**2003 AUCTION SCHEDULE**

October 1, 2003 – November 14, 2003

Bids will be accepted within this period. All bids must be received by DNR or submitted on-line no later than 5:00 p.m., Friday, November 14, 2003. Bids received after the designated date and time will not be considered.

December 2, 2003

Bids will be opened at 10:00 a.m., Tuesday, December 2, 2003, in the Anchorage DNR Public Information Office, located in the Atwood Building, Suite 1260, 550 West 7th Avenue, Anchorage, Alaska. Bidders do not need to be present at the bid opening. Apparent high bidders will be posted to [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/) after the bid opening.

December 2, 2003 (after sealed bid opening) – January 30, 2004

Applications will be accepted within this period for parcels not awarded during the sealed bid auction, as well as those parcels with relinquished applications. A complete list of all parcels that will be included in the initial Over-the-Counter Offering (including parcels for which the applications were relinquished after the sealed-bid auction) will be posted December 16, 2003 at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/) and will also be available at any of the DNR Public Information Offices. All applications for the initial opening must be received by DNR or submitted on-line no later than 5:00 p.m., Friday, January 30, 2004.

December 3, 2003

Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m., Wednesday, December 3, 2003 at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail.

February 5, 2004

Initial opening for the Over-the-Counter Offering begins at 10:00 a.m., Thursday, February 5, 2004 in the Anchorage DNR Public Information Office located in the Atwood Building, Suite 1260, Anchorage, Alaska. All remaining parcels will become available for purchase following the completion of the initial OTC sale.

**PLEASE NOTE:**

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting the DNR Public Information Offices. To have a copy mailed to you, a postage and handling cost of $1.50 will apply. This brochure can also be viewed on the web at: [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)
This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) in the Fall 2003 Alaska State Land Offering – Auction #432 and explains how to place a bid for a parcel. The Fall 2003 Alaska State Land Offering is a public sealed-bid auction sale of 111 parcels of land, including parcels that have not been previously offered.

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 initial Over-the-Counter Offering. The brochure lists and describes the auction parcels located in each of the three DNR regions (Southcentral, Northern, and Southeast). Application forms are provided at the end of this brochure. Additional copies of this brochure and application materials may be obtained at the following DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be downloaded from the DNR web site at www.dnr.state.ak.us/mlw/landuse. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please call one of the three DNR Public Information Officers listed below.

**DNR Contact Offices**

Each DNR Public Information Office has display maps, appraisal reports, area plans, and other information relevant to the parcels offered in that region.

**SOUTHCENTRAL REGION**

DNR Public Information Center
350 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3557
Tel: (907) 269-8400, fax: (907) 269-8901, 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) 451-2700, fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m. - 5:08 p.m.

**SOUTHEAST REGION**

Division of Mining, Land & Water Information Office
400 Willoughby Avenue, Suite 400
Juneau, AK 99801
Tel: (907) 465-3400, fax: (907) 586-2954, TDD: (907) 465-3888
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

**Bidder Qualifications**

It is your responsibility to prove that you are eligible to participate in the program. Regulation changes adopted in February 2001 have affected bidder/applicant qualifications. Terms and procedures for participating in the Sealed-Bid Auction and the initial Over-the-Counter Offering are developed, improved, and maintained to accommodate increased traffic. Other purchasers reduce the price of a parcel or otherwise act to defeat an open, fair-market bidding process.

1. Have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction;
2. Are 18 years of age or older at the date of sale;
3. If you are the successful bidder for a parcel and wish to enter into a purchase contract of lease issued by the department; and
4. Are not currently in default for nonpayment on a purchase contract or lease issued by the department.

If you are the successful bidder for a parcel and wish to enter into a purchase contract or lease issued by the department, you must certify your eligibility by signing a certification statement on the bid form. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please call one of the three DNR Public Information Officers listed below.

To be eligible to bid in the Sealed-Bid Auction, you must be a current resident of the State of Alaska and have resided in Alaska 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 Certificate) or its equivalent, registering to vote, and paying local property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as sales 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:

- Voter registration and voting records;
- Hunting, fishing, driver’s, or other current and valid licenses;
- School records;
- Rent receipts, proof of home ownership, or a home purchase contract;
- Motor vehicle registration;
- Tax records;
- Employment, unemployment, or military records;
- Court or other government agency records;
- Birth or other vital statistic records;
- 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
- 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 all right, title, and interest in the land if a purchase contract has been issued.

**Price Fixing**

You may not attempt to influence bidders by others, conspire with other purchasers to reduce the price of a parcel or otherwise act to defeat an open, fair-market bidding process.

**Site Inspection**

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. False information or purchase contract acceptance of the parcel “AS - IS” and “WHERE - IS”. The land sale 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 do not 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 the recorded survey plats are 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 www.dnr.state.ak.us/landrecords.
**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) 766-7011, or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99757-7320, (907) 474-6960, fax (907) 474-2645, or other commercial sources.

**Use of Adjacent State Land**

Uses of state land, other than those uses “generally allowed” as stated in 11 AAC 96.020 or in the DNR Fact Sheet “Generally Allowed Uses on State Land” (available at DNR Public Information Offices or at www.dnr.state.ak.us/mlw/factshlts/), 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, including all Over-the-Counter Offerings. If it is 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.

**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 called erratas. You may obtain a copy of new or existing erratas from the DNR Public Information Offices or from the DNR web site at www.dnr.state.ak.us/mlw/landsale/.

It is your responsibility to keep informed. Check with DNR for any changes or corrections prior to submitting a bid. DNR reserves the right to make changes up to the time the contract or patent is issued. You should inquire whether there are any erratas before submitting a bid. DNR reserves the right to waive technical defects or errors in this publication.

**No Warranty of Title**

Parcels are sold “AS IS” and “WHERE IS” with all faults, and in the condition as of the date of the sale with no guarantees, expressed or implied, as to suit-ability or fitness for any intended use. It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding.

**Concessions**

The state has not received final patent from the federal government for some of the land in this sale. Such land is designated as “tentatively approved” (TA) land. 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)

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be PRACTICAL PROBLEMS including, (1) non-existence of title insurance companies may not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks may not loan money for con-struction on or, the purchase of tentatively approved lands.

In the Fall 2003 Alaska State Land Offering, the following disposal area is on tentatively approved land:

- Delta A

**Access**

The location of legal access to a parcel may be obtained from the appropri-ate regional Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement. You are strongly urged to apply for a Right-of-Way Permit or an Access Easement to document existing or newly established routes used to access the parcel. You may also access sections of existing roads that run off the designated right-of-way. If you are interested in rights-of-way, you may contact the area office for information and guidance.

**Conditions of Purchase**

The state has no legal obligation to build roads or provide services to or within any subdivision or area. Rights-of-way shown on the survey plans designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off road vehicle, or boat. You should inquire at one of the DNR Information Offices or borough land office to see if there is an existing road on a reserved right-of-way.

SEE PLEAS BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE PHYSICAL ACCESS.

As provided in 11 AAC 96.020, there are certain “generally allowed” uses on state land managed by the Division of Mining, Land & Water that do not require a permit from DNR. Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogged or with pack animals.
- Using a high-speed vehicle with a curb weight of 10,000 pounds, includ-ing a four-wheeled drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmobile or four-wheeler, on or off an established road, such as a snowmobile or four-wheeler, on or off an established road, or on or off a legal right-of-way. If you use the DNR-endorsed road, you may not conduct activities that could cause damage to the road, such as burning tires on the road. The road is not intended to be used as a permanent road; rather, it is designed to provide temporary access to your land. You should avoid using the road if you are concerned about damaging it. However, if you determine that the road is too damaged for use, you should inform the DNR so that the road can be repaired.

**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 10 days of the bidding period and may not acquire land within the same parcel. If you are a state employee, you must return your bid to the Department of Natural Resources. The three DNR Public Information Offices will accept walk-in applications. Faxed submittals will not be accepted.

**Submitting Sealed Bids**

Bids may be submitted on our secure web site at www.dnr.state.ak.us/mlw/ landsale/ using your Visa or MasterCard credit card. The three DNR Public Information Offices will accept walk-in applications. Faxed submittals will not be accepted.

If you are submitting your bid, send it directly to the following address: Alaska State Land Auction #432 Department of Natural Resources Financial Services Section 550 West 7th Avenue, Suite 1410 Anchorage, AK 99501-3561

**Withdrawal of Bids**

If you have submitted a bid, it cannot be withdrawn. If you feel your bid was submitted with an error, you must submit a new bid to be eligible for the parcel. If you submit multiple bids on the same parcel, the bid with the MOST RECENT date will prevail even if you have submitted a higher bid at an earlier time.

**Buying Multiple Parcels**

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each department land offering. The state has no legal obligation to build roads or provide services to or within any subdivision or area. Rights-of-way shown on the survey plans designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off road vehicle, or boat. You should inquire at one of the DNR Information Offices or borough land office to see if there is an existing road on a reserved right-of-way.

**Appeals**

Aggrieved bidders may appeal the determination of a high bid for a Sealed-Bid Auction parcel by writing to the Commissioner of the Depart-ment of Natural Resources. The Commissioner must receive appeals within five days after the auction is conducted. Appeals may be sent by mail to Commissioner Thomas E. Irwin, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501, by fax to (907) 269-8918, or by electronic mail to dnr_appeals@dnr.state.ak.us.

The Fall 2003 Alaska State Land Offering brochure and auction sale results will be available on the web site at www.dnr.state.ak.us/mlw/landsale/.
from DNR Office of Habitat Management and Permitting for any motorized or non-motorized travel in fish-bearing streams. Contact the Anchorage, Fairbanks, or Juneau DNR Office of Habitat Management and Permitting for more information regarding "Generally Allowed Uses on State Land" or see 11 AAC 96.020. 

**Restrictions on Subdividing**

Some state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Moving heavy equipment, such as a bulldozer, is not allowed on state land without a permit. A permit can be obtained from the appropriate regional office.

Public access and utility easements, waterbody easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Alaska Railroad Corporation’s 200-foot right-of-way, bridges, and terraces may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.66.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Revised Statute 2477 is a federal law that grants states and territories unreserved 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-of-way. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as a trail in the past. Section-line easements, if not vacated, are not authorized on state land without a permit. A permit can be obtained from the appropriate regional office.

**Improvements**

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020). No improvements (other than access improvements) may be placed or constructed on any easements (including section-line easements) or reservations that affect each individual lot, along with a physical inspection of the parcel.

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 erased. In many state subdivision plats, 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 unsurveyed, a survey will be required before access can be obtained 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 erect structures, buildings within or in any way obstruct a utility easement. Subdivision plats and surveys may be viewed on-line at www.dnr.state.ak.us/landrecords, or by visiting the nearest DNR Public Information Office.

**Archaeological Sites**

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic ground or archaeological site or any artifact or remnant from the Commissioner of the Department of Natural Resources. Should any sites be discovered during field operations, activities that may damage sites should be terminated. The Office of Archaeology in the Division of Parks & Outdoor Recreation at (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, fashionable materials, geothermal resources, and fossils that may be on or upon the land that it sells. (AS 41.18.110). The state reserves all rights in the land to explore for and develop these mineral resources. The state may lease these minerals in lease agreements or allow mineral 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 38.05.130).
**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 www.dnr.state.ak.us/mlw/water/mgmt/wrfact.htm.

**Fire Protection**

Some state lands are in areas without fire protection or with only limited fire protection. In these areas, you may have no duty to protect your fire and the fire may be driven by the weather. If a fire develops, you should consider a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. Information on FIREWISE and burning permits, contact the local Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from one of the three DNR Public Information Offices as well as the DNR web page at www.dnr.state.ak.us/forestry/fire.htm.

**Future Offerings**

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area.

**Fish Habitat Requirements**

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of DNR, pursuant to AS 41.14.870. These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal, and water withdrawals. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law AS 41.14.870. The DNR Office of Habitat Management and Permitting administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact DNR for more information on obtaining permits.

**Fish and Game Requirements**

Alaska Department of Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable conduct on the animal’s part, or by the improper disposal of garbage or 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 recommends that no structure or development be placed less than 300 feet from any eagle nest in March or April, or within 300 feet of any active eagle nest between May and August. For more information on how to minimize conflicts with wildlife, contact the Alaska Department of Fish and Game at (907) 267-2343.

**Wildlife**

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game at (907) 267-2343 for information on how to minimize conflicts with wildlife.

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**SEALED-BID AUCTION**

The parcels being offered in the Fall 2003 Alaska State Land public sealed-bid auction are located in 39 subdivisions and remote areas throughout the state. These parcels are described in the map section of this brochure. All bids must be received at one of the designated DNR Public Information Offices or submitted online, no later than 5:00 p.m., Friday, November 14, 2003. Bids received after the designated date and time will not be considered. All bids will be opened beginning at 10:00 a.m., Tuesday, December 2, 2003, in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. In the event of a tie, the current appraised fair market value as indicated in this brochure or errata. Each bid must include a non-refundable $100.00 document handling fee (11 AAC 05.010 (7) (F)) to cover the cost of credit card processing and any other bank fees associated with a credit card transaction. At least five percent (5%) of the bid amount will be distributed to the state’s Fish and Game Program for allocation to the Alaska Department of Fish and Game. Bidders are encouraged to familiarize themselves with current Alaska Department of Fish and Game regulations for taking game and other wildlife. The parcels being offered in the Fall 2003 Alaska State Land public sealed-bid auction are located in 39 subdivisions and remote areas throughout the state. The state has a list of their locations, addresses, and telephone numbers may be obtained from one of the three DNR Public Information Offices as well as the DNR web page at www.dnr.state.ak.us/forestry/fire.htm.

**Auction Procedures**

1. Bids will be kept confidential and stored in a safe until the auction.
2. The auction will begin at 10:00 a.m., Tuesday, December 2, 2003, in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via conference call.
3. 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.
4. The eligible bidder who submitted a properly completed bid form having the highest bid for the parcel will be notified and will be given the opportunity to purchase the parcel. Failure to contact DNR for more information on how to minimize conflicts with wildlife.
5. Bidders will be awarded their highest bid for a parcel. Additional parcels may be purchased through the Over-the-Counter Offering.
6. If there are two or more identical bids for a parcel, the apparent high bidder will be determined by the earlier DNR date-stamped receipt on the sealed-bid envelope (not the postmark). If the date stamps are identical, then the name of the successful bidder will be determined by random drawing.
7. 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 www.dnr.state.ak.us/mlw/landsale/. Apparent high bidders will be sent an “Award Notification” letter by certified mail. The letter will give successfull bidders 30 days to submit the following requirements:
   a. 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 Veteran Eligibility Affidavit which includes a copy of the applicant’s Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of discharge of active duty, and the Waiver of Veterans Discount form, if there is more than one applicant (see Veterans Land Discount section for more information);
   d. Proof of Alaska residency; and
   e. Any other documents requested in the Award Notification letter.
8. If a successful bidder fails to comply with the requirements stated in the “Award Notification” letter, 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. Failure to comply with the requirements stated in the “Award Notification” letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering.
9. Parcels not awarded at this auction will be placed in the Over-the-Counter Offering and offered for sale at the minimum bid price and the minimum fair market value as listed in this brochure or errata.

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**OVER-THE-COUNTER OFFERING**

Applicants received after the above designated date and time will not be accepted for the initial OTC offering.

**Applications**

Applications will not be accepted by phone, by fax, or by email. Applications received after the above designated date and time will not be accepted for the initial OTC offering.

1. Bids will be kept confidential and stored in a safe until the auction.
2. The auction will begin at 10:00 a.m., Tuesday, December 2, 2003, in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via conference call.
3. 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.
4. The eligible bidder who submitted a properly completed bid form having the highest bid for the parcel will be notified and will be given the opportunity to purchase the parcel. The highest bid must be for at least the minimum bid listed for each parcel in this brochure.
5. Bidders will be awarded their highest bid for a parcel. Additional parcels may be purchased through the Over-the-Counter Offering.
6. If there are two or more identical bids for a parcel, the apparent high bidder will be determined by the earlier DNR date-stamped receipt on the sealed-bid envelope (not the postmark). If the date stamps are identical, then the name of the successful bidder will be determined by random drawing.
7. 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 www.dnr.state.ak.us/mlw/landsale/. Apparent high bidders will be sent an “Award Notification” letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:
   a. 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 Veteran Eligibility Affidavit which includes a copy of the applicant’s Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of discharge of active duty, and the Waiver of Veterans Discount form, if there is more than one applicant (see Veterans Land Discount section for more information);
   d. Proof of Alaska residency; and
   e. Any other documents requested in the Award Notification letter.
8. If a successful bidder fails to comply with the requirements stated in the “Award Notification” letter, 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. Failure to comply with the requirements stated in the “Award Notification” letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering.
9. Parcels not awarded at this auction will be placed in the Over-the-Counter Offering and offered for sale at the minimum bid price and the minimum fair market value as listed in this brochure or errata.
During the initial opening, a lottery will be held to determine the winning applicant for any parcel where multiple applications have been received. The five percent down payment and application fee will be refunded by mail to any applicant who is not successfully awarded a parcel at the opening. If the winning applicant subsequently decides not to complete the sale, both the five percent 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 winning applicants will be available at the DNR Public Information Offices or on-line at www.dnr.state.ak.us/mlw/landsale.

All remaining parcels become available on a first-come, first-served basis following the completion of the initial OTC opening.

**OCT Application Requirements**

- A completed Over-the-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.
- A non-refundable $100.00 document handling fee for each parcel.
- 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, certified check, money order, or Visa/MasterCard information and authorization.
- A completed Declaration of Intent form for each parcel (this form is combined with the application form when submitting on-line).
- If applying for a Veterans Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant’s Form 214, Record of Separation from Active Duty, or equivalent, showing the character of the applicant’s discharge and length of service must also be submitted. If more than one person on the application, a Waiver of Veterans Discount form must also be submitted.

### PURCHASE INFORMATION APPLICABLE TO ALL STATE PURCHASES

#### Lump Sum Payment

If the purchase price minus the down payment, per parcel, is $2,000 or less, 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.

A sale contract will not be issued by the State of Alaska unless all five requirements are met. To do the “Bidder Qualifications” section, a lump sum payment will be required.

#### 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.

A sale contract will not be issued by the State of Alaska unless all five requirements are met. To do the “Bidder Qualifications” section, a lump sum payment will be required.

#### 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 pay the balance due on the date specified in the contract may be charged 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. Contract payments received apply first towards any late fees, then towards interest owed, and any remainder reduces the principal balance.

2. Returned Check Penalty: A returned check fee of $25.00, as provided in AS 01.05.010, will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date will accumulate to the same. Late penalties under item 1 of this section shall continue to accumulate.

### VETERANS LAND DISCOUNT

Per AS 38.05.940, eligible veterans may receive a 25% discount on the purchase of state land; once costs reimbursable to the state have been subtracted from the purchase price. The Veterans Land Discount may only be used once in an applicant’s lifetime.

#### Veterans Discount Qualifications

A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit form and 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 section);
3. Have been 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 provided, included, 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. Per AS 38.05.940, survey and plotting costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied. The reimbursable cost per acre or lot is listed in the table on the opposite page.

The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if paid in full at the time of initial purchase.

In the case where two or more applicants wish to purchase a parcel and apply a Veterans Land Discount, both purchasers must be eligible bidders but only one qualifying applicant needs to be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their “once in a lifetime” Veterans Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out the Waiver of Veterans Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at the Regional DNR Public Information Office as well as on the DNR website at www.dnr.state.ak.us/mlw/forms under “Land Forms”.

Below is an example of how a Veterans Land Discount is calculated for a 3,349 acre parcel with reimbursable costs of $999 per acre, if the bid price were $14,000.00.

**VEHICLES LAND DISCOUNT**

<table>
<thead>
<tr>
<th>Per Acre Reimbursable Cost</th>
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</tr>
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<tbody>
<tr>
<td>Parcel Size in Acres</td>
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</tr>
<tr>
<td><strong>Total Reimbursable Cost</strong></td>
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<tr>
<td>Bid Price</td>
<td>$14,000.00</td>
</tr>
<tr>
<td>Less the Reimbursable Cost</td>
<td>$3,211.69</td>
</tr>
<tr>
<td><strong>Amount Eligible for Discount</strong></td>
<td>$10,788.31</td>
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<tr>
<td><strong>Amount Eligible for Discount 25% Veterans Discount Rate</strong></td>
<td>$2,697.08</td>
</tr>
<tr>
<td><strong>Veterans Discount</strong></td>
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</tr>
<tr>
<td>Bid Price</td>
<td>$14,000.00</td>
</tr>
<tr>
<td>Less the Veterans Discount</td>
<td>$2,697.08</td>
</tr>
<tr>
<td><strong>Discounted Sale Price</strong></td>
<td>$11,302.92</td>
</tr>
<tr>
<td>Discounted Purchase Price</td>
<td>$11,302.92</td>
</tr>
<tr>
<td>Less 5% Discount of Bid Price</td>
<td>-$700.00</td>
</tr>
<tr>
<td><strong>Balance Due</strong></td>
<td>$10,602.92</td>
</tr>
<tr>
<td><strong>Balance Due</strong></td>
<td>$10,602.92</td>
</tr>
</tbody>
</table>
### How and Where to Submit a Bid

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be less than the appraised value of the parcel. The highest bid is the winner, provided all bid information has been submitted correctly. Each bid must be submitted in a separate, sealed envelope. The Department of Natural Resources (DNR) will be the winner, provided all bid information has been submitted correctly. Each bid must be submitted in a separate, sealed envelope.

Fall 2003 Alaska State Land Auction #432

#### Instructions to Applicant

1. **Completed Alaska State Land Auction Bid Form.** Incomplete forms will be rejected.
2. **Bid deposit.**
   - a) Must be at least five percent (5%) of the total bid amount.
   - b) A separate bid deposit must be included for each bid submitted.
   - c) Must be at least five percent (5%) of the total bid amount.
   - d) May be included with the bid for this purpose.

- **VETERANS PLEASE NOTE:** If you will be applying for the Veterans Land Discount section.

Each bid must include:

- A completed Alaska State Land Auction Bid Form. Incomplete forms will be rejected.
- A separate bid deposit must be included for each bid submitted.
- The bid deposit must be at least five percent (5%) of the total bid amount.
- A self-addressed, stamped envelope to return the unsuccessful bidder’s bid deposit. The deposit for unsuccessful bidders will be returned by mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. December 3, 2003. A self-addressed, stamped envelope must be included with the bid for this purpose.

VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see Veterans Land Discount section).

### Returned Bid Deposits

Unsuccessful bidders may pick up their deposits until 5:00 p.m. December 3, 2003, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office by 5:00 p.m. December 3, 2003. A self-addressed, stamped envelope must be included with the bid for this purpose.

### SEALED-BID AUCTION #432

#### FALL 2003 ALASKA STATE LAND OFFERING

#### INSTRUCTIONS TO APPLICANT

<table>
<thead>
<tr>
<th>AREA NAME</th>
<th>PROJECT DESCRIPTION</th>
<th>COST / ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alaska 99501-3561, submitted on-line, or hand delivered to any of the DNR Public Information Offices.</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
<tr>
<td>Alaska 99501-3557, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska.</td>
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</tr>
<tr>
<td>Envelopes containing a bid should have the state.</td>
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</tr>
<tr>
<td>Each bid must include:</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
<tr>
<td>- A completed Alaska State Land Auction Bid Form. Incomplete forms will be rejected.</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
<tr>
<td>- A separate bid deposit must be included for each bid submitted.</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
<tr>
<td>- The bid deposit must be in the form of a cashier's check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources.</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
<tr>
<td>- Two-party check does not accept cash.</td>
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<tr>
<td>- Returned Bid Deposits</td>
<td>E.A.</td>
<td>N/A</td>
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<tr>
<td>Unsuccessful bidders may pick up their deposits until 5:00 p.m. December 3, 2003, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office by 5:00 p.m. December 3, 2003. A self-addressed, stamped envelope must be included with the bid for this purpose.</td>
<td>E.A.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### THERE'S MORE!

Stay informed about more land offerings coming up in 2004 and beyond by visiting the DNR land sale web page at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/), or by visiting one of the DNR Public Information Offices. A large number of parcels are also currently available Over-the-Counter from prior offerings, which can be purchased on-line or at any one of the DNR Public Information Offices.

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**Notes:**

- **SEALED-BID AUCTION #432**
- **FALL 2003 ALASKA STATE LAND OFFERING**
- **INSTRUCTIONS TO APPLICANT**
- **RETURNED BID DEPOSITS**
- **THERE'S MORE!**

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**SOUTHCENTRAL REGION**

- DNR Public Information Center, 350 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557
- Tel: (907) 269-8400, fax: (907) 269-8901, 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) 451-2170, TDD: (907) 451-2706
- Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

**SOUTHEAST REGION**

- Division of Mining, Land & Water Information Office, 400 Willochly Avenue, Suite 400
- Anchorage, AK 99501
- Tel: (907) 465-3400, fax: (907) 586-2954, TDD: (907) 465-3888
- Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

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**October 2003**

**Page 7**

**Fall 2003 Alaska State Land Auction #432**
SOUTHEAST REGION

Hoonah Odd Lot

Location
This parcel is located in the City of Hoonah on the northeast shore of Chichagof Island, in northwestern Southeast Alaska, approximately 45 air miles west of Juneau.

Topo Map
USGS Quad Juneau, Alaska.

Access
Hoonah is dependent on air and water transportation for movement of small freight and passengers. The State owns and operates an airport with a 3,000-foot panel runway and a seaplane base that are served by scheduled small aircraft from Juneau. A State ferry terminal and harbor/dock area are available. Freight arrives by barge and plane. There is an extensive logging road system on northwest Chichagof Island.

Terrain
Primary access from town is provided by the Galirina Highway, which is a public road that runs through the parcel.

Vegetation
The parcel is vegetated with thick stands of second growth spruce and hemlock.

Soils
Soil cover over bedrock is usually less than three feet.

Terrain
The upland portion of the site rises steeply from the road with a flat, developable bench 70 feet wide along the upper, easterly portion of the parcel. Because of the topography, access development may require significant blasting and/or acquiring access from the adjacent property, which has more favorable topography. The water front section of the parcel is rocky and slopes gradually from the western edge of the road to the high water mark.

Slope
Slopes are usual steep but do not exceed three feet.

View
Excellent view of Port Frederick and Chichagof Island.

Water Front
This parcel is located on Port Frederick, a public and navigable waterbody. The only portion of the site having water frontage is a narrow strip that runs along the edge of the water from mean high water to the western edge of the road right-of-way. It has been observed that mean high water comes within 10-15 feet of the actual highway, leaving little room for any type of development.

Access
Primary access from town is provided by the Galirina Highway, which is a public road that runs through the parcel.

Page 8 October 2003

Notes:
1. The parcel is subject to development restrictions and reservations of record. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fills. Many streams on the property are designated as federal fisheries and will make municipal water available to the lot. No individual water supply system or 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 Alaska Department of Environmental Conservation.
2. This parcel is subject to a 10-foot (residential) to 10-foot (commercial and multi-family) setbacks on front, rear, and side lines.
Restrictions Subject to easements and reservations of record. ADL 106972 is subject to a 15-foot access and utility easement along Lot 14 and along three sides of property left. Lots 2, 3, 7, and 8 each have 15-foot wide access and utility easements along the common side that provides access from an exterior public trail to each residence. In addition, Lots 2, 3, 7, 14 will have a 15-foot wide access and utility easement retained within it and along its northerly property line to provide access to Lot 14. As of the present time, these rights of way are steeply declivitous.

Utilities Electric lines run along Lots 7 and 8 but not to any of the other sale lots. The city provides disposal and storage of rainwater from a roof-catchment system or use of a well are the most likely ways to obtain water for domestic use. A subsidiary of Pelican Seafoods, owned by Kake Tribal Corporation, operates a piped water system that ends about 220 feet from Lot 7. Piped water is not available to any of the sale lots and may be an expense to extend.

Access Pelican is dependent on boats, float planes, and the Alaska Marine Highway System for access. There are some dilapidated structures on the lot including a one story, wood framed building on the interior has unfinished walls and ceilings that have been neglected. A small generator building dwelling has been vacant for at least five years with missing doors and windows. The one room structure has an appraised value of five hundred dollars ($500) which is included in the minimum bid price. A field inspection in 1990 revealed that batteries and 55 gallon fuel drums structures have an appraised value of five hundred dollars ($500) which is included in the minimum bid price. A field inspection in 1990 revealed that batteries and 55 gallon fuel drums structures have an appraised value of five hundred dollars ($500) which is included in the minimum bid price. A field inspection in 1990 revealed that batteries and 55 gallon fuel drums structures have an appraised value of five hundred dollars ($500) which is included in the minimum bid price. A field inspection in 1990 revealed that batteries and 55 gallon fuel drums structures have an appraised value of five hundred dollars ($500) which is included in the minimum bid price.

Soils Soil cover over bedrock is usually less than five feet. The parcels are moderately to steeply sloped in many places.

Topo Map USGS Quad Craig C-2

Location Located on the east coast of Prince of Wales Island, approximately 38 air miles northwest of Wrangell and about 35 miles by boat from Mayflower Island.

Soil Soils are诊断ed as Hoham, Prince of Wales Island Series. 

Utilities Municipal water and waste water is available to the property.

Access The city of Wrangell is accessible by boat, float plane, and the Alaska Marine Highway System. Alaska Marine Highway System service is available from the Clark Bay Ferry Terminal at Haines, about 1.5 hours drive southeast of Wrangell. This particular parcel is currently accessible only by boat and by foot. Note: water access to this parcel is seasonally limited and is only possible during low water levels.

Utilities Municipal water and waste water is available to the property.

Water Source Municipal water and waste water is available to the property.

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SOUTHCENTRAL REGION PARCELS

<table>
<thead>
<tr>
<th>Parcel Description</th>
<th>Page</th>
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<tbody>
<tr>
<td>4. Bartlett Hills Alaska Subdivision Tract D</td>
<td>11</td>
</tr>
<tr>
<td>5. Beaver Creek Alaska Subdivision</td>
<td>11</td>
</tr>
<tr>
<td>6. Chase Remote Odd Lots</td>
<td>12</td>
</tr>
<tr>
<td>7. Copper Heights Subdivision</td>
<td>12</td>
</tr>
<tr>
<td>8. Crosswind Lake Small Lots</td>
<td>13-14</td>
</tr>
<tr>
<td>9. Denali View Subdivision</td>
<td>14</td>
</tr>
<tr>
<td>10. Dinglishna Hill Alaska Subdivision</td>
<td>15</td>
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<tr>
<td>11. Fireweed Mountain Subdivision</td>
<td>15</td>
</tr>
<tr>
<td>12. Glennallen II Subdivision</td>
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<tr>
<td>13. Iditarod Flats Odd Lot</td>
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</tr>
<tr>
<td>14. Jack Bay Odd Lot</td>
<td>17</td>
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<tr>
<td>15. Kasilof Alaska Subdivision</td>
<td>18</td>
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<td>16. Kenney Lake Subdivision</td>
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<tr>
<td>17. Lake Creek/McDougal Remote Odd Lot</td>
<td>19</td>
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<tr>
<td>18. Matanuska Valley Odd Lots</td>
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<td>19. Montana Creek Odd Lot</td>
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<td>20. Robe Lake Alaska Subdivision</td>
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<tr>
<td>21. Safari Lake Subdivision</td>
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<td>22. South Bald Mountain Subdivision</td>
<td>21</td>
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<td>23. Susitna Lake Small Lots</td>
<td>22-23</td>
</tr>
<tr>
<td>24. Willow Creek Subdivision</td>
<td>23</td>
</tr>
</tbody>
</table>
Other - There are two abandoned vehicles on this parcel. Removal will be the responsibility of the Homeowners Authority.

Utilities - Water availability and quality is expected to be good.

Climate - Average winter temperatures range from –33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow.

Vegetation - The area consists of a mix of birch, cottonwoods, alders, and spruce with grasses in lower lying areas.

Soils - Soils in the area are well drained, strongly acidic, and are overlain by a poorly drained peat layer which freezes in winter. Large gravel deposits are known to be in the area.

Terrain - The terrain varies in this area from hilly topography to generally flat alluvial terraces.

Access - Yoder Road provides access to the subdivision from Talkeetna Spur Highway. Yoder Road is a borough maintained gravel road, up to where the road turns south onto East Montana Creek Road. One may park at the site of the old Montana Creek Bridge, which is located 0.7 miles north of the Malaspina Loop Road. Malaspina Loop Road is accessed off Kustaka Road, which intersects with West Montana Creek Boulevard to the west. Roads within the subdivision may not be constructed.

Utilities - Electricity, telephone, and natural gas hookups are available to the subdivision.

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 the Alaska Department of Environmental Conservation.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes to verify specific information on setbacks, or other restrictions that will affect any individual parcel. See note to the right. Information is made available by the Department of Natural Resources Public Information Officers or on the web at http://www.dnr.state.ak.us/landrecs.
Southcentral Region -- Fall 2003 State Land Auction # 432

Map 6 - Chase Remote Odd Lots

Location: The Chase Remote Odd Lots is located about 7 miles north of Valdez on the Richardson Highway and east of the Trans-Alaska Pipeline, about 4.5 miles south of Copper Center.

Topo Map: USGS Quad Valdez D-4, Alaska

Access: To access the subdivision, turn east from the Richardson Highway onto Azurite Avenue or any section line easement. Conditions of platged rights-of-way or easements are subject to setback, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at:

http://www.dnr.state.ak.us/landrecords.

Note: It is the responsibility of the purchaser to locate recorded subdivision plats/hard copy, survey, and plat information are for the information of potential purchasers only, and are not intended to be a substitute for legal advice. Any individual parcel being offered, information is made available at the Department of Natural Resources Public Information Offices or on the web at:

http://www.dnr.state.ak.us/landrecords/

Map 7 - Copper Heights Subdivision ASLS 80-9

Location: The Copper Heights Subdivision is located within the Copper River valley west of the Richardson Highway and east of the Trans-Alaska Pipeline, about 4.5 miles south of Copper Center.

Topo Map: USGS Quad Talkeetna Mountains B-6, Alaska

Access: To access the subdivision, turn west from the Richardson Highway onto the platted right-of-way Azurite Avenue or any section line easement. Conditions of platted rights-of-way or easements are subject to setback, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at:

http://www.dnr.state.ak.us/landrecords.

Note: It is the responsibility of the purchaser to locate recorded subdivision plats/hard copy, survey, and plat information are for the information of potential purchasers only, and are not intended to be a substitute for legal advice. Any individual parcel being offered, information is made available at the Department of Natural Resources Public Information Offices or on the web at:

http://www.dnr.state.ak.us/landrecords/
Location
Crosswind Lake Small Lots are located on the southern half of Crosswind Lake, approximately 14 miles north of the Glenn Highway, 150 miles northeast of Anchorage, and 20 miles northwest of Glennallen.

Access
Access to Crosswind Lake is by float or ski plane, snowmobile, or ATV. There are trails from the Glenn Highway and Lake Louise that lead to Crosswind Lake. Use existing trails whenever possible. Access to Crosswind Lake may be dangerous due to changing weather conditions and shallow water.

Terrain
The terrain consists of high bluffs, gentle slopes, and low lands. Some drainage may cut through the Bluffs in the lake.

Vegetation
Vegetation in this area consists of second growth stands of white spruce and scattered willow trees. Black spruce is found in the lower areas. Isolated patches of larch are found along the higher Bluffs along the lake. The vegetation rapidly declines away from shoreline.

Waterfront
Any parcels that are located on the lake shall be subject to a 25-foot public access and utility easement on all upland, interior lot lines. Parcels are also subject to a 50-foot public access easement and a 100 foot building setback upland from the ordinary high water mark of Crosswind Lake.

Soil
Permafrost is located at varying depths through the area.

Vegetation
Vegetation in the area consists of second growth stands of white spruce and scattered willow trees. Black spruce is found in the lower areas. Isolated patches of larch are found along the higher Bluffs along the lake. The vegetation rapidly declines away from shoreline.

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 Alaska Department of Environmental Conservation.

Utilities
None

Restrictions
Subject to platted easements and reservations of record, see appropriate US Survey. Parcels are subject to a 25 foot public access and utility easement on all upland, interior lot lines. Parcels are also subject to a 50 foot public access easement and a 100 foot building setback upland from the ordinary high water mark of Crosswind Lake.

Municipal
Authority
None

Homeowners
Association
None

Other
The cabin and personal property located on ADL 228648 is not included in the sale of the parcel. All improvements and personal belongings will be removed by January 2, 2004, before the issuance of a sale contract or patent.

Crosswind Lake may provide excellent fishing opportunities. The lake contains salmon, arctic grayling, lake trout, whitefish, and burbot. Crosswind Lake area also provides excellent winter recreational opportunities such as ice fishing, cross-country skiing, snowmobiling.

Vicinity Map
Township 6 North, Range 4, 5 West
Section 4, 5, 7, 8, 17, 18, 12
Copper River Meridian, Alaska

Parcel Information

<table>
<thead>
<tr>
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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, and other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Deltani Street
Swan Lake Drive

Map 9 - Denali View Subdivision ASLS 80-145

Location: Denali View Subdivision is located approximately 1.5 miles west of the Parks Highway and 14 miles north of the community of Trapper Creek.

Facilities: USGS Quad Talkeetna C-1

Terrain: The area is generally flat with elevations between 700 and 800 feet above mean sea level. There are small lakes, ponds, and wetlands in the area.

Vegetation: Vegetation consists predominantly of spruce and birch with scattered alder.

Water Source: Water availability and quality expected to be good. Any subsequent owner of the parcel automatically becomes a member of the Denali View Homeowner's Association, Inc. created to govern said subdivision. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79, Page 860.

Utilities: None

Restrictions: Subject to platted easements and reservations of record, see ASLS 80-145. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

Homeowners Association: Any subsequent owner of the parcel automatically becomes a member of the Denali View Homeowners' Association. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79, Page 860.

Other: Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, and other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Denali and Mt. Foraker. Terrain and vegetation in Denali View Subdivision are similar, although this view of the mountains may not be available from any lots.
Map 10 - Dinglishna Hill Alaska Subdivision ASLS 80-133

Location

The Dinglishna Hill Subdivision is located approximately 30 miles northwest of Anchorage and approximately 3 miles south of the confluence of the Susquehanna and Tanana Rivers.

Topo Map

USGS Quad Tyonek B-2

Access

Primary access in the summer months is via floatplane and short drops. River access is available during the summer from Willow Creek on the Parks Highway via the Susquehanna River and Alexander Creek. Access within the subdivision is by platted rights-of-way, which may not be constructed.

Terrain

The terrain consists of a series of ridges running northwest to southeast. These ridges are well drained with elevations ranging from 1,500 to 1,725 feet above mean sea level. Isolated pockets of permafrost may be present.

Vegetation

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

Soil Type

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

Topo Map

USGS Quad Tyonek B-2

Location

The Dinglishna Hill Subdivision is located approximately 30 miles northwest of Anchorage and 5 miles south of the confluence of the Susquehanna and Tanana Rivers.

Restrictions

Subject to platted easements and reservations of record, see ASLS 81-29. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Utilities

None

Water/Sewage

Water Source

Water availability and quality expected to be good.

Vegetation

The subdivision is predominately vegetated by white spruce, aspen, and some white birch.

Terrain

The area landscape consists of a series of ridges running northwest to southeast. These ridges are well drained with elevations ranging between 1,500 and 1,725 feet above mean sea level.

Soil Type

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

Access

Primary access is 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 Susquehanna River and Alexander Creek. Access within the subdivision is by platted rights-of-way, which may not be constructed.

Vicinity Map

Township 16 North, Range 7 West, Section 8

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and notes for specific information; information noted here is for general information only. No representation is made as to the current status of the parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Map 11 - Fireweed Mountain Subdivision ASLS 81-29

Location

Located approximately 8 miles southeast of McCarthy, 25 miles east of McCarthy, and 15 miles north of the Nizina River.

Topo Map

USGS Quad McCarthy B-6

Access

Road access to the western end of the subdivision area is available via the old Copper River and Susitna River Grade. The road is narrow and has minimal maintenance in the summer and is closed to vehicles during the winter.

Terrain

The area landscape consists of a series of ridges running northwest to southeast. These ridges are well drained with elevations ranging between 1,500 to 1,725 feet above mean sea level.

Vegetation

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

Soil Type

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

Topo Map

USGS Quad McCarthy, Alaska

Location

Located approximately 8 miles southeast of McCarthy, 25 miles east of McCarthy, and 15 miles north of the Nizina River.

Restrictions

Subject to platted easements and reservations of record, see ASLS 81-29. The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Utilities

None

Water/Sewage

Water Source

Water availability and quality expected to be good.

Vegetation

The subdivision is predominately vegetated by white spruce, aspen, and some white birch.

Terrain

The area landscape consists of a series of ridges running northwest to southeast. These ridges are well drained with elevations ranging between 1,500 and 1,725 feet above mean sea level.

Soil Type

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

Access

Primary access is 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 Susquehanna River and Alexander Creek. Access within the subdivision is by platted rights-of-way, which may not be constructed.

Vicinity Map

Township 6 South, Range 12 East, Section 1

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and notes for specific information; information noted here is for general information only. No representation is made as to the current status of the parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Location

Both parcels are located near Glennallen, approximately 2.5 miles west of the intersection of the Glenn Highway and the Richardson Highway.

Access

Access to ADL 206091 is from the north side of mile 186 of the Glenn Highway onto Snowshoe Street, then west onto Lakeside Drive. Access to ADL 206107 is from the south side of mile 186 of the Glenn Highway onto Marian Street. From Marian Street follow the existing gravel road to the east of the subdivision to Pilchco Street. Then turn north onto Marian Street, which may not be fully developed.

Terrain

Both parcels are generally flat, on a plateau with an elevation of 1,400 to 1,500 feet. There is some standing water and potholes on ADL 206091.

Vegetation

The vegetation on ADL 206091 consisted primarily of black spruce and some cottonwoods. The vegetation on ADL 206107 consisted primarily of black spruce, aspen, and some birch.

Water Front

Note: “Moose Creek runs through Tract A to the west of ADL 206091.

Utilities

Electricity and telephone hookups are available to both parcels.

Restrictions

Subject to platted easements and reservations of record, see ASLS 79-250 or 79-251. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority

None

Homeowners Association

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Glennallen Homeowners Association, Inc. created to govern said subdivision, if active.

Other

ADL 206091 contains several objects including an uninhabitable mobile home, two wooden structure frames, two parked vehicles, two junked tractors, two fuel tanks, garbage, and other wood and metal debris. ADL 206107 contains an outhouse/structure, three parked vehicles, several tires, fuel containers, furniture, garbage, and other debris. Removal of all items on the parcels will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.
**Map 13 - Iditarod Flats Odd Lot ASCS**

**Location**
Located approximately 10 miles by air and 15 miles by water south and east of Valdez, on the south side of the Knik Arm.

**Surveys**

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 standards, and recommendations of the Alaska Department of Environmental Conservation.

**Property**
The parcel is subject to 30-foot public access easement (ADL 200645) upland from the ordinary high water mark of Fish Creek and its tributary. The parcel is also subject to 30 feet of a 60-foot public access easement (ADL 228176 S016N003W21 ASCS SE ¼ NE ¼ 40.000 $48,000 229176 S016N003W21 ASCS SE ¼ NE ¼ 40.000 $48,000) along the south lot line. The parcel is also subject to 30-foot public access easement along the north lot line and a 30/90 foot section the easement along the west lot line. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before any disturbance of wetlands.

**Vegetation**
The area has scattered hemlock and spruce trees.

**Climate**
Average winter temperatures range from 18 to 28 degrees F; average summer temperatures range from 44 to 62 degrees F. Average annual precipitation is 66 inches, including 300 inches of snow.

**Soils**
Consists almost entirely of a thin layer of organic material overlying bedrock.

**Terrain**
Parcel topography moderately slopes down to the waterfront.

**Access**
Access to the area is by boat or floatplane via Port Valdez and Jack Bay.

**Note:** It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual property. A similar paragraph is available at the Department of Natural Resources Public Information site on the web at: http://www.dnr.state.ak.us/landrecords.

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**Map 14 - Jack Bay Odd Lot**

**Location**
Located approximately 10 miles by air and 15 miles by water south and east of Valdez, on the south side of the Knik Arm.

**Surveys**
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 standards, and recommendations of the Alaska Department of Environmental Conservation.

**Property**
The parcel is subject to 30-foot public access easement (ADL 200645) upland from the ordinary high water mark of Fish Creek and its tributary. The parcel is also subject to 30 feet of a 60-foot public access easement (ADL 228176 S016N003W21 ASCS SE ¼ NE ¼ 40.000 $48,000 229176 S016N003W21 ASCS SE ¼ NE ¼ 40.000 $48,000) along the south lot line. The parcel is also subject to 30-foot public access easement along the north lot line and a 30/90 foot section the easement along the west lot line. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before any disturbance of wetlands.

**Vegetation**
Aspen and birch are located on the higher ground and black spruce will be found in the lower areas.

**Terrain**
The parcel in gently sloping with low areas near Fish Creek and its tributary.

**Access**
Access is from South Knik-Goose Bay Road west onto West Point-MacKenzie Road, then turn north onto South Lewis Loop.

**Note:** It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual property. A similar paragraph is available at the Department of Natural Resources Public Information site on the web at: http://www.dnr.state.ak.us/landrecords.

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**Note:** It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual property. A similar paragraph is available at the Department of Natural Resources Public Information site on the web at: http://www.dnr.state.ak.us/landrecords.

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This information is intended solely for the use of the purchaser and is subject to correction or revision at any time. Purchasers are encouraged to contact the Department of Natural Resources for additional information on the parcel before making a decision to purchase.

October 2003
**Map 15 - Kasilof Alaska Subdivision EPF 54-12**

- **Location**: Kasilof Alaska Subdivision is located on the Kenai Peninsula just north of the mouth of the Kasilof River and approximately five miles north of Kasilof. It is bounded by Cook Inlet to the west and Kalifornsky Beach Road to the east.
- **Type Map**: USGS Quad Kasilof B-4
- **Access**: Proceeding N 300 ft of the Kalifornsky Beach Road northwes to Kalifornsky Beach Road and travel approximately 5 miles. To access the parcel, turn west onto Kasilof Drive, one of five green roads leading into the subdivision. Access to the parcel is by Puffalist Grouse Road, a minimally maintained road.
- **Terrain**: Generally level to a road grade.
- **Soils**: Soils are primarily Taliban soils and are well drained.
- **Vegetation**: Vegetation consists of a mix of aspen and spruce on the uplands.
- **Utilities**: Electricity and telephone hookups are available to the subdivision.
- **Climate**: Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 60 to 80 degrees F.
- **View**: Unknown
- **Vegetation**: Vegetation consists of a mix of aspen and spruce on the uplands.
- **Access**: From mile 109 of the Sterling Highway turn northwest onto Kalifornsky Beach Road and travel to the east.
- **Location**: Located within the taxing authority of the Kenai Peninsula Borough.

**Vicinity Map**

- **Township**: 2 North, Range 12 East
- **Section**: 34
- **Town**: Soldotna, Copper River Meridian, Alaska
- **Description**: Southcentral Region -- Fall 2003 State Land Auction # 432
- **Section**: 36

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**Map 16 - Kenney Lake Subdivision ASLS 81-193**

- **Location**: Located on the south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.
- **Type Map**: USGS Quad Valdez C-3
- **Access**: Most of the parcels are accessible utilizing the parallel left-of-way, Kenney Lake Loop Road, a gravel road. Lots 2, 3 and 4 in Block 2 can be accessed from Kenney Lake Loop Road, and then from Berned Circle, and an unpaved right of way.
- **Terrain**: The subdivision has gently sloping terrain that "stair steps" downward towards the Tonsina River and Lake.
- **Soils**: Soil 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 occurring.
- **Vegetation**: This cover varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.
- **Water Front**: None
- **Tree cover**: Varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.
- **Location**: Kenney Lake Subdivision
- **Access**: From mile 109 of the Sterling Highway turn northwest onto Kalifornsky Beach Road and travel to the east.
- **Location**: Located within the taxing authority of the Kenai Peninsula Borough.

**Vicinity Map**

- **Township**: 2 South, Range 2 East
- **Section**: 34
- **Town**: Soldotna, Copper River Meridian, Alaska
- **Description**: Southcentral Region -- Fall 2003 State Land Auction # 432
- **Section**: 36

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**Note**: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, and other restrictions that will affect any individual parcel being offered. Information is available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.
Location
Located approximately 60 miles northwest of Anchorage, about 35 miles southwest of Talkeetna, and approximately 60 miles north of the confluence of the Yentna and Kahiltna Rivers.

Map
Map 17 - Lake Creek / McDougal Remote Odd Lot ASLS 87-227

Location
ADL 219571 is located approximately 60 miles northwest of Anchorage, about 35 miles southwest of Talkeetna, and approximately 60 miles north of the confluence of the Yentna and Kahiltna Rivers.

Utilities
Electricity and phone service is available to ADL 221184 and ADL 56719.

View
ADL 219571 has potential views of the Talkeetna Mountains. ADL 221184 has views of the surrounding forest.

Water Front
Small streams may bisect ADL 219571 and ADL 221184.

Access to ADL 219571 is east from the Parks Highway onto section line easements, and will be prosecuted (AS 11.46.330) for trespass.

Soils
Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained muck organic soils occur in depressions and beaver ponds and floodplains.

Vegetation
Forested areas are primarily white and black spruce. The lower lying, poorly drained areas support birch, aspen, and spruce.

Minerals
None

Restrictions
Subject to platted easements and reservations of record, see ASLS 87-227.

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

Homeowners Association
None

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel being offered. For more information on available resources, please contact the Department of Natural Resources Public Information Office.

Vicinity Map
Township 22 North, Range 9 West, Section 35
Seward Mountain, Alaska

USGS Quad Anchorage, Alaska

Map 18 - Matanuska Valley Odd Lots

Location
ADL 56719 is located approximately 45 miles from the intersection of the Parks Highway and West Big Lake Road and 15 miles west of Wasilla. ADL 237917 is located approximately 1 mile north of Naniac Lake and 21 miles northwest of Wasilla. ADL 231194 is located approximately 2 miles north of Wasilla, just west of the Tanana Elementary School.

Utilities
Electricity and phone service is available to ADL 221184 and ADL 56719.

Location
ADL 221184 is located just east of Big Lake, approximately 4.5 miles from the intersection of the Parks Highway and West Big Lake Road, and 13 miles west of Wasilla. ADL 219571 is located approximately 1 mile north of Naniac Lake and 21 miles northwest of Wasilla. ADL 219571 is subject to a 50-foot public access and utility easement along the south lot line and 50-foot right-of-way easement along the east lot line. ADL 219571 is located within the taxing authority of the Matanuska-Susitna Borough.

Utilities
Electricity and phone service is available to ADL 221184 and ADL 56719.

View
ADL 219571 has potential views of the Talkeetna Mountains. ADL 221184 has views of the surrounding forest.

Water Front
Small streams may bisect ADL 219571 and ADL 221184.

Access
Access to ADL 219571 is east from the Parks Highway onto section line easements, and will be prosecuted (AS 11.46.330) for trespass.

Soils
Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained muck organic soils occur in depressions and beaver ponds and floodplains.

Vegetation
Forested areas are primarily white and black spruce. The lower lying, poorly drained areas support birch, aspen, and spruce.

Minerals
None

Restrictions
Subject to platted easements and reservations of record, see ASLS 87-227.

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

Homeowners Association
None

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel being offered. For more information on available resources, please contact the Department of Natural Resources Public Information Office.

Vicinity Map
Township 17 North, Range 3 West, Section 20
Township 16 North, Range 5 West, Section 33
Township 19 North, Range 4 West, Section 21
Seward Mountain, Alaska

USGS Quad Anchorage, Alaska

Mat Valley Odd Lot

Location
ADL 56719 is located just east of Big Lake, approximately 4.5 miles from the intersection of the Parks Highway and West Big Lake Road, and 13 miles west of Wasilla. ADL 237917 is located approximately 1 mile north of Naniac Lake and 21 miles northwest of Wasilla. ADL 231194 is located approximately 2 miles north of Wasilla, just west of the Tanana Elementary School.

Utilities
Electricity and phone service is available to ADL 221184 and ADL 56719.

View
ADL 219571 has potential views of the Talkeetna Mountains. ADL 221184 has views of the surrounding forest.

Water Front
Small streams may bisect ADL 219571 and ADL 221184.

Access
Access to ADL 219571 is east from the Parks Highway onto section line easements, and will be prosecuted (AS 11.46.330) for trespass.

Soils
Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained muck organic soils occur in depressions and beaver ponds and floodplains.

Vegetation
Forested areas are primarily white and black spruce. The lower lying, poorly drained areas support birch, aspen, and spruce.

Minerals
None

Restrictions
Subject to platted easements and reservations of record, see ASLS 87-227.

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

Homeowners Association
None

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel being offered. For more information on available resources, please contact the Department of Natural Resources Public Information Office.

Vicinity Map
Township 22 North, Range 9 West, Section 35
Seward Mountain, Alaska

USGS Quad Anchorage, Alaska

Map 20 - Southcentral Region -- Fall 2003 State Land Auction # 432

Location
Located approximately 60 miles northwest of Anchorage, about 35 miles southwest of Talkeetna, and approximately 60 miles north of the confluence of the Yentna and Kahiltna Rivers.

Map
Southcentral Region -- Fall 2003 State Land Auction # 432

Location
Southcentral Region -- Fall 2003 State Land Auction # 432

Location
Southcentral Region -- Fall 2003 State Land Auction # 432

October 2003
Page 19
**Southcentral Region -- Fall 2003 State Land Auction # 432**

**Map 19 - Montana Creek Odd Lot USRS**

**Location**
This parcel is approximately 2.5 miles east of mile 93 of the Parks Highway and 1.5 miles south of Talkeetna, just east of Sheep Creek.

**Topo Map**
USGS Quad Talkeetna Mountains A6

**Access**
Access to the parcel is by ATV, snowmobile, or foot along platted rights-of-way and section line or lot line easements. Access to the parcel may not yet be developed.

**Terrain**
Topography is generally level to slightly rolling terrain. Elevation is approximately 300 feet above mean sea level.

**Soils**
Soil consists of organic silt loam covering sandy, silty gravel.

**Vegetation**
Vegetation consists primarily of spruce, balsam, and alder.

**Water Front**
None

**View**
Unknown

**Climate**
Average winter temperatures range from 11 to 24 degrees F; average summer temperatures range from 46 to 90 degrees F. Average annual precipitation is 10 inches, including 40 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 Alaska Department of Environmental Conservation.

**Utilities**
None

**Restrictions**
Subdivided section observations of record, see appropriate United States Rectangular Survey. ADL 202088 is subject to a 50-foot section line easement along the south lot line and a 35-foot public access and utility easement along the remaining lot line. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army, Corps of Engineers before placing any dredged or fill material in wetlands.

**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 Robe Lake Homeowners Association created to govern said subdivision, if active.

**Note:** It is the responsibility of the purchaser to review recorded subdivision plat maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

---

**PARCEL ADL # MTRS SURVEY ALIQUOT PART ACRES MINIMUM BD**

| 49 | 202088 | S023N004W27 | USRS SE1/4SW1/4 | 40.000 | $18,000 |

---

**Map 20 - Robe Lake Alaska Subdivision ASLS 79-146**

**Location**
Robe Lake Subdivision is located 10 miles southwest of Valdez, approximately one mile southeast of Robe Lake, north of the Richardson Highway.

**Topo Map**
USGS Quad Valley A4

**Access**
Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unimproved dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.

**Terrain**
The subdivision is situated at the base of a mountain with this parcel subject to moderate slopes.

**Soils**
Soils in the subdivision are very shallow and cover glacial alluvium and scoured bedrock.

**Vegetation**
Primarily dense ground cover of sedge, grass and low bushes in lower areas of the parcel.

**Water Front**
A seasonal stream bisects the parcel.

**View**
Excellent views to the south and southwest of the Chugach Mountains.

**Climate**
Average winter temperatures range from 19 to 29 degrees F; average summer temperatures range from 47 to 62 degrees F. Average annual precipitation is 68 inches, including 298 inches of snow.

**Utilities**
Electricity and telephone hookups are available to the subdivision.

**Disposal**
Water/Sewage
Water Source
Water availability and quality expected to be good.

**Restrictions**
Subdivided section observations of record, see appropriate United States Rectangular Survey. ADL 202088 is subject to a 50-foot section line easement along the south lot line and a 35-foot public access and utility easement along the remaining lot line. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army, Corps of Engineers before placing any dredged or fill material in wetlands.

**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 Robe Lake Homeowners Association created to govern said subdivision, if active.

**Note:** It is the responsibility of the purchaser to review recorded subdivision plat maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

---

**PARCEL ADL # MTRS SURVEY ALIQUOT PART ACRES MINIMUM BD**

| 59 | 202072 | C0935050W22 | ALSLS 79-146 | 7.4 | 4.883 | $30,000 |

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**Vicinity Map**
Township 23 North, Range 5 West, Section 27, Seward Meridian, Alaska

**USGS Quad Tyonek, Alaska**

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October 2003

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Page 20
**Map 21 - Safari Lake Subdivision ASLS 80-188**

**Location** Safari Lake Subdivision is located approximately 17 miles northwest of Talkeetna and 16 miles southeast of Petersville. This parcel is located south of Safari Lake.

**Type Map** USGS Quad Talkeetna Blk B

**Access** Access to the subdivision is by float plane to Safari Lake or overland by ATV or snow machine from Petersville Road, then along platted easements and right-of-way.

**Terrain** Predominant features in the area are glacial moraines which rise above poorly drained muskeg formations. The lowest elevation in the subdivision is Safari Lake at 109 feet below mean sea level.

**Soils** Top soils range from snow-white to low-burface. Surface laterite is heavy, gravelly sand with cobbles.

**Vegetation** Low-density white spruce, alder, and low brush on the moraine hills.

**Water Front** None

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

**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 regulations, standards, and recommendations of Alaska Department of Environmental Conservation.

**Utilities** None

**Restrictions** Subject to platted easements and reservations of record, see ASLS 80-188. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**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 Safari Lake Homeowners’ Association, Inc. created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 85, Page 166. Supplemental covenants are recorded in the Talkeetna Recording District in Book 85, Page 171.

**Price** $10,000

**Details** PARCEL ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID

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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat amendments, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Office or on the web at http://www.dnr.state.ak.us/.

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**Map 22 - South Bald Mountain Subdivision ASLS 82-1**

**Location** This subdivision is approximately 12 miles southwest of Talkeetna and 85 miles north of Anchorage, on the Middle Fork of Montana Creek.

**Type Map** USGS Quad Talkeetna Mountains Ad

**Access** At a trail from the Talkeetna Highway, through Bald Hills Subdivision via Mastodon Road comes within two miles of Bald Mountain Subdivision. The remaining distance to South Bald Mountain Subdivision, utilizing unconstructed roads and rights-of-way, may be covered by ATV or snow machine.

**Terrain** Steep embankments may occur along streams draining to the Middle Fork of Montana Creek, which is the lowest elevation in the subdivision.

**Soils** Mostly organic material covering 2 to 3 feet of wind blown silt with sand and gravel at deeper formations. The lowest elevation in the subdivision is Safari Lake at 919 feet above mean sea level.

**Vegetation** Contains large stands of spruce and birch in the well drained areas and bog/marsh in low lying areas.

**Water Front** ADL 216091 is adjacent to Tract L, which is a stream corridor for Middle Fork Montana Creek.

**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 regulations, standards, and recommendations of Alaska Department of Environmental Conservation. Approved for non-water carriage sewage disposal systems only (pit privies).

**Utilities** None

**Restrictions** Subject to platted easements and reservations of record, see ASLS 82-1. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. 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 South Bald Mountain Homeowners Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 85, Page 336. Supplemental covenants are recorded in the Talkeetna Recording District in Book 85, Page 337.

**Price** $8,800

**Details** PARCEL ADL # MTRS SURVEY LOT BLOCK ACRES MINIMUM BID

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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat amendments, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Office or on the web at http://www.dnr.state.ak.us/.

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**Vicinity Map**

Township 27 North, Range 7 West, Section 9

Seward Meridian, Alaska

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**Section 9**

**Section 33**

**Section 35**
The cabin and personal property located on ADL 228552 is not included in the sale of the Other Association Homeowners Authority Municipal Restrictions Subject to platted easements and reservations of record, see appropriate US Survey. All Utilities None Disposal Water/Sewage Water Source Susitna Lake is a water source for many of the current property owners, however the quality of Climate Average winter temperatures range from -16 to 7 degrees F; average summer temperatures range View Potentially excellent views of Susitna Lake and surrounding area. Water Front All parcels are along the shoreline of Susitna Lake. Soils Unknown Terrain Most parcels slope gently upward from the lake, with a few rolling hills and mild slopes. Access Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Topo Map USGS Quad Gulkana B-6 Location Susitna Lake Small Lots are located around Susitna Lake, north of Lake Louise, approximately 130 miles northnorthwest of Anchorage and 40 miles north-northwest of Glennallen.

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Vicinity Map
Township 7, 8 North, Range 8 West
Location Susitna Lake Small Lots

Susitna Lake Small Lots

Note: It is the responsibility of the purchaser to ensure recorded subdivision plat record, survey, and plat comply with local restrictions, state laws, and any parcel being offered. Information is made available by the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Southcentral Region -- Fall 2003 State Land Auction # 432

Map 23 - Susitna Lake Small Lots
continued on following page

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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at http://www.dnr.state.ak.us/landrecords.

**Map 23 - Susitna Lake Small Lots**

- **Location**: Located on the eastern slope of the Talkeetna Mountain Range, approximately 1 mile north of Copper Center.
- **Access**: Access to the subdivision is via Copper Center Highway, which fronts the eastern side of the subdivision. Copper Center Highway provides eastern access to the subdivision.
- **Topo Map**: USGS Quad Valdez D-4, Alaska.
- **Utilities**: Electricity and telephone hookups are available to the subdivision.
- **Restrictions**: Subject to platted easements and reservations of record, see ASLS 79-122.
- **Municipal Authority**: None.
- **Homeowners Association**: Unknown.
- **Other**: This parcel contains two cabins in disrepair, a wooden boat, 11 junked vehicles, two sheds full of garbage, fuel containers and other debris, and other debris. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.

** Parcel | ACR | MTRS | SURVEY | LOT | ACRES | MINIMUM BID |
--- | --- | --- | --- | --- | --- | --- |
79 | 2000 | 00 | ASLS-79-122 | 7 | 4.795 | $9,400.00 |

Location: Located on the eastern slope of the Talkeetna Mountain Range, approximately 1 mile north of Copper Center.

** Map 24 - Willow Creek Subdivision 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 Valdez D-4.
- **Access**: Access is via the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road, a two lane gravel road, provides easterly access off the Richardson Highway.
- **Terrain**: This parcel is generally flat. The subdivision is between 1,450 and 1,500 feet above mean sea level.
- **Soils**: Sandy gravel and gravel, silty material dominates the area. Permafrost is present.
- **Vegetation**: Vegetation consists of spruce forest broken up with muskeg formations.
- **Water**: No frontage water temperatures range from –11 to 9 degrees F; average summer temperatures range from 40 to 70 degrees F. Average annual precipitation is 13 inches, including 64 inches of snow.
- **Water Source**: Drinking water may be obtained from two wells, spring water, groundwater, water from gravel pit, and water from gravel pit.
- **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 operated in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation.
- **Utilities**: Electricity and telephone hookups are available to the subdivision.
- **Municipal Authority**: None.
- **Homeowners Association**: Unknown.
- **Other**: This parcel contains two cabins in disrepair, one wooden boat, 11 junked vehicles, two sheds full of garbage, fuel containers and other debris, and other debris. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.

** Note**: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at http://www.dnr.state.ak.us/landrecords.

** Vicinity Map **

Township 1 North, Range 1 East, Section 21
Copper River Meridian, Alaska

** Note**: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at http://www.dnr.state.ak.us/landrecords.
Other Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area.

Utility None

Climate Average winter temperatures range from -18 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Average annual precipitation is 11 inches, including 48 inches of snow.

Vegetation Primarily spruce and willow with some stands of birch and aspen.

Soils Soils are composed of 4 to 20 inches of silt and sandy loam over outwash sands and gravels, with a shallow organic layer covering the surface.

Terrain Slightly rolling with slopes of 0 to 12 percent.

Access Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately ¼ mile, then turning north and following the road to the disposal boundary.

Floodplain

DRD 32

Note: It is the responsibility of the purchaser to review all recorded subdivision plats/maps, surveys, and plat Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Note: In the responsibility of the purchaser to review all recorded subdivision plats/maps, surveys, and plat

Note: It is the responsibility of the purchaser to review all recorded subdivision plats/maps, surveys, and plat

Map 26 - Bear's Den Subdivision ASLS 82-125

Location

The Caribou Creek area is located approximately 30 miles northeast of Fairbanks off Chena Hot Springs Road.

Access

Access is via Chena Hot Springs Road then Little Chena Trail or Two Rivers Road. Two Rivers Road runs via有任何 specific note for specific parcels.

Utilities

None

Water/Sewage

Water Source

Unknown

View

Potential view of the surrounding mountains, streams and valleys.

Vegetation

Large white spruce and cottonwoods are found on stream bottoms, with black spruce and muskeg on poorly drained areas.

Soils

Gilmore and Minto series silt loam underlain by fractured schist bedrock, poorly drained at low elevations.

Terrain

This area has gently sloping terrain with a southern or southeastern aspect.

Access

Access is via Chena Hot Springs Road then Little Chena Trail or Two Rivers Road. Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a wood-cutting road on poorly drained flats and north facing slopes. Small aspen, birch, and spruce grow on the steep eastern slopes. Large white spruce and mountain hemlocks grow on the more gently sloping areas.

Location

The Bear's Den Subdivision is located 20 miles north of Fairbanks on the Elliott Highway.

OTHER

There are active mining claims in the vicinity of this subdivision. Currently, the subdivision is in the Full fire management system. The Alaska Wildland Fire Management Plan is updated annually, contact the Division of Forestry for updated information regarding management options.
Access

Access to the subdivision is via the Elliott Highway and Fairview Road. Fairview Road is constructed along approximately half its length. Last Chance Road is not constructed.

Vegetation

Vegetation consists primarily of birch and spruce interspersed with willow and alder.

Soils

Soils are generally well-drained.

Vegetation

Vegetation includes aspen, birch, and stands of black spruce regeneration.

Soil is predominately well-drained sandy silt-loam with underlying gravel; exposed soils may be susceptible to wind erosion.

Terrain

The subdivision lies primarily on a south facing slope with elevation ranging from 900 to 1,500 feet.

Access

Access to the subdivision is via the Elliott Highway and then via Homestake Court or Last Chance Road. Homestake Court is constructed along approximately half its length. Last Chance Road is not constructed.

Restrictions

Subject to platted easements and reservations, see ASLS 78-93. There may be a 50-foot right-of-way through the subdivision.

Municipal Authority

Unknown

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 the Alaska Department of Environmental Conservation.

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 the Alaska Department of Environmental Conservation.

Electricity and phone service is available to most of the area; individual parcels must be researched independently to determine utility availability.

Utilities

No individual water supply system or sewage disposal system have been approved for this subdivision.

Climate

Average winter temperatures range from 25 to 30 degrees F. Average summer temperatures range from 55 to 70 degrees F. Average annual precipitation is 11 inches.

Topo Map

USGS Quad Livengood, Alaska

Vicinity Map

Township 11 South, Range 6 East, Section 11 Fairbanks Meridian, Alaska

Map 28 - Cascaden Subdivision ASLS 86-98

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Note: It is the responsibility of the purchaser to review the records of the Department of Natural Resources before purchasing.

Map 29 - Delta Ag Subdivision

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Note: It is the responsibility of the purchaser to review the records of the Department of Natural Resources before purchasing.

Usual Notes:

- Section 10, 11
- Vicinity Map
- Fairbanks Meridian, Alaska
- USGS Quad Livengood, Alaska

- Vicinity Map
- Township 11 South, Range 12 East, Section 15 Fairbanks Meridian, Alaska
- USGS Quad Big Delta, Alaska

- Map 28 - Cascaden Subdivision
- Map 29 - Delta Ag Subdivision

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Northern Region – Fall 2003 State Land Auction # 432

Map 30 - Desperation Subdivision ASLS 81-1

Location

Location: Desperation Subdivision is located 26 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.

Topo Map

Topo Map: USGS Quad: Fairbanks, Alaska

Access

Access: Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, and then approximately four miles east on Old Murphy Dome Road to Desperation Loop, which has recently been constructed. Access during certain times of the year may require four-wheel drive vehicles.

Terrain

Terrain: The terrain is variable with the elevation ranging from 3,400 feet to 3,800 feet.

Vegetation

Vegetation: Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.

Water Front

Water Front: None

View

View: View of the surrounding woods and potential view of the Chatanika Valley.

Vegetation

Vegetation: Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.

Water/Sewage

Water Source: Wells are expected to be deep. Water quality and quantity are unknown.

Sewage Disposal

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 the Alaska Department of Environmental Conservation.

Utilities

Utilities: Electricity and phone lines are located adjacent to Old Murphy Dome Road.

Remarks

Remarks: Subject to platted easements and reservations of record, see ASLS 80-95.

Note: It is the responsibility of the purchaser to review each recorded subdivision plat map, survey, and legal notes for specific information on easements, building setbacks, or other restrictions that will affect the purchase and use of the property. For specific information on easements, building setbacks, or other restrictions, contact the Department of Natural Resources Public Information Office or visit the website at http://www.dnr.state.ak.us/publicinfo.

Map 31 - Donnelly Subdivision ASLS 80-95

Location

Location: Donnelly Subdivision is located approximately 26 miles south of Delta Junction, east of the Delta River, and the Richardson Highway.

Topo Map

Topo Map: USGS Quad: Mount Hayes C-4

Access

Access: Access to the subdivision can be gained from South Talkeetna Highway at approximately mile 237.5 of the Richardson Highway, Conduits of golfed eight-way or eight are unknown. Access may be limited to ATV, snowmachines, or four-wheel drive vehicles.

Terrain

Terrain: Moderately rolling with elevation between 3,850 to 4,000 feet above mean sea level.

Water Front

Water Front: None

View

View: Potentially excellent views of the Alaska Range.

Vegetation

Vegetation: Vegetation includes spruce, aspen, birch, willow, and other.

Soils

Soils: Soils consist of silt loam over rock, gravelly sand, or fine sand.

Terrain

Terrain: Moderately sloping with elevation between 1,850 to 1,900 feet above mean sea level.

Water/Sewage

Water Source: Unknown. The Alaska Department of Environmental Conservation recommends filtering and disinfecting surface water before use.

Sewage Disposal

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 the Alaska Department of Environmental Conservation.

Utilities

Utilities: Unknown

Restrictions

Restrictions: Subject to platted easements and reservations of record, see ASLS 80-95.

Note: It is the responsibility of the purchaser to review each recorded subdivision plat map, survey, and legal notes for specific information on easements, building setbacks, or other restrictions that will affect the purchase and use of the property. For specific information on easements, building setbacks, or other restrictions, contact the Department of Natural Resources Public Information Office or visit the website at http://www.dnr.state.ak.us/publicinfo.

Vicinity Map

Vicinity Map: Township 2 North, Range 3 West, Section 29

Fairbanks Meridian, Alaska

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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on recorded subdivision plats/maps, surveys, and plat notes that will affect the purchase of the individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Association

Homeowners Municipal Authority None

Restrictions Subject to platted easements and reservations of record, see ASLS 81-33.

Utilities None

Disposal

Water/Sewage

Water Source Potable water of high quality is expected at a depth of 50 feet.

View View of the surrounding forest.

Water Front None

Soils Soils are well drained and are composed of shallow silt over gravelly sand.

Access Access is via the Alaska Highway and platted rights-of-way, including Pringle Drive, Mentasta Avenue, and Kimball Avenue.

Terrain The area consists of mostly level terrain.

Climate Average winter temperatures range from -32 to -20 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 15 inches.

Water Source Potable water is expected at a depth of 50 feet.

Water Supply & Disposal The 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. Non-vacant lots have disposal systems that have been approved.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on recorded subdivision plats/maps, surveys, and plat notes that will affect the purchase of the individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Map 32 - Eagle Subdivision ASLS 81-33

Location

The subdivision is located approximately 10 miles west of Alaska State Route 2 at the Slough Crossing Trail, RST 407A, across to Slana-Tanana Crossing Trail, RST 901B, across Section 15 east of these parcels and across to Slana State Route 2477 of the mining law of 1906. The surrounding area may contain traps. Currently, the subitation is in ‘Critical’ fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

Vicinity Map

Township 18 North, Range 1 East, Section 14

Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on recorded subdivision plats/maps, surveys, and plat notes that will affect the purchase of the individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Map 33 - Fairbanks Odd Lots

Location

Fairbanks Odd Lots are located in North Pole, approximately 10 miles southeast of Fairbanks. The area consists of mostly level terrain.

Access Access is via the Richardson Highway, reclassified ADL, then northward on Slough Road and eastward on the Slough Road and Pringle Avenues, ADL 57944.

Terrain The site consists of mostly level terrain.

Soils Soils in the North Pole area are mostly composed of silt, sand, and gravelly silt.

Vegetation Mixed spruce and birch forest.

Water Source Potable water is expected at a depth of 50 feet.

Water Supply & Disposal The 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. All lots are located in an established neighborhood with utilities available in the area.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on recorded subdivision plats/maps, surveys, and plat notes that will affect the purchase of the individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.

Vicinity Map

Township 1 South, Range 3 East

Section 33

Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on recorded subdivision plats/maps, surveys, and plat notes that will affect the purchase of the individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: http://www.dnr.state.ak.us/landrecords.
Other Currently, the subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Authority Municipal Restrictions Subject to platted easements and reservations of record, see EPF 54-3. Block 6 is subject to a 30' Utilities Utilities are available within the area.

WATER/Sewage Water Source Unknown. Filtering and disinfecting surface water before use is recommended. Climate Average winter temperatures range from -8 to 7 degrees F; average summer temperatures range from 48 to 67 degrees F. Average annual precipitation is 12 inches, including 44 inches of snow. View View of surrounding forest. Vegetation Vegetation is a mixed spruce and hardwood forest. Soils Unknown. Terrain The terrain is mostly flat to gently sloping in the northeast direction. Access Access is from the Richardson Highway to Jack Warren Road, then north on Tanana Loop Road. Topo Map USGS Qua Big Delta A-4, Alaska. Location The Jack Subdivision is located approximately two miles north of Delta Junction, within ¼ mile of Richardson Highway and north of Harding Lake. Map 34 - Harding Lake Alaska Subdivision EPF 54-3

Vicinity Map Township 6 South, Range 4 East, Section 36 Fairbanks Meridian, Alaska.

Other Currently, the subdivision is in Full fire management option. The Alaska Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options.

Note: It is the responsibility of the purchaser to review recorded subdivision plat maps, surveys, and other notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at http://www.dnr.state.ak.us/landrecords.

Vicinity Map Township 10 South, Range 11 East, Section 6 Fairbanks Meridian, Alaska.
Map 36 - Three Mile Subdivision ASLS 82-10

Location
Three Mile Subdivision is located two miles south of Tok, along the Alaska Highway.

Access
Access to this subdivision is via the Alaska Highway and Tok cutoff road. Parcels are located along forest roads, Musher Way and Skid Road.

Soils
Soils are well drained. Ellis tills over gravel or sand with areas of small black spruce.

Utilities
Utilities are available in Tok.

Water/Sewage
Water Source
Depth to ground water is estimated to be at approximately 125 feet.

Climate
Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 8 inches, including 34 inches of snow.

Vegetation
Vegetation consists of paper birch, aspen, and poplar, with areas of small black spruce.

Soils
Soils consist of silt, loam, and sand, with some patches of permafrost.

Terrain
The terrain consists of relatively level ground with elevations between 1,600 and 1,650 feet.

Access
Access is by float plane in summer and ski plane in winter.

Location
Totek Lake Subdivision is located approximately 75 air miles southwest of Fairbanks.

Note: It is the responsibility of the purchaser to review recorded subdivision plat/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any parcel being offered. Information is available at the State Land Auction Office or on the web at: http://www.dnr.state.ak.us/landrecords.

Map 37 - Totek Lake Subdivision ASLS 81-57

Location
Totek Lake Subdivision is located approximately 75 air miles southwest of Fairbanks.

Access
Access to this subdivision is via the Alaska Highway and Tok cutoff road. Parcels are located along forest roads, Musher Way and Sled Dog Way.

Soils
Soils consist of silt, loam, and sand, with areas of small black spruce.

Utilities
Utilities are available in Tok.

Water/Sewage
Water Source
Depth to ground water is estimated to be at approximately 125 feet.

Climate
Average winter temperatures range from -16 to 2 degrees F; average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 45 inches of snow.

Vegetation
Vegetation consists of paper birch, aspen, and poplar, with areas of small black spruce.

Soils
Soils consist of silt, loam, and sand, with some patches of permafrost.

Terrain
The terrain consists of relatively level ground with elevations between 1,600 and 1,650 feet.

Access
Access is via the Alaska Highway and then south on the Glenn Highway. Parcels are located along local roads, Mushers Way and Sled Dog Way.

Location
Three Mile Subdivision is located two miles south of Tok, along the Alaska Highway.

Note: It is the responsibility of the purchaser to review recorded subdivision plat/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any parcel being offered. Information is available at the State Land Auction Office or on the web at: http://www.dnr.state.ak.us/landrecords.
Water Source Water availability and quality are unknown; however, there are suspected high concentrations of contaminants in the groundwater.

Climate Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 65 degrees F. Average annual precipitation is 15 inches.

Access To the subdivision is west from mile 6 of the Elliott Highway along Vault Drive to Babe Creek Road. Existing trails are quite steep and often terminate at the ditch. Many of these trails have not been surveyed to date; trail locations shown on status maps should be double-checked in the field to ensure access routes. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968, are subject to Revised Statute 2477 of the mining law of 1866.

Utilities None

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.

Soils Soils are shallow and well drained, mixed with fractured bedrock.

Vegetation Stands of small-diameter birch and poplar are interspersed with white spruce. Pure black spruce stands are found on northern and occasionally on southern slopes. Creek valleys are vegetated with wetland plants such as willow, alder, and dwarf birch.

Terrain The area consists of moderate to steep slopes with elevations from 1,000 to 2,500 feet. It is close to the Chatanika River and the White Mountain National Recreation Area. High flooding and glaciation exist in the stream valleys.

Location The White Mountain area is located 45 miles northeast of Fairbanks, north of the Steese Highway.

Other Entering any portion of the area will require crossing Davidson Ditch, which forms a portion of the southern project boundary. It is 25 feet wide and is interconnected with pipeline options across creek valleys. It was built in the 1930s to provide water to mining operations and is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, four-wheeling, snowmachining) is allowed; any other use or disturbance will require a permit from DNR. Fishing and starfishing surface water before use is recommended.

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. Non-water-carrying type disposal systems have been approved.

Restictions Subject to public easements and reservations of record, see ASL 91-010.

Notes of the Division of Forestry for updated information regarding management options. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

Map 39 - White Mountain Remote Odd Lots

Location The White Mountain Remote Odd Lots are located within the taxing authority of the Fairbanks North Star Borough.

Topo Map USGS 2004 GeoDB All A and B

Access Access is west from the Elliott Highway along Vault Drive to Babe Creek Road.

Terrain Terrain varies within the subdivision in valley slopes facing the south and southwest. Elevations range from 950 to 1,200 feet above sea level.

Soils Soils are reported to be well drained for residential development. There may be intermittent ground ice in areas over 5 acres.

Vegetation Vegetation consists of birch and Alaska aspen.

Water Front None

Soils Soils are reported to be good for residential development. There may be intermittent ground ice in areas over 5 acres.

Vegetation Vegetation consists of birch and Alaska aspen.

Water Front None

Vegetation Vegetation consists of birch and Alaska aspen.

Water Front None

Vegetation Vegetation consists of birch and Alaska aspen.
DNR APPRECIATES YOUR FEEDBACK!

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?
   Friend___ Newspaper___ Radio___ Flyer___ Website___
   Other___________________________________________________________

2. What land sale programs are you interested in?
   Sealed-Bid Auction___ Over-the-Counter ___ Remote 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, 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/Snowmachine___ Hiking___

6. In a remote area without road access, what size parcel would interest you?
   1-5 acres___ 5-10 acres___ 10-20 acres___ 20 + acres___

7. If road access was 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___

8. In your opinion, do you feel the state is offering reasonably priced land?
   Yes___ No___

9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
   Yes___ No___
   Comments_______________________________________________________

10. If yes, in your opinion was it user-friendly?
    Yes___ No___

11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
    Yes___ No___

12. Are the brochures easy to read and understand?
    Yes___ No___

13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
    Yes___ No___

14. What time of the year would you like to see state land sales held?
    Nov – Feb ___ Mar – June ___ July – Oct ___

Additional comments:
_________________________________________________________________________________________________
_________________________________________________________________________________________________
_________________________________________________________________________________________________
_________________________________________________________________________________________________
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER
AUCTION BID FORM

Please read all the information in the Alaska State Land Offering brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): ____________________________________________

Authorized Agent (if any): _____________________________

Mailing Address: ______________________________________

City: _________________________ State: ___________ Zip Code: ___________

Daytime Telephone Number: ___________________________ Alternate Telephone Number: _______________________

Bidders must be Alaska residents for at least one year immediately preceding the date of the auction and must be at least 18 years of age on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the sealed-bid auction, but they are eligible to apply for parcels available over-the-counter.

I hereby submit a bid to purchase:

Parcel # __________________ Subdivision/Area Name: __________________ ADL # ___________

The amount of my bid is (please write out the amount in words and numbers): ____________________________

Dollars**********

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

Amount of Bid Deposit $ ____________________________ (minimum 5% of the bid amount)

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the State of Alaska, 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 amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further 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 an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

• I have been an Alaska resident for at least one year immediately preceding the date of the auction;
• I am 18 years of age or older, and;
• I have checked for any erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full. Failure to submit payment in full when notified will result is the forfeiture of my bid deposit.

• I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
• I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
• I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: ___________________________ Date: ________________

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 for the sale or use of state land and 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 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

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. Credit card information will not become public information.

Check one: VISA______ MASTERCARD______ Credit Card Number: __________________________

Expiration Date: _______ Amount of Charge: $ ____________ Name on Card: _________________________

Cardholder's Signature: ___________________________ Phone Number: __________________________

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