. Terrain Map 145 - Tok Replat ASLS 80-49 Map 146 - Tok Tract 5 ASLS 79-199 Map 147 - Tok Tract 5 ASLS 79-199 continues on following page
Location
Parcel is located approximately 15 air miles southwest of Fairbanks, just west of Totek Lake.

Topo Map
USGS Quad Fairbanks B-6, Alaska

Access
Primary access is limited to float plane in summer and ski plane in winter.

Terrain
Terrain is very hilly with a large flat area, approximately 100 feet in size.

Soils
Soils are considered to be loam, silt, and sand with some patches of permafrost.

Vegetation
Vegetation consists mostly of paper birch, aspen, and poplar, with areas of willow.

Water Front
Water is at or below lake level.

Vegetation
Vegetation consists mostly of paper birch, aspen, and poplar, with areas of willow.

Water Source
Water sources include but are not limited to holding rainwater catchment or collection of lake surface water. Quality is unknown.

Utilities
Utilities are none.

Restrictions
See ASLS 81-57 for platted easements and reservations.

Municipal Authority
Located within the taxing authority of the Denali Borough.

Homeowners Assoc.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner’s Association, if active.

Other
An unauthorized airstrip and a large system of trails exist within the subdivision along platted rights-of-way and across individual lots. It is the responsibility of the individual to properly locate themselves when using this trail system and avoid those sections which cross private property.

Parcel # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID
1910 411609 708250123595 40L58 32 2 3 4.933 $7,000.00

Map 147 - Totek Lake Subdivision ASLS 81-57

USGS Quad Fairbanks B-4, Alaska

Vicinity Map
Township 6 South, Range 12 West, Sec. 32
Fairbanks Meridian, Alaska
There may be structures of no added value and debris on Parcels 1912, 1914, and 1916. The specific details of these structures are not provided in the document. The parcels are subject to platted easements and reservations of record as mentioned in ASLS 80-189.

**Utilities**
- Water/Sewage: Local residents estimate that the water table in the area is less than 150 feet. All lots have been approved by ADEC for non-water carried type sewage disposal systems. Anyone wishing to install any other type of disposal system must first receive approval from ADEC.

**Vegetation**
- Vegetation consists primarily of a lowland spruce-hardwood forest. Undergrowth includes willow, berries, grasses, and ferns as well as occasional thick mats of mosses.

**Soils**
- Soils are considered to be mostly unconsolidated gravel, sand, silt, and clay. The structure of the soil is reported to be good for residential development. There may be intermittent ground ice found on those lots greater than 5 acres.

**Terrain**
- Area terrain is relatively flat to gently rolling with elevations ranging from 1,700 feet to 1,900 feet above mean sea level. Elevations range from 950 feet to 1,200 feet above sea level.

**Access**
- Access to the parcel is from the Parks Highway west onto George Boulevard. Platted rights-of-ways may only be ATV or foot accessible, conditions of which are unknown.

**View**
- View: Not serviced by platted roads.

**Climate**
- Average summer temperatures are approximately 33 to 72 degrees F; winter temperatures range from –32 to 25 degrees F. Extreme temperatures have been recorded at –71 and 96 degrees F. Precipitation is 11 inches annually, including 34 inches of snow.

**View**
- View: None

**Water Front**
- Water Front: None

**Vegetation**
- Vegetation: Vegetation consists of birch and aspen trees.

**Soils**
- Soils: Soils are reported to be good for residential development. There may be intermittent ground ice found on those lots greater than 5 acres.

**Terrain**
- Terrain: Terrain within the subdivision is hilly with slopes facing the south and southwest.
Location
West Twin Lake Subdivision is located approximately 40 miles south of Manley Hot Springs and 120 miles west of Fairbanks.

Topo Map
USGS Quad Kantishna River B-2

Access
The only access is by seaplane with floats in the summer and skis in the winter.

Terrain
The subdivision is on both sides of a ridge that rises on a moderate slope to the east of the lakeshores. The lots are located on both sides of the ridge with the ridge top remaining an open space.

Soils
Soils are predominately Beales Silt Loam which is a shallow organic layer a few inches deep overlying three to five feet of sandy, silty soil below which clean sand is found at a depth of 200 feet.

Vegetation
The vegetation consists of mature hardwoods with patches of white spruce located on the shoreline. Some parcels may have been burned in the 2002 Geskakmina Lake fire.

Water Front
None

View
Unknown

Climate
Temperatures range from 37 to 70 degrees F in the summer and from –24 to 26 degrees F in the winter. Temperatures extremes of –62 and 89 degrees F have been recorded. Average annual precipitation is 13 inches.

Water Source
Unknown

Water/Sewage Disposal
Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

Utilities
None

Restrictions
Subject to platted easements and reservations, see ASLS 81-219. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.

Municipal Authority
None

Homeowners Assoc.
Any subsequent owner of any parcel within said subdivision automatically becomes a member of the West Twin Lake Homeowners Association, if active.

Other
The lake is 1,300 feet long and 800 feet wide and has a good northernpike fishery. Parcels are located within a full fire protection area.

PARCEL ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID
1917 409004 F005S016W31 ASLS 01-210 5 2 6.433 $4,000.00
1918 409005 F005S016W31 ASLS 01-210 1 3 6.567 $4,000.00
1919 409006 F005S016W31 ASLS 01-210 2 3 6.607 $4,000.00
1920 409007 F005S016W31 ASLS 01-210 3 3 6.607 $4,000.00
1921 409008 F005S016W31 ASLS 01-210 4 3 7.046 $4,000.00
1922 409009 F005S016W31 ASLS 01-210 1 4 7.908 $4,000.00
1923 409010 F005S016W31 ASLS 01-210 2 4 13.447 $4,000.00
1924 409011 F005S016W31 ASLS 01-210 3 4 14.231 $4,000.00
1925 409012 F005S016W31 ASLS 01-210 4 4 12.873 $4,000.00
1926 409013 F005S016W31 ASLS 01-210 1 4 15.233 $4,000.00
1927 409014 F005S016W31 ASLS 01-210 2 4 16.032 $4,000.00
1928 409015 F005S016W31 ASLS 01-210 3 4 15.663 $4,000.00
## AUCTION BID FORMS

### ALASKA STATE LAND OFFERING BID FORM

**PLEASE READ ALL THE INFORMATION IN THE FALL 2002 ALASKA STATE LAND OFFERING BROCHURE BEFORE COMPLETING THIS FORM.**

1. **Name(s):** ____________________________________________________________________________________________
2. **Daytime Telephone Number:** _______________________________ **Evening Number:** _______________________________
3. **Mailing Address:** __________________________________ **City:** __________________ **State:** ______ **Zip Code:** __________
4. **Authorized Agent (if any):** ______________________________________________________________________________
5. **Amount of Bid Deposit $ __________________________________** *(minimum 5% of the bid amount)*
   - I have enclosed a personal check, money order, or cashier's check, payable to the DEPARTMENT OF NATURAL RESOURCES, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal and as an earnest money deposit required under AS 38.05.860(b).
   - If my offer is accepted, and for whatever reason, including default in the doing of any act required, I agree to reimburse the department for costs incurred in the disposal of the state land parcels and as an earnest money deposit, as provided for in AS 38.05.860(b).

6. **Bid Amount:** **$ _________________** *(please write out the amount in words and numbers)*
7. **CREDIT CARD USERS:** Your credit card will not be charged unless you are the successful bidder when all bids are opened.
   - If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be notified of the result.
   - I have checked for any errata's or supplemental information and accept the terms and conditions therein.

**Signature:** _______________________________________________ **Date:** _______________________________________

### NOTE:

- This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application. CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened.
- If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be notified of the result.
- To help improve advertising for future offerings, please tell us how you heard about the Fall 2002 land sale:

- [ ] Newspaper advertisement
- [ ] Direct mail
- [ ] Word of mouth
- [ ] Email
- [ ] Other: ____________________________________________________________

Thank you.
To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you.

1.) How did you first hear about the State of Alaska's land sale programs?
   - From a friend______ Newspaper ______ Radio ______ Flyer ______ Website ______ Other________________

2.) What land sale program are you interested in?
   - Sealed-bid auction ______ Over-the-counter sale ______ Remote cabin site staking ______

3.) Have you ever purchased land from the state, and if so, were you satisfied with the process?
   - Yes ______ No ______ Comments ________________________________________________________________

4.) Would you prefer areas with road access directly to the parcels, or parcels that are less accessible, requiring other means such as hiking, boating, flying in, or ATV?
   - With road access ______ Without road access ______

5.) For parcels with no direct road access, what type of access would you prefer?
   - Nearby airstrip ______ Floatplane ______ Boat ______ ATV/Snowmobile ______ Hiking ______

6.) In a remote area without road access, what size parcel would you interest?
   - 1-5 acres ______ 5-10 acres ______ 10-20 acres ______ 20 acres and above ______

7.) If road access were provided, which typically increases the per acre value, what size parcel would interest you?
   - 1-5 acres ______ 5-10 acres ______ 10-20 acres ______ 20 acres and above ______

8.) In your opinion, do you feel the state is offering reasonably priced land?
   - Yes ______ No ______

9.) Have you used the state website to obtain information on state land sale programs?
   - Yes ______ No ______ If yes, in your opinion was it user-friendly? Yes ______ No ______

10.) Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
     - Yes ______ No ______

11.) Are the brochures easy to read and understand?
     - Yes ______ No ______

12.) Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
     - Yes ______ No ______

13.) What time of the year would you like to see state land sales held?
     - Nov–Feb ______ Mar–June ______ July–Oct ______

Additional comments:_________________________________________________________________________________________________

DNR appreciates your feedback!
STATE OF ALASKA – DEPARTMENT OF NATURAL RESOURCES – DIVISION OF MINING, LAND & WATER

FALL 2002 – AUCTION 425

ALASKA STATE LAND OFFERING BID FORM

Please read all the information in the Fall 2002 Alaska State Land Auction Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): ____________________________________________________________________________________________

Mailing Address: __________________________________City: __________________ State:____ Zip Code: __________

Authorized Agent (if any): ______________________________________________________________________________

Date: ______________________________________Signature: _______________________________________________

CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened. If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be awarded the parcel. (Please print information clearly)

Check one: VISA________MASTERCARD________

Credit card number: _____________________________________Expiration date:___________________Amount of charge: $ _________

Customer Signature: ______________________________________Phone number: ______________________________

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. 43.38.103(a) authorizes the director to deny an application for an application for the sale of state land and natural resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.525 and confidentiality is requested). Public information is open to inspection by any member of the public. A person who is the subject of the information may challenge its accuracy or completeness within thirty days of notification of the challenge and the department will make the determination of the challenged information. If the person can establish the challenged information is false, misleading, or inaccurate, the department shall make the necessary corrections to the information. If the person can establish that the challenged information is not accurate or complete, the person shall be provided a written description of the challenged information, a copy of the challenged information, and a written address of the person who is the subject of the challenged information. To help improve advertising for future offers, please tell us how you heard about the Fall 2002 land sale.

Newspaper advertisement D Radio announcement D Word of mouth D DNR Web Site D Flyer

Thank you.
CUSTOMER SURVEY FORM

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you.

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Additional comments:______________________________________________________________________________

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Additional comments:_________________________________________________________________________________________________

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