



ALASKA STATE LAND OFFERING FALL 2003 AUCTION #432



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 at 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/ 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.

December 3 - 12, 2003

Award Notification letters will be mailed to successful bidders.

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.

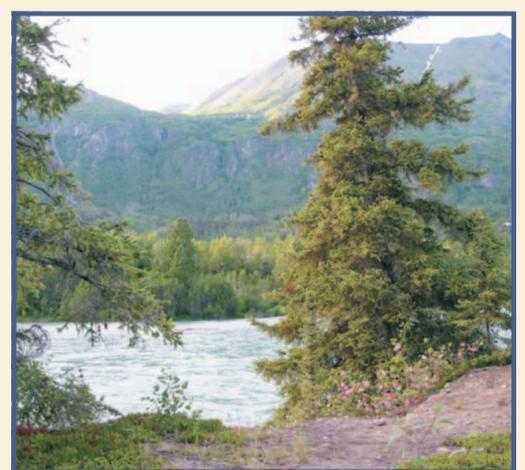


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PLEASE NOTE:

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

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the Fall 2003 Alaska State Land Auction #432, produced at a cost of \$1.32 per copy, in Anchorage, Alaska.



GENERAL INFORMATION

★ Introduction

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/landsale. 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 Offices 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
550 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) 451-2705, fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m. - 5:00 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. These changes are found at 11 AAC 67.005 and 11 AAC 67.008. **Please read this section on bidder qualification thoroughly before you submit a bid.** Changes have been made since the publication of the last brochure.

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

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

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;

If you are the successful bidder for a parcel and wish to enter into a purchase contract with the state, you must also certify that you:

3. 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 (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
4. Are not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under either a DNR lease or purchase contract.

Purchase contracts will **not** be issued by the State of Alaska unless all five qualifications listed above are met. If you are the successful bidder for a parcel and **do not** meet the qualifications for a purchase contract in 3-5 listed above, you must pay the bid amount in full upon notification. Failure to submit payment in full upon notification will result in the forfeiture of bid deposit.

★ Multiple Bidders on One Form

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. Successful bidders' names will carry forward to the purchase contract or patent if the purchase price is paid in full. Names may not be added to or deleted from the bid form after it has been submitted. The contract or patent will be issued in the name or names as submitted on the winning bid.

★ Residency Requirement

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident 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 personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

★ Proof of Residency

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

- 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 bidding 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. Failure to inspect prior to submitting a bid constitutes 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 not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of state land.

Copies of 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) 786-7011; 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/factsht/), 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 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 suitability 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.



★ Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file a sealed bid during the last 15 days of the bidding period and may not acquire land within the first 30 days that it is offered over-the-counter (11 AAC 67.005(c)).

★ Submitting Sealed Bids

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 *mailing* 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

★ Withdrawing Bids Prohibited

Once 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. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from this offering may be purchased during the Over-the-Counter Offering. You may submit sealed bids on multiple parcels (each in a separate envelope); however only your first eligible high bid will be awarded.

★ Appeals

Aggrieved bidders may appeal the determination of a high bid for a Sealed-Bid Auction parcel by writing to the Commissioner of the Department 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/.

CONDITIONS OF PURCHASE

★ Tentatively Approved Lands

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) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

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

- Delta Ag

★ Access

The location of legal access to a parcel may be obtained from the appropriate 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 obtain an Access Easement to document existing or newly established routes used to access your parcel. Improvements to existing rights-of-way may require a special permit depending on the activity and the type of right-of-way.

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 plats 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.

PLEASE 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 dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel 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 snowmachine or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required



from DNR Office of Habitat Management and Permitting for any motorized travel in fish bearing streams. Contact the Anchorage, Fairbanks, or Juneau DNR Office of Habitat Management and Permitting for further information.

- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Limited trail construction may be allowed without a permit under certain conditions. Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail) is generally allowed.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the 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 trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and on-line at www.dnr.state.ak.us/mlw/trails/rs2477.

Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land" or see 11 AAC 96.020.

★ Existing Easements and Reservations

All parcels offered in this disposal are subject to platted and valid existing easements and reservations including rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual lot, 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 construction is allowed on the easement. If the section line easement has been vacated, no public access is allowed.

All public access easements, including along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

You may not construct buildings within or in any way obstruct a utility easement.

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.

★ Driveways and Approach Roads

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

★ Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources. Should any sites be discovered during field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks & 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, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

★ Timber and Other Building Materials on Site

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

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood you wish to obtain from state land. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

★ Wetlands

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



★ Homeowners Associations

If a subdivision has an active, incorporated Homeowners Association, subsequent owners of parcels automatically become members. To find out if a subdivision has an active, incorporated Homeowners Association, contact the Alaska Department of Community and Economic Development, Division of Banking, Securities, and Corporations at (907) 465-2530, or via the Internet at www.dced.state.ak.us/bsc by using the 'Search Corporation Database' feature and the name of the subdivision.

★ 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 within any easements (including section-line easements) or rights-of-way of record. There may be additional requirements, building setbacks, etc. It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

★ Previously Authorized Improvements/Hazards

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

★ AS 38.05.090 Sale Requirements

Occasionally parcels are offered under special terms because they contain improvements left by a previous owner appraised at more than \$10,000.00. In this situation, DNR is obligated to reimburse the previous owner for the value of the improvements, less all expenses incurred preparing the sale. If you bid on such parcels you must be prepared to pay the state, in full, the stated cost for these improvements before a purchase contract for the land can be issued. Payment must be in the form of a cashier's check, certified check, credit card, or money order made out to the Department of Natural Resources. Subdivision narratives will contain specific information if this provision applies. **No parcels in the Fall 2003 Alaska State Land Auction #432 have these terms.**

★ Taxes

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

★ Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

★ Sewer and Water

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

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

★ Water Rights 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. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space.

Existing interagency programs, such as FIREWISE, at www.firewise.org, can provide prospective landowners with valuable information regarding wildfire mitigation. For 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 invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

★ Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.



★ Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game at (907) 267-2342 for information on how to minimize conflicts with wildlife.

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 listed and described in the map section of this brochure.

All bids must be received by one of the designated DNR Public Information Offices 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. 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. The minimum bid for each parcel is the current appraised fair market value as indicated in this brochure or errata. Each bid must include a personal check, cashier's check, money order, or Visa/MasterCard information and authorization for at least five percent (5%) of the bid amount. Credit card transactions will be processed at bid opening for successful bids only. **TWO-PARTY CHECKS AND CASH WILL NOT BE ACCEPTED.**

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. DNR will accept bids for the minimum bid price listed in this brochure although there is no assurance a minimum bid will be the high bid. Successful high bidders may also participate in the Over-the-Counter Offering. As previously stated, there is no limit on the number of parcels that can be purchased during the Over-the-Counter Offering.

★ 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 amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid listed for each parcel in this brochure.
5. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the sealed bid auction. Additional parcels may be purchased through the Over-the-Counter Offering only.
6. If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the sealed-bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.
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) 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 along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, 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 by the deadline, the bidder forfeits the bid deposit and all rights to the parcel. The second highest eligible bidder will then be given the opportunity to purchase the parcel. 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, which is the appraised fair market value as listed in this brochure or subsequent errata.

OVER-THE-COUNTER OFFERING

Parcels not sold during the Fall 2003 Alaska State Land Auction #432 sealed bid opening will be offered for sale Over-the-Counter (OTC). Occasionally, parcels with an apparent high bidder in the sealed bid auction may become available OTC due to relinquishment or rejection of the bid. DNR will post a list of all parcels to be included in the initial OTC opening on our website at www.dnr.state.ak.us/mlw/landsale/ on December 16, 2003. The list will also be available at all DNR Public Information Offices. If bids are relinquished or rejected after December 15, 2003, they will not be included in the initial OTC Offering, but will become available OTC at a later date.

The OTC purchase price is the appraised value, which is the same as the minimum acceptable bid for the sealed bid auction. OTC applications may be made on-line, by mail, or in person, and may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The OTC sale is not limited to one parcel per person.

For the initial Over-the-Counter opening:

- Completed application packages are due by **5:00 p.m. Friday, January 30, 2004.**
- 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 opening.
- No preference will be given to walk-in applications, mail-in applications, or on-line applications at the OTC sale.
- The OTC sale will begin at 10:00 a.m. on Thursday, February 5, 2004, at the Anchorage DNR Public Information Office. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via conference call.
- Members of the public who attend the OTC opening will not be allowed to change or withdraw any applications.
- Upon completion of the initial opening all remaining parcels become available at the DNR Public Information Offices on a first-come, first-served basis.
- Complete application packages for the initial opening may be submitted on-line, hand delivered to any DNR Public Information Office or mailed to Department of Natural Resources, Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, AK 99501-3561. The outside of the envelope should clearly state that the application applies to the Fall 2003 OTC Offering.

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 returned 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.

★ OTC Application Requirements

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

1. A completed Over-the-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.
2. A non-refundable \$100.00 document handling fee for each parcel.
3. A down payment of five percent (5%) of the minimum bid amount for each parcel the applicant wishes to purchase, in the form of a cashiers check, personal check, money order, or Visa/MasterCard information and authorization.
4. A completed Declaration of Intent form for each parcel (this form is combined with the application form when submitting on-line).
5. If applying for a Veterans Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's Form 214, Report of Separation from Active Duty, or equivalent, showing the character of the applicant's discharge and length of service must also be submitted. If there is more than one person on the application, a Waiver of Veterans Discount form must also be submitted.

PURCHASE INFORMATION APPLICABLE TO ALL STATE PURCHASES

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative.

You are responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

★ Lump Sum Payment

If the purchase price minus the down payment, per parcel, is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued per 11 AAC 67.875. The balance due (purchase price minus the five percent down payment) will be due 30 days after the Award Notification is received by the purchaser.

If you are the successful bidder for a parcel and **do not** meet requirements 3 - 5 listed in 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 listed in the "Bidder Qualifications" section are met.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest

payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):

- a) \$ 2,000.00 or less must be paid in full at time of purchase;
 - b) \$ 2,000.01 to \$9,999.99, contract length will not be more than 5 years;
 - c) \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
 - d) \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
 - e) \$20,000.00 or more, contract length will not be more than 20 years.
4. The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue on the date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however delays up to and exceeding 120 days are possible. The state does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Land Sale Unit at (907) 269-8594 for additional information.

★ Service Charge

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

1. Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of \$50.00 or five percent (5%) of the sum in default, whichever is larger. 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 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under 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. This 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 served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Have received an honorable discharge or general discharge under honorable conditions.

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

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Per AS 38.05.940, survey and platting 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 any 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 \$959 per acre, if the bid price were \$14,000.00.

Per Acre Reimbursable Cost	\$959.00	
Parcel Size in Acres	x 3.349	
Total Reimbursable Cost	\$3,211.69	
Bid Price	\$14,000.00	\$14,000
Less the Reimbursable Cost	- \$3,211.69	
Amount Eligible for Discount	\$10,788.31	
Amount Eligible for Discount	\$10,788.31	
25% Veterans Discount Rate	x 0.25	
Veterans Discount	\$2,697.08	
Bid Price	\$14,000.00	
Less the Veterans Discount	- \$2,697.08	\$2,697.08
Discounted Purchase Price	\$11,302.92	\$11,302.92
Discounted Purchase Price	\$11,302.92	
Less 5% Deposit of Bid Price	- \$700.00	- \$700.00
Balance Due	\$10,602.92	\$10,602.92

REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

AREA NAME	PROJECT DESCRIPTION	COST / ACRE	AREA NAME	PROJECT DESCRIPTION	COST / ACRE
Anderson Section 30	ASLS 79-29	\$ 54.00/Acre	Iditarod Flats Odd Lot	S 016N 003W Section 21	N/A
Bartlett Hills Alaska Subdivision Tract D	ASLS 79-143	\$234.00/Acre	Jack Bay Odd Lot	ASLS 91-143	N/A
Bear's Den Subdivision	ASLS 82-125	\$431.00/Acre	Jack Subdivision	ASLS 79-165	\$ 61.00/Acre
Beaver Creek Alaska Subdivision	EPF 3-9	N/A	Kasilof Alaska Subdivision	EPF 54-12	N/A
Caribou Creek Remote Odd Lot	ASLS 85-41	N/A	Kenney Lake Subdivision	ASLS 81-193	\$740.00/Acre
Cascaden Subdivision	ASLS 86-98	\$366.66/Acre	Lake Creek/McDougal Remote Odd Lot	ASLS 87-227	N/A
Chase Remote Odd Lot	ASLS 72-58	N/A	Matanuska Valley Odd Lot	S 017N 003W Section 20, Lot 32	N/A
Chase Remote Odd Lot	ASLS 90-251	N/A	Matanuska Valley Odd Lot	S 019N 004W Section 21	N/A
Copper Heights Subdivision	ASLS 80-9	\$241.00/Acre	Matanuska Valley Odd Lot	S 018N 001W Section 33	N/A
Crosswind Lake Small Lots	Various US Surveys	N/A	Montana Creek Odd Lot	S 023N 004W Section 27	N/A
Delta Ag	ASLS 78-93	\$ 41.00/Acre	Pelican Small Lots	USS 3305	N/A
Denali View Subdivision	ASLS 80-145	\$405.00/Acre	Robe Lake Alaska Subdivision	ASLS 79-146	\$363.00/Acre
Desperation Subdivision	ASLS 81-1	\$458.00/Acre	Safari Lake Subdivision	ASLS 80-188	\$257.00/Acre
Dinglishna Hill Subdivision	ASLS 80-133	\$245.00/Acre	South Bald Mountain Subdivision	ASLS 82-1	\$336.00/Acre
Donnelly Subdivision	ASLS 80-95	\$311.00/Acre	Susitna Lake Small Lots	Various US Surveys	N/A
Eagle Subdivision	ASLS 81-33	\$261.00/Acre	Thorne Bay Subdivision	ASLS 80-121	\$465.00/Acre
Fairbanks Odd Lots	F 001S 002E Section 33	N/A	Three Mile (Glenn II) Subdivision	ASLS 82-10	\$405.00/Acre
Fireweed Mountain Subdivision	ASLS 81-29	\$240.00/Acre	Totek Lake Subdivision	ASLS 81-57	\$305.00/Acre
Glennallen II Subdivision	ASLS 79-250	\$122.00/Acre	Vault Subdivision	ASLS 80-189	\$335.00/Acre
Glennallen II Subdivision	ASLS 79-251	\$122.00/Acre	White Mountain Remote Odd Lot	ASLS 85-184	N/A
Harding Lake Alaska Subdivision	EPF 54-3	N/A	White Mountain Remote Odd Lot	ASLS 85-83	N/A
Hoonah Odd Lot	USS 2449	N/A	Willow Creek Subdivision	ASLS 79-122	\$156.00/Acre

FALL 2003 ALASKA STATE LAND OFFERING SEALED-BID AUCTION #432 INSTRUCTIONS TO APPLICANT

★ 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 for the appraised value. The highest bid received for a parcel will be the winner, provided all bid information has been submitted correctly, the minimum bid deposit is received, and the bidder is determined eligible. Bids may be mailed to the DNR Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska 99501-3561, submitted on-line, or hand delivered to any of the DNR Public Information Offices. The envelope containing a bid should have no additional markings except as follows:

Fall 2003 Alaska State Land Auction #432

(Subdivision or Area Name)

(Parcel #)

(Bidder's Name)

Place the envelope containing the bid inside a larger envelope, if you will be submitting it by mail. Be sure to include "FALL 2003 AUCTION #432 BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. (Preprinted bid envelopes and necessary forms are available at the DNR Public Information Offices.) Each bid must be submitted in a separate, sealed envelope.

Bids must be received no later than 5:00 p.m., November 14, 2003.

SOUTHCENTRAL REGION

DNR Public Information Center
550 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) 451-2705, fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m. - 5:00 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.

Each bid must include:

1. A 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) The bid deposit must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
 - d) For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
3. A self-addressed, stamped envelope to return the unsuccessful bidder's 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

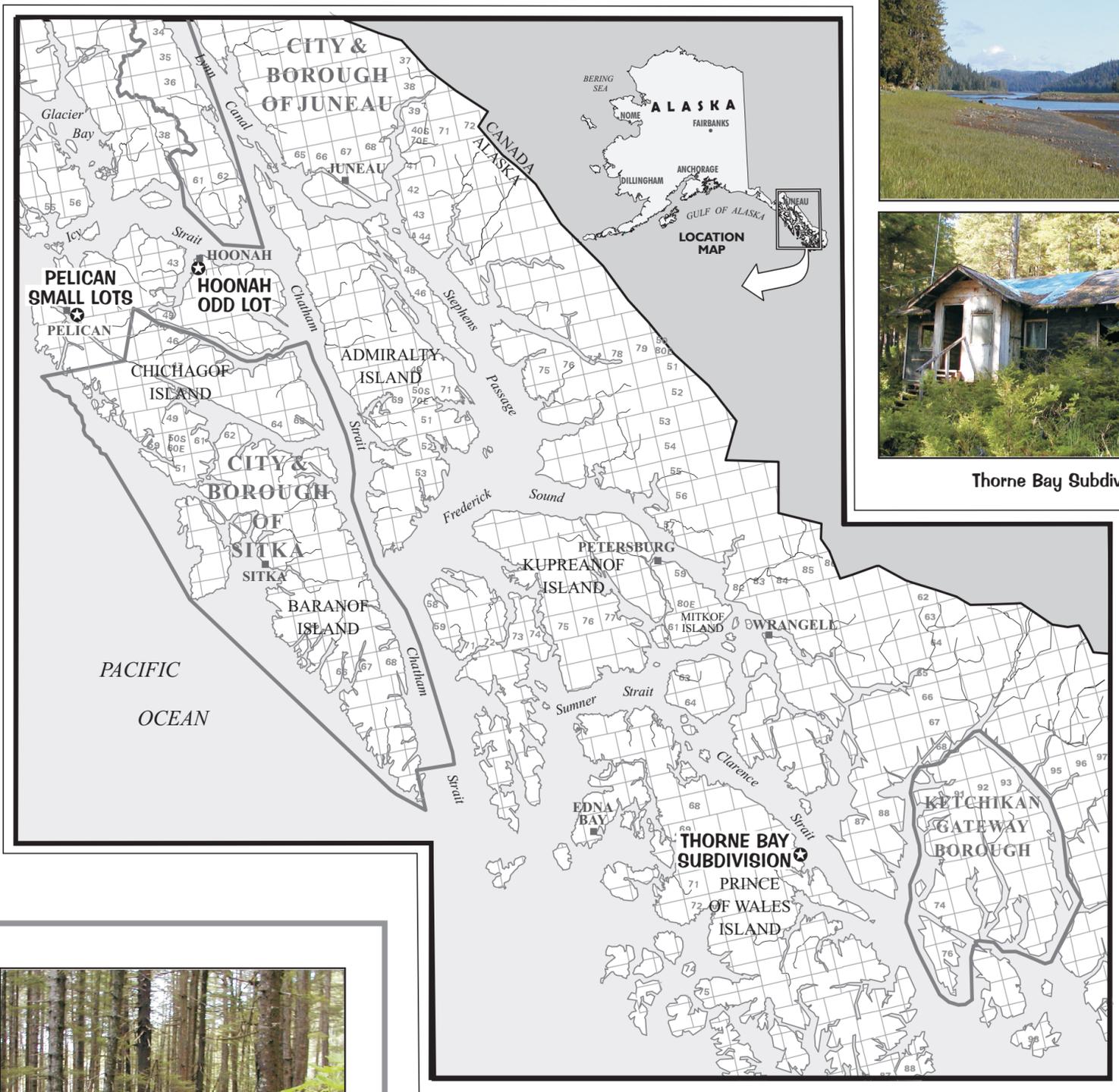
Unsuccessful bidders may pick up their deposits until 5:00 p.m. December 3, 2003, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up will be returned by mail. NO interest will be paid on the bid deposit while it is in the possession of the state.



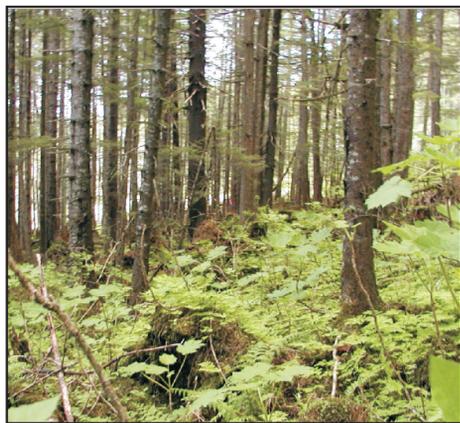
THERE'S MORE!

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/, 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.

SOUTHEAST REGION



Thorne Bay Subdivision



Hoonah Odd Lot

SOUTHEAST REGION PARCELS

Map #	Page #
1. Hoonah	8
2. Pelican Small Lots	9
3. Thorne Bay	9

Map 1 - Hoonah Odd Lot USS 2449

Location	This parcel is located in the City of Hoonah on the northeast shore of Chichagof Island, in northern Southeast Alaska, approximately 40 air miles west of Juneau.
Topo Map	USGS Quad Juneau A-5
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 paved 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 or plane. There is an extensive logging road system on northwest Chichagof Island. Primary access from town is provided by the Gartina Highway, which is a public road that runs through the parcel.
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.
Soils	Soil cover over bedrock is usually less than three feet.
Vegetation	The parcel is vegetated with thick stands of second growth spruce and hemlock.
Water Front	The 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.
View	Excellent view of Port Frederick and Chichagof Island.
Climate	Hoonah's maritime climate is characterized by cool summers and mild winters. The airport is closed 20 to 30 days a year due to poor weather, usually foggy periods in the spring and fall. Average winter temperatures range from 26 to 39 degrees F; average summer temperatures range from 52 to 63 degrees F. Average annual precipitation is 100 inches, including 71 inches of snow.
Water Source	See 'Utilities'. Collection and storage of rainwater from a roof-catchment system or a well may also provide water for domestic use.
Water/Sewage Disposal	There is no municipal sewage system available at this lot. 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	The City of Hoonah plans to locate a city water line through this parcel by the end of 2003, which will make municipal water available to the lot.
Restrictions	Subject to easements 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 fill material in wetlands. The parcel is subject to an existing 60-foot public right-of-way, 30-feet on either side of the center line of the road.
Municipal Authority	The City of Hoonah has zoned the parcel 'Residential Reserve' which allows for residential and some commercial activities. City zoning requires a 15 foot building setback along the road and 5 foot (residential) to 10 foot (commercial and multi-family) setbacks on front, rear, and side lines.
Homeowners Association	None

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1	106969	C043S061E20	USS 2449	N/A	0.92	\$52,000

Vicinity Map

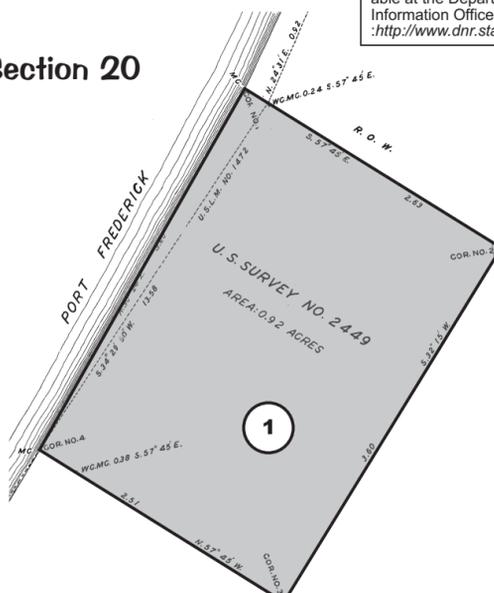
Township 43 South,
Range 61 East,
Section 20
Copper River
Meridian, Alaska



USGS Quad Juneau, 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>.

Section 20

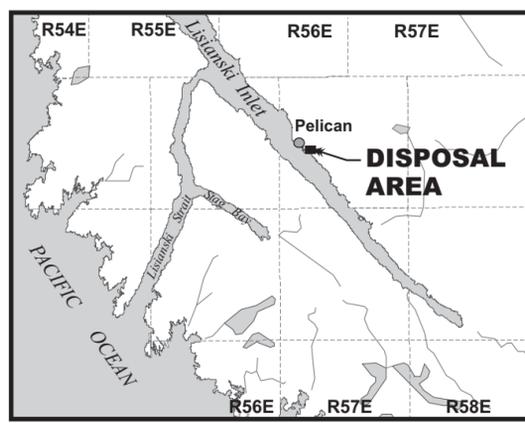


Southeast Region -- Fall 2003 State Land Auction # 432

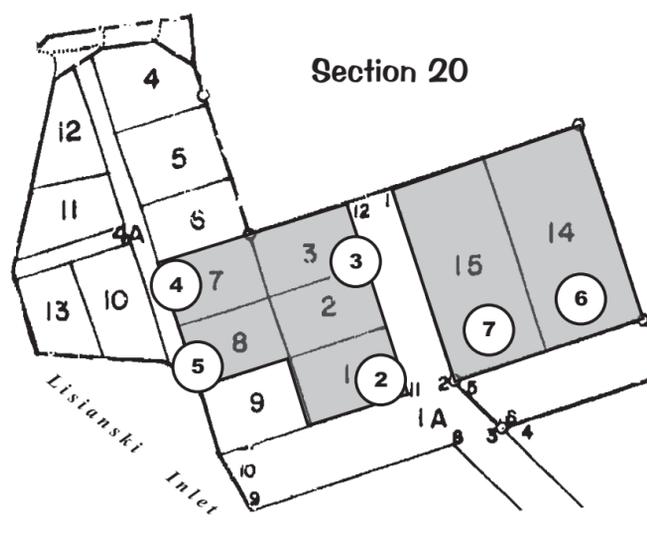
Map 2 - Pelican Small Lots USS 3305

Location	Located in the City of Pelican on Chichagof Island in northern Southeast Alaska, approximately 80 air miles west of Juneau and 40 miles south of Gustavus.
Topo Map	USGS Quad Sitka D-7
Access	Pelican is dependent on boats, float planes, and the Alaska Marine Highway System for access. Daily scheduled air taxi services are available from Juneau. Facilities include a State-owned seaplane base, a small boat harbor, dock, and ferry terminal. The ferry provides two monthly departures during the summer months and one monthly departure during the winter. Lots 1A and 4A are right-of-way lots that provide access to all of the subject lots with the exception of Lot 14. Access to Lot 14 is provided by a 30-foot wide access and utility easement within Lots 14 and 15 along those lots' southerly property lines. Lots 2, 3, 7 and 8 each have 15 foot wide access and utility easements along their common lot lines that provide access from an established public trail on state-owned Lot 6. In addition, Lot 3 has a 30 foot wide access and utility easement reserved within it and along its northerly property line to provide access to Lot 1A. At the present time, these rights of ways are steep, heavily treed and minimally developed.
Terrain	The parcels are moderately to steeply sloped in many places.
Soils	There are areas of wetlands on all of the parcels, caused by water draining and pooling from higher elevations. See 'Restrictions' below.
Vegetation	The parcels are heavily vegetated with spruce and hemlock.
Water Front	None
View	Potential views of Lisianski Inlet and mountainous Chichagof Island.
Climate	The Pelican area has a maritime climate characterized by cool summers and mild winters. Average winter temperatures range from 21 to 39 degrees F; average summer temperatures range from 51 to 62 degrees F. Average annual precipitation is 127 inches, including 120 inches of snow. During winter months, fog, winds, and high seas can limit access.
Water Source	Collection 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 200 feet from Lot 7. Piped water is not available to any of the sale lots and may be expensive to extend.
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. The city completed a piped sewage system with ocean outfall which ends about 100 feet from Lot 7. Again, a sewage system is not available to any of the sale lots and may be expensive to extend.
Utilities	Electric lines run along Lots 7 and 8 but not to any of the other sale lots. The city provides garbage collection services, recycling, and incinerates the refuse at the landfill.
Restrictions	Subject to easements and reservations of record. ADL 106972 is subject to a 15-foot access and utility easement along the west lot line and a 30-foot access and utility easement along the northern lot line. ADL 106973 and ADL 106974 are subject to a 15-foot access and utility easement along the east lot line. ADL 106975 and 106976 are subject to a 30-foot public access and utility easement along the southern lot line. All parcels are subject to a 10-foot building setback from any public street and 5-feet from any property line. These parcels 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	The parcels are zoned "Mixed-Use" by the City of Pelican, which allows commercial and residential activities.
Homeowners Association	None
Other	Structures and/or improvements on ADL 106974 are not included in the price of the parcel and are not included in the sale of the parcel. Any such improvements on the parcel will be removed by the time the contract for sale is written or before the patent is issued.

Vicinity Map
Township 45 South,
Range 57 East,
Section 20
Copper River
Meridian, Alaska



USGS Quad Sitka, Alaska



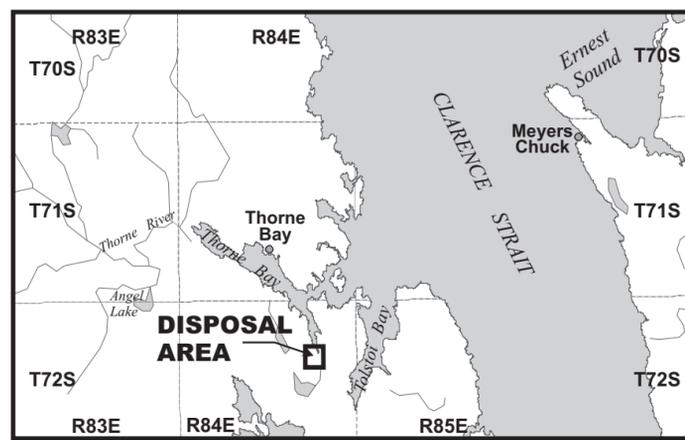
Pelican

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
2	106971	C045S057E20	USS 3305	1	0.200	\$10,500
3	106972	C045S057E20	USS 3305	2 & 3	0.380	\$15,900
4	106973	C045S057E20	USS 3305	7	0.190	\$12,200
5	106974	C045S057E20	USS 3305	8	0.190	\$12,200
6	106975	C045S057E20	USS 3305	14	0.570	\$15,800
7	106976	C045S057E20	USS 3305	15	0.570	\$18,000

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 3 - Thorne Bay Subdivision ASLS 80-121

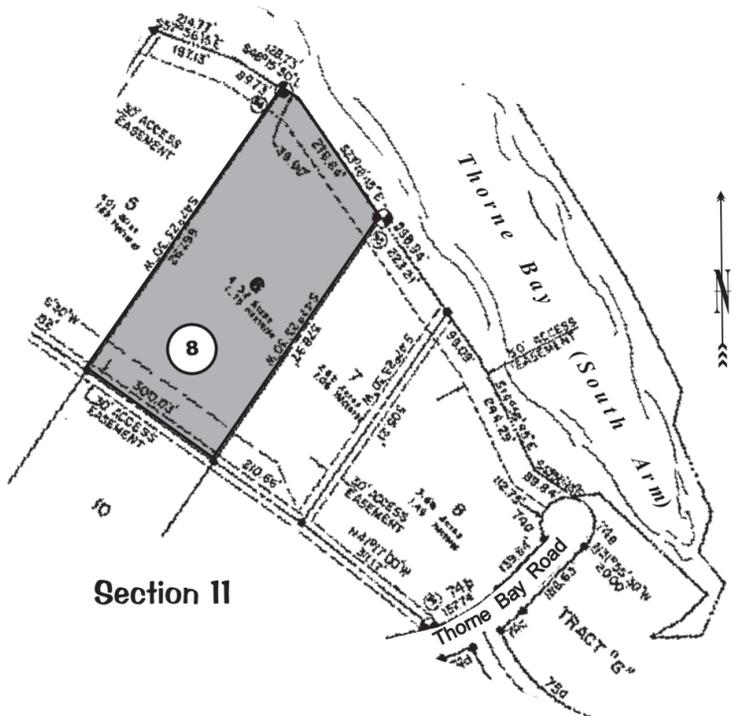
Location	Located on the east coast of Prince of Wales Island, approximately 38 air miles northwest of Ketchikan and about 45 miles by road east of Craig.
Topo Map	USGS Quad Craig C-2
Access	The City of Thorne Bay is accessible by boat, float plane, and the Prince of Wales Island road system. Alaska Marine Highway ferry service is available from the Clark Bay Ferry Terminal at Hollis, about a 1.5 hour drive southwest of Thorne Bay. This particular parcel is currently accessible only by trail easements and by boat. Note: water access to this parcel is extremely limited and is only possible during tides over 12 feet.
Terrain	The parcel slopes down toward the water, with ample building sites. The rear lot line appears to be approximately 100 feet above sea level.
Soils	Soil cover over bedrock is usually less than five feet.
Vegetation	Thick stands of cedar, hemlock, and spruce are the dominant vegetation in the area.
Water Front	The lot has 277 feet of water frontage on the South Arm of Thorne Bay.
View	Potentially excellent views of the ocean front (South Arm of Thorne Bay).
Climate	Cool, maritime climate with average winter temperatures ranging from 32 to 42 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 120 inches, including 40 inches of snow.
Water Source	Collection and storage of rainwater from a roof-catchment system or a well may provide water for domestic use.
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. Non-water carried type sewage disposal systems (i.e., sealed-vault privy, chemical, humus, incendiary, etc.) have been approved by Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-121. 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	This parcel is within the corporate boundary of the City of Thorne Bay and is subject to applicable local ordinances and property assessments. The City has zoned the parcel 'Residential/Commercial III' which allows for residential and commercial activities.
Homeowners Association	None
Other	There are some dilapidated structures on the lot including a one story, wood framed building on wood post foundation. The exterior is plywood sheathing covered with tarpaper and a gable type roof covered with tarpaper. It is in very poor condition and is leaking in many places. The dwelling has been vacant for at least five years with missing doors and windows. The one room interior has unfinished walls and ceilings that have been neglected. A small generator building measuring approximately 8 by 12 feet is also on site and appears to be in good condition. The 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 were on the parcel. While some of these items may still be on-site, they were not evident during a June 2003 inspection. A large wood pile from an old saw mill that does not appear to pose an environmental danger is also located on-site. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.



USGS Quad Craig, Alaska

Vicinity Map

Township 72 South, Range 84 East, Section 11
Copper River Meridian, Alaska

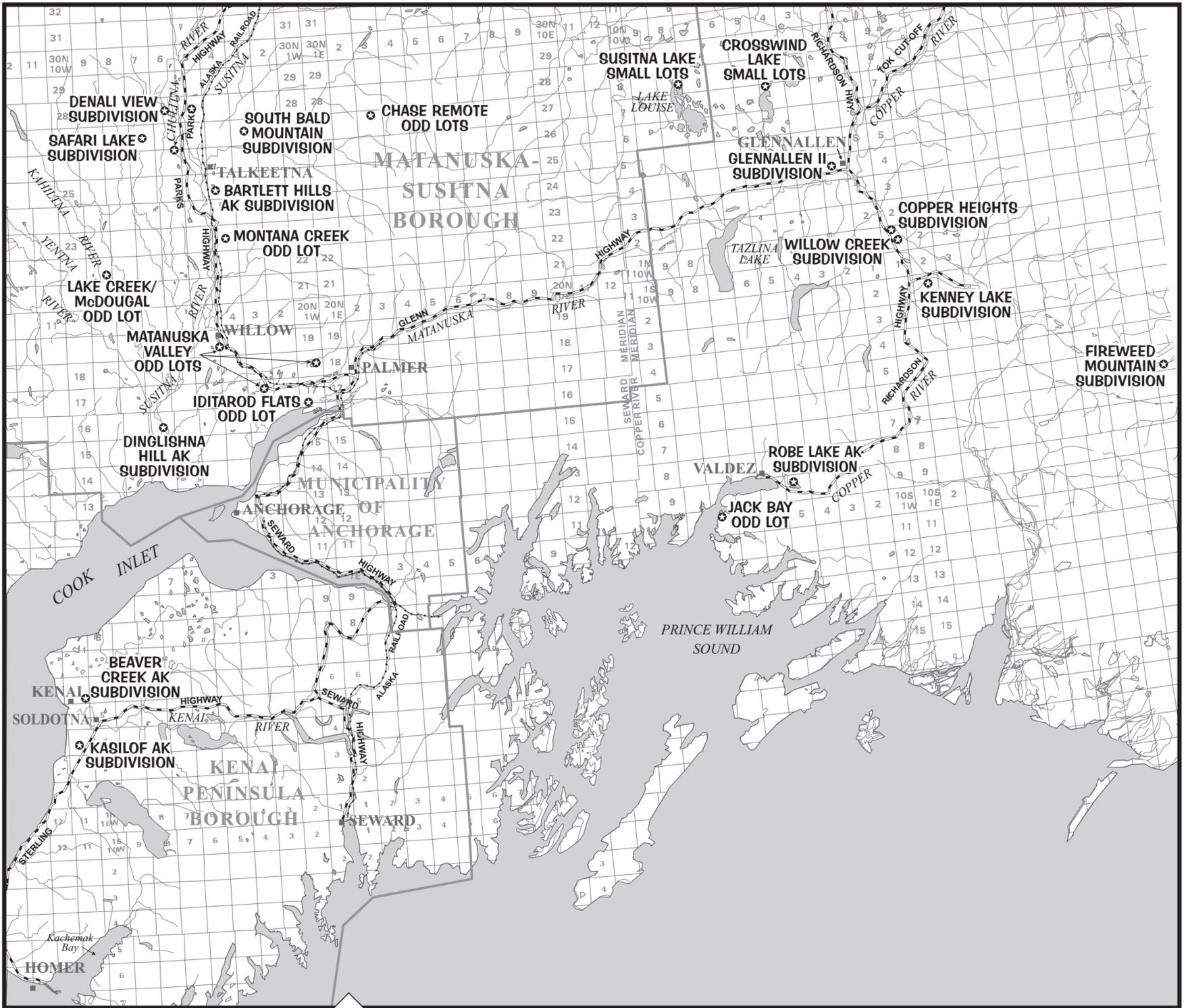


Section 11

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
8	102233	C072S084E11	ASLS 80-121	6	12	4.340	\$37,500

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SOUTHCENTRAL REGION



SOUTHCENTRAL REGION PARCELS

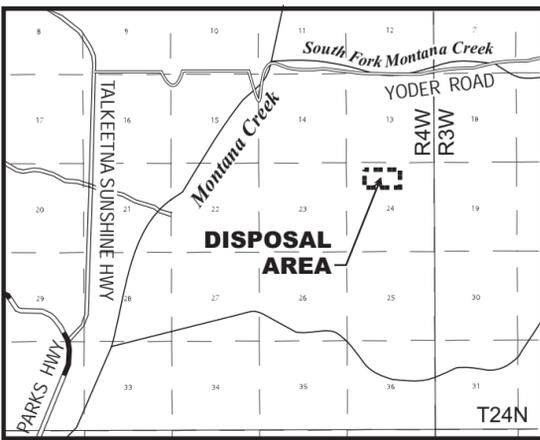
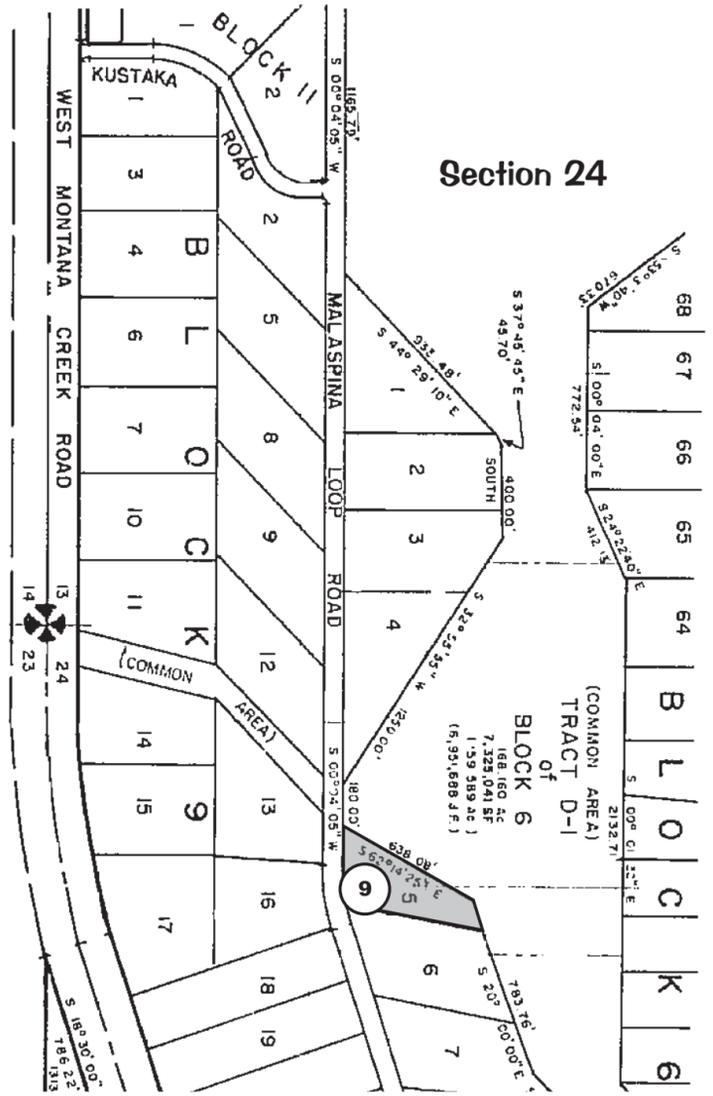
Map #	Page #
4. Bartlett Hills Alaska Subdivision Tract D	11
5. Beaver Creek Alaska Subdivision	11
6. Chase Remote Odd Lots	12
7. Copper Heights Subdivision	12
8. Crosswind Lake Small Lots	13-14
9. Denali View Subdivision	14
10. Dinglishna Hill Alaska Subdivision	15
11. Fireweed Mountain Subdivision	15
12. Glennallen II Subdivision	16
13. Iditarod Flats Odd Lot	17
14. Jack Bay Odd Lot	17
15. Kasilof Alaska Subdivision	18
16. Kenney Lake Subdivision	18
17. Lake Creek/McDougal Remote Odd Lot	19
18. Matanuska Valley Odd Lots	19
19. Montana Creek Odd Lot	20
20. Robe Lake Alaska Subdivision	20
21. Safari Lake Subdivision	21
22. South Bald Mountain Subdivision	21
23. Susitna Lake Small Lots	22-23
24. Willow Creek Subdivision	23



Map 4 - Bartlett Hills Alaska Subdivision ASLS 79-143D

Location	Located within the southern portion of Bartlett Hills Subdivision, approximately 13 miles southeast of Talkeetna and 3.5 miles west of the Talkeetna Spur Highway.
Topo Map	USGS Quad Talkeetna Mountains A-6
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 mile past the Montana Creek Bridge, turn right on West Montana Creek Road. Malaspina Loop Road is accessed off Kustaka Road, which intersects with West Montana Creek Road to the west. Roads within the subdivision may not be constructed.
Terrain	The terrain varies in this area from hilly topography to generally flat alluvial terraces. Approximate elevation is 700 feet above sea level.
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.
Vegetation	The area consists of a mix of birch, cottonwoods, alders, and spruce with grasses in lower lying marshy areas.
Water Front	There is no direct water frontage. However, the parcel is adjacent to Block 6, Tract D-1 which is reserved as a stream corridor.
View	Potential views of the Alaska Range to the west and the Talkeetna Mountains to the east.
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.
Water Source	Water availability and quality is expected to be good.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 79-143D. 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 Bartlett Hills Alaska Homeowner's Association, Inc. created to govern said subdivision. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76, Page 614.
Other	There are two abandoned vehicles on this parcel. Removal will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	TRACT	ACRES	MINIMUM BID
9	205342	S024N004W24	ASLS 79-143D	5	6	D	3.017	\$3,300

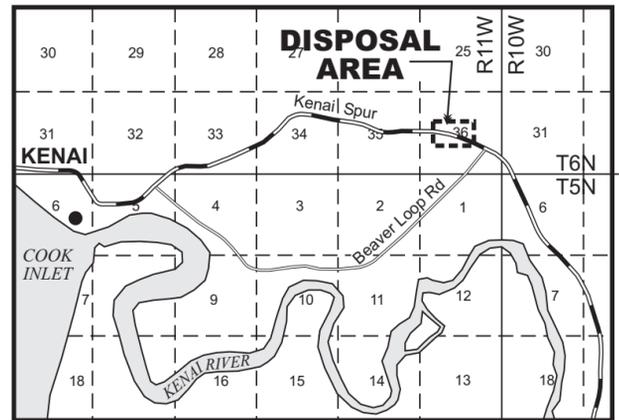


Vicinity Map
Township 24 North, Range 4 West,
Section 24
Seward Meridian, Alaska

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>.

Map 5 - Beaver Creek Alaska Subdivision EPF 3-9

Location	Beaver Creek Alaska Subdivision is located on the Kenai Peninsula within the Kenai corporate boundary, about 4 miles east of the city center. This parcel is north of the Kenai Spur Highway.
Topo Map	USGS Quad Kenai C-3 and C-4
Access	Access to the parcel is by the Kenai Spur Highway, then by platted rights-of-way, Eagle Street, Raven Street, or Beaver Loop Road onto Minchumina Street, which may not be constructed. Access to the parcel is by platted rights-of-way only.
Terrain	Parcel is level or gradually sloping and slightly below road grade.
Soils	Soils in the area consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand.
Vegetation	Area vegetation consists of a mixed forest of spruce and aspen.
Water Front	None
View	Unknown
Climate	Winter temperatures range from 4 to 22 degrees F; summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches, including 62 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 the Alaska Department of Environmental Conservation.
Utilities	Electricity, telephone, and natural gas hookups are available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see EPF 3-9. 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 Kenai Peninsula Borough. Located within Kenai corporate boundary.
Homeowners Association	Unknown
Other	The City of Kenai has zoned the lots adjacent to the Kenai Spur Highway as General Commercial (CG). The remaining lots are zoned Rural Residential (RR).

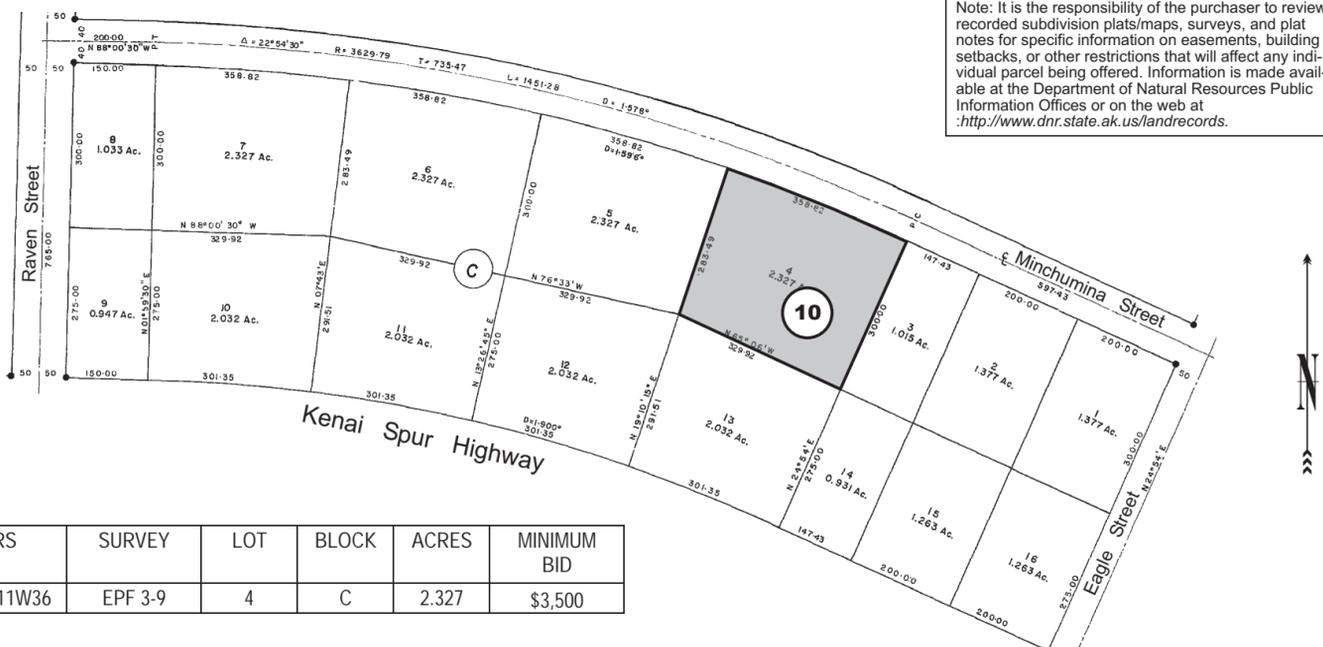


USGS Quad Kenai C-3 & C-4, Alaska

Vicinity Map
Township 6 North, Range 11 West, Section 36
Seward 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>.

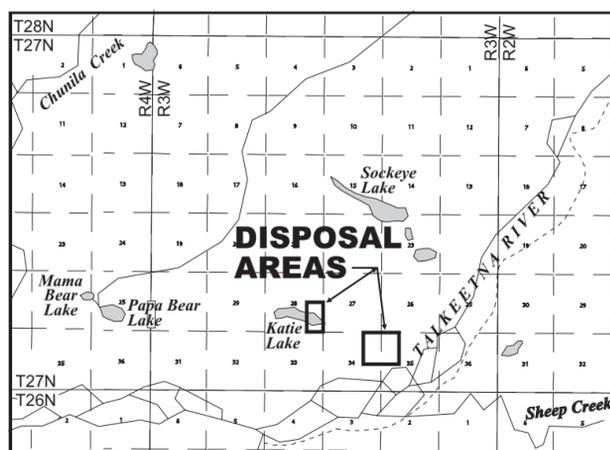
Section 36



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
10	201204	S006N011W36	EPF 3-9	4	C	2.327	\$3,500

Map 6 - Chase Remote Odd Lots

Location	Chase Remote Odd Lots are located approximately 81 miles directly north of Anchorage and 11 miles northeast of Talkeetna. The area is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.
Topo Map	USGS Quad Talkeetna Mountains B-6
Access	Access to ADL 52105 is by float plane to Katie Lake. Access to ADL 219013 is by boat on the Talkeetna River. ATV and snow machine access to both parcels may also be possible.
Terrain	Terrain in the area is typically moderate to large rolling foothills that climb steadily to the low mountains in the eastern part of the area.
Soils	Soils are generally characterized by stony, sandy loam till over a thin layer of silty loam and volcanic ash.
Vegetation	Vegetation consists of spruce, birch, aspen, and alder.
Water Front	ADL 52105 has water frontage on Katie Lake. ADL 219013 is situated along the Talkeetna River.
View	Unknown
Climate	Average winter temperatures range from 3 to 22 degree F; average summer temperatures range from 46 to 66 degrees F. Average annual precipitation is 28 inches, including 120 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	Subject to platted easements and reservations of record, see ASLS 72-58 or ASLS 90-251.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None

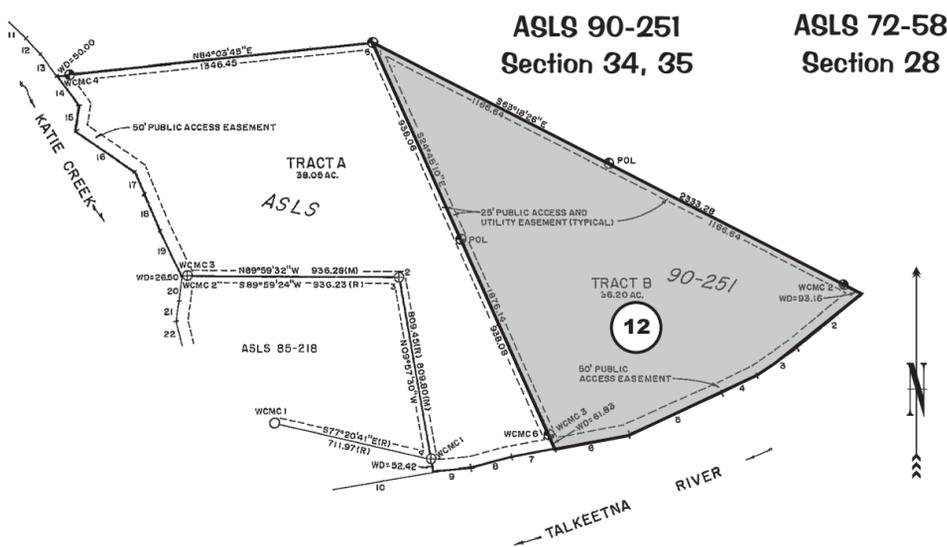
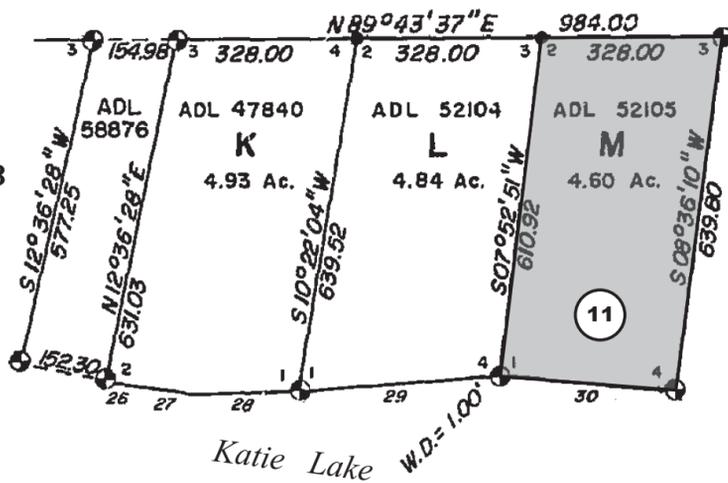


USGS Quad Talkeetna Mountains B-6, Alaska

Vicinity Map

Township 27 North, Range 3 West, Section 28, 34, 35
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
11	52105	S027N003W28	ASLS 72-58	M	4.600	\$11,500
12	219013	S027N003W34,35	ASLS 90-251	B	36.200	\$36,200

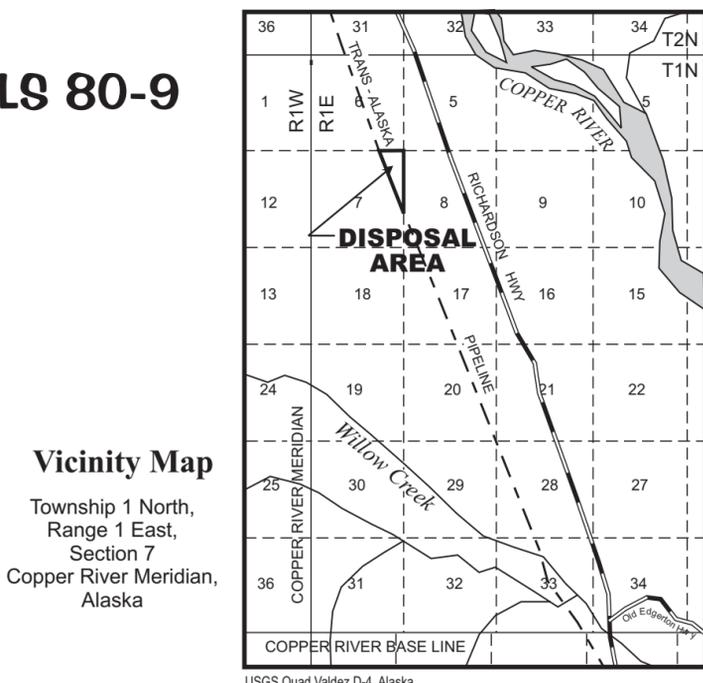


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Map 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 Valdez D-4
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 unknown and may not be constructed. Access may be limited to ATV, snow machine, or by foot.
Terrain	General area terrain is low-lying and flat with elevations between 1,400 and 1,450 feet above sea level.
Soils	Much of the vegetated soils are of sand or gravelly silt material with low moisture content. Soils are poor and underlain by shallow permafrost.
Vegetation	Vegetation consists of low-lying forest with stands of aspen and willow, broken by limited muskeg formation.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -14 to 9 degrees F; average summer temperatures range from 40 to 68 degrees F. Average annual precipitation is 11 inches, including 52 inches of snow.
Water Source	Water availability may be affected by low yields and permafrost and may contain mineralized "hard" water, with sporadic areas of saline waters. Water may have to be hauled.
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	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-9. 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision, if active.
Other	Parcel may be subject to a 1,000 pipeline right-of-way, ADL 413342 (conditional lease issued).

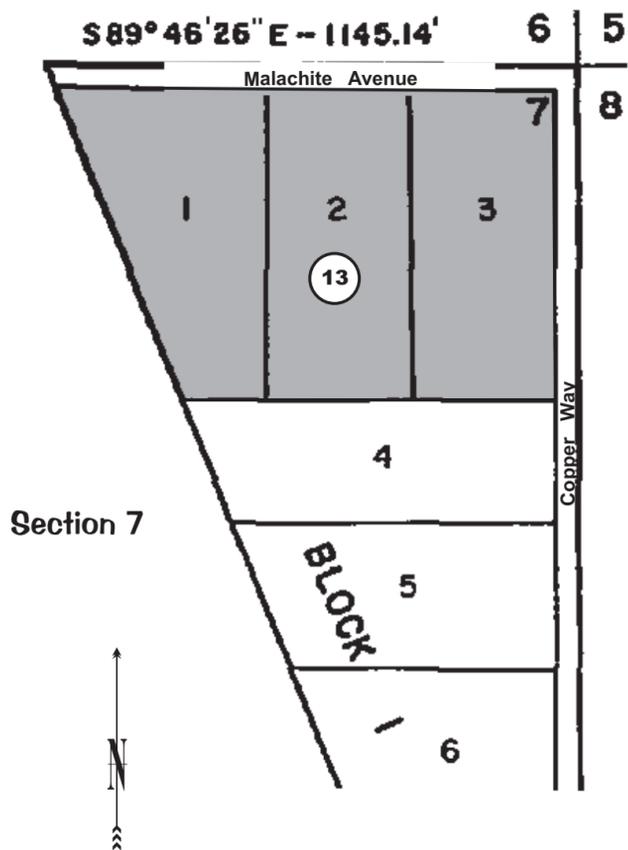
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
13	204463	C001N001E07	ASLS 80-9	1, 2, 3	1	14.262	\$7,100



Vicinity Map

Township 1 North, Range 1 East, Section 7
Copper River Meridian, Alaska

USGS Quad Valdez D-4, Alaska

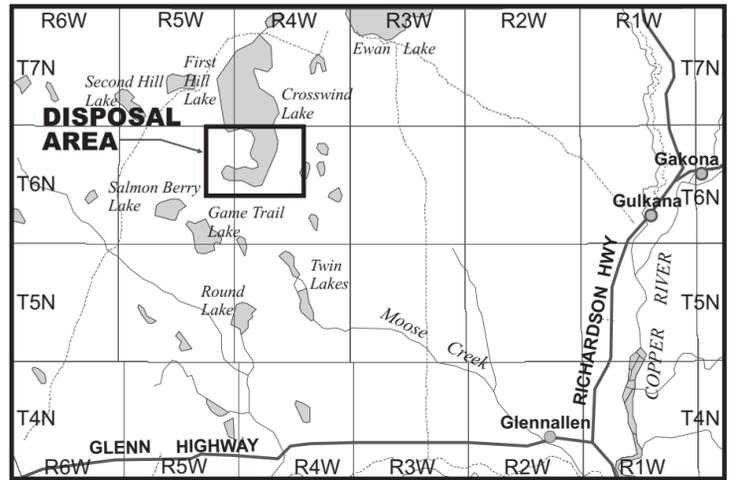


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Map 8 - Crosswind Lake Small Lots

continued on following page

Location	Crosswind Lake Small Lots are located around 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.
Topo Map	USGS Quad Gulkana B-4 and B-5
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 across Crosswind Lake may be dangerous due to changing weather conditions and shallow water.
Terrain	The shoreline of Crosswind Lake is characterized by high bluffs, gentle slopes and low lands. Some drainage ravines cut through the bluffs to the lake.
Soils	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 thickets of aspen are found along the higher bluffs along the lake. The vegetation rapidly declines away from shoreline.
Water Front	All parcels have water frontage on Crosswind Lake.
View	Potentially excellent views of Crosswind Lake and surrounding area.
Climate	Average winter temperatures range from -9 to 34 degrees F; average summer temperatures range from 38 to 62 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
Water Source	The quality of water from Crosswind Lake is unknown. Water may have to be hauled.
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	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, snowmobiling, cross-country skiing and snowshoeing.



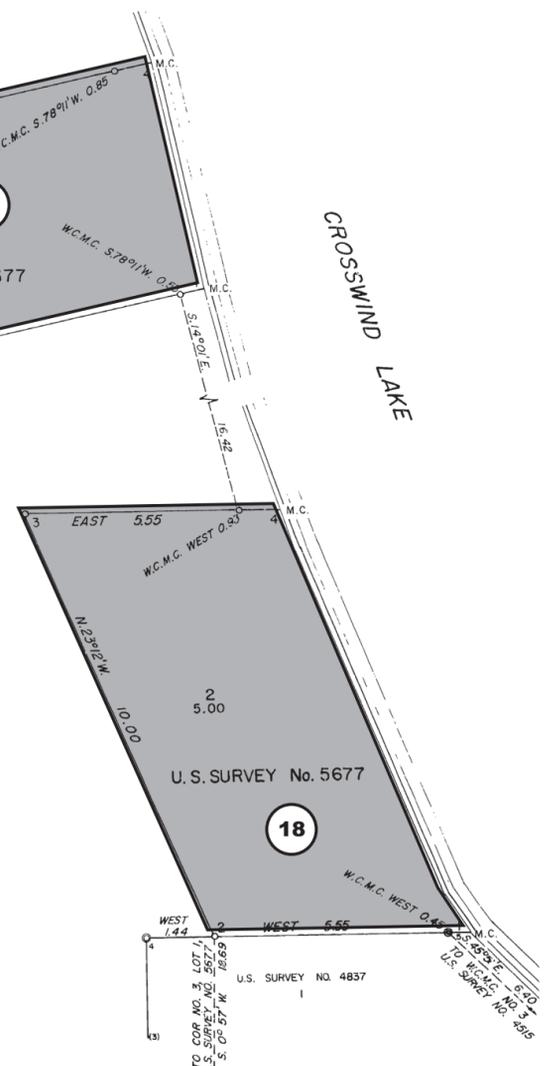
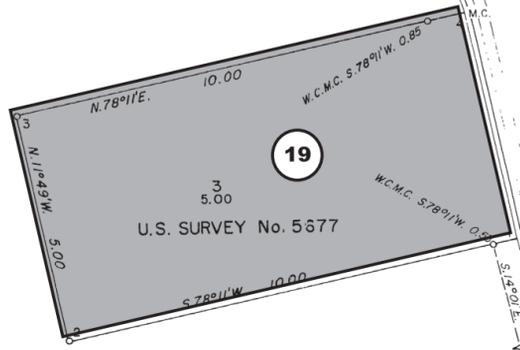
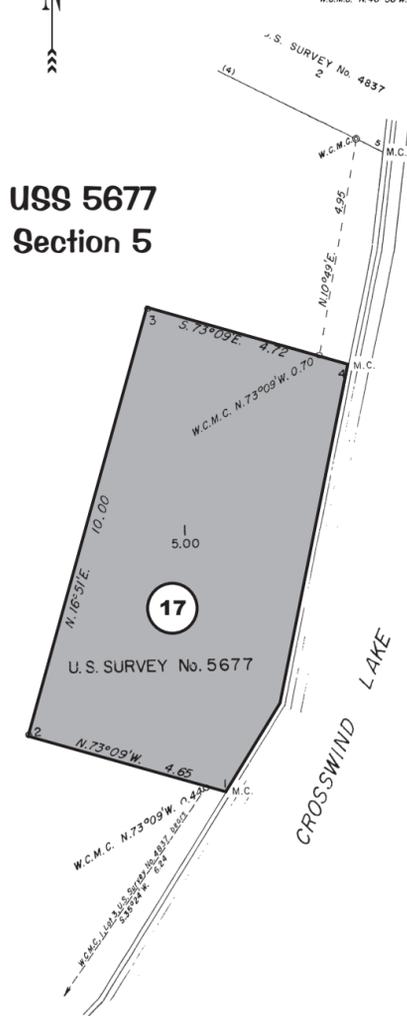
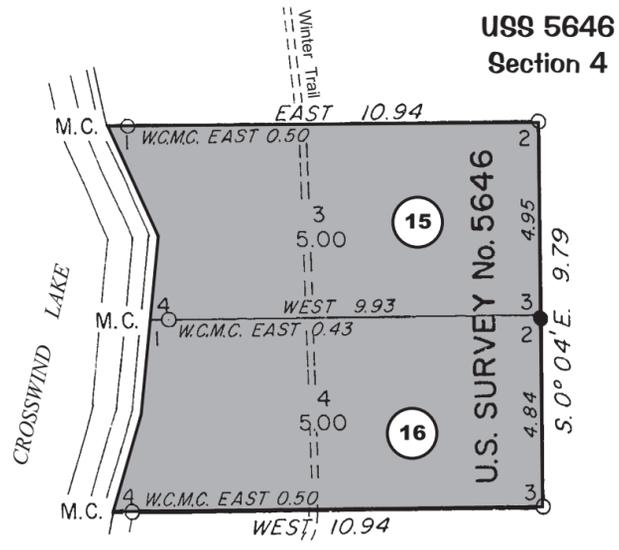
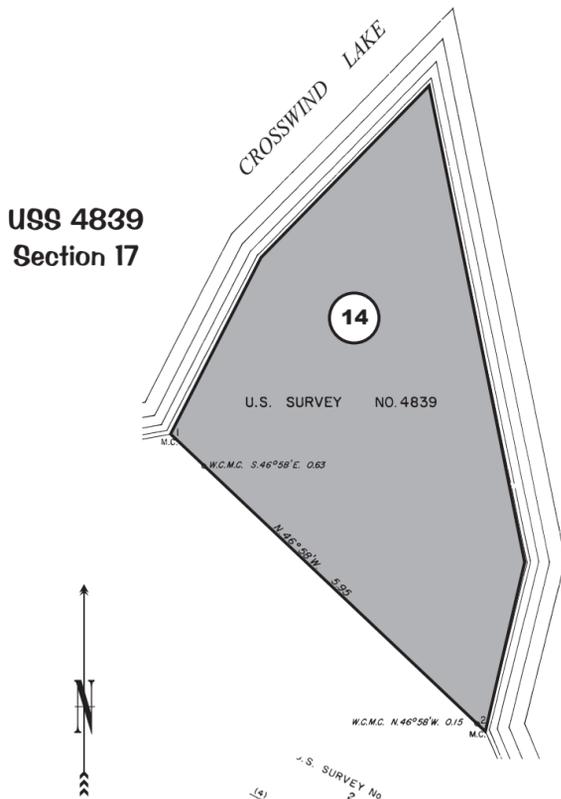
USGS Quad Gulkana, Alaska

Vicinity Map

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

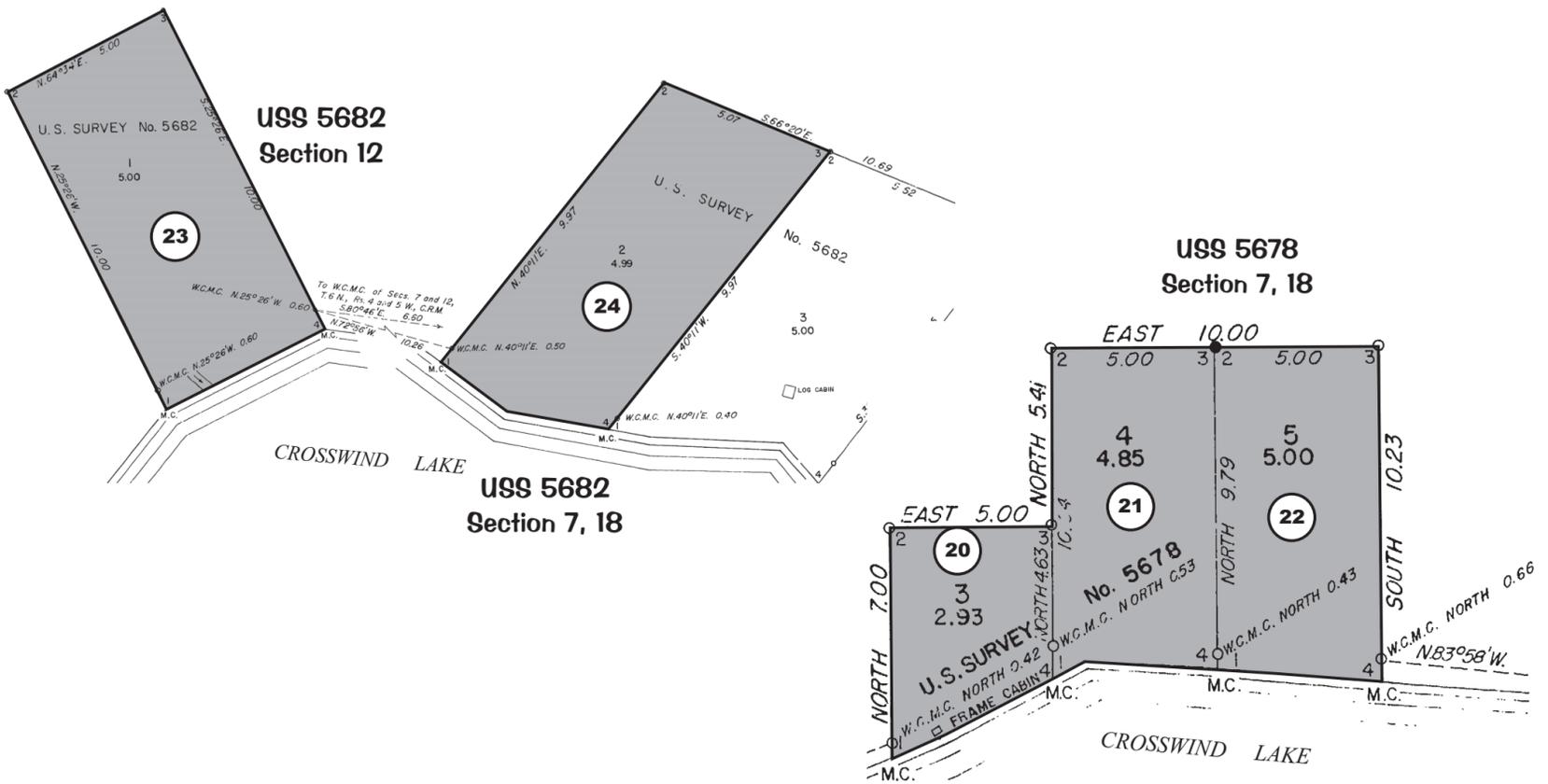
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
14	228648	C006N004W17	USS 4839	N/A	2.25	\$8,600
15	228649	C006N004W04	USS 5646	3	5.00	\$12,800
16	228650	C006N004W04	USS 5646	4	5.00	\$12,800
17	228651	C006N004W05,08	USS 5677	1	5.00	\$13,500
18	228652	C006N004W05	USS 5677	2	5.00	\$13,500
19	228653	C006N004W05	USS 5677	3	5.00	\$13,500
20	228654	C006N004W07,18	USS 5678	3	2.93	\$11,100
21	228655	C006N004W07,18	USS 5678	4	4.85	\$14,400
22	228656	C006N004W07,18	USS 5678	5	5.00	\$14,900
23	228657	C006N004W12	USS 5682	1	5.00	\$14,900
24	228658	C006N004W07,18	USS 5682	2	4.99	\$14,800

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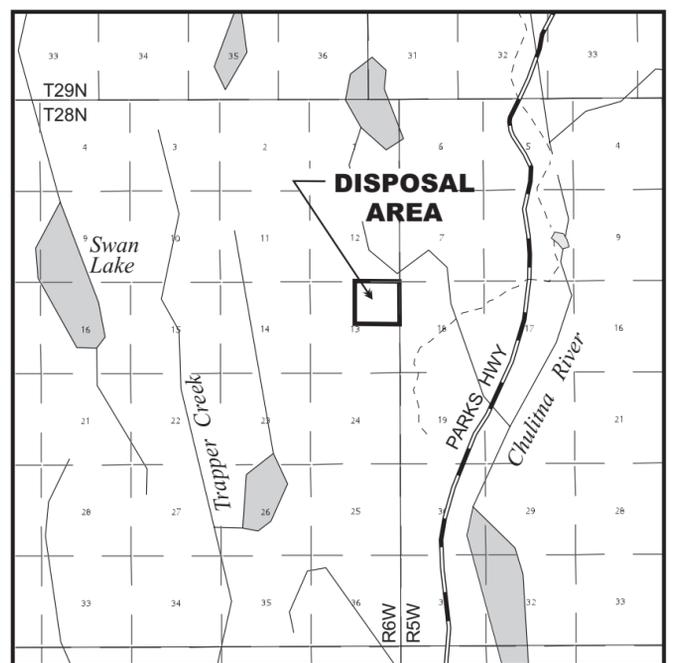
Map 8 - Crosswind Lake Small Lots

continued from previous page



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.
Topo Map	USGS Quad Talkeetna C-1
Access	Access from the Parks Highway is by foot, ATV, or snow machine along platted easements or rights-of-way. Care should be taken to locate oneself on legal access routes. For additional platted right-of-way information, see the Swan Lake Alaska Subdivision survey, ASLS 79-145.
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.
Soils	Soils consists primarily of silty sand and gravelly, silty sand.
Vegetation	Vegetation consists predominately of spruce and birch with scattered alder.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 63 inches, including 100 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation.
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 this 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.
Other	Ski trails are abundant in the area.



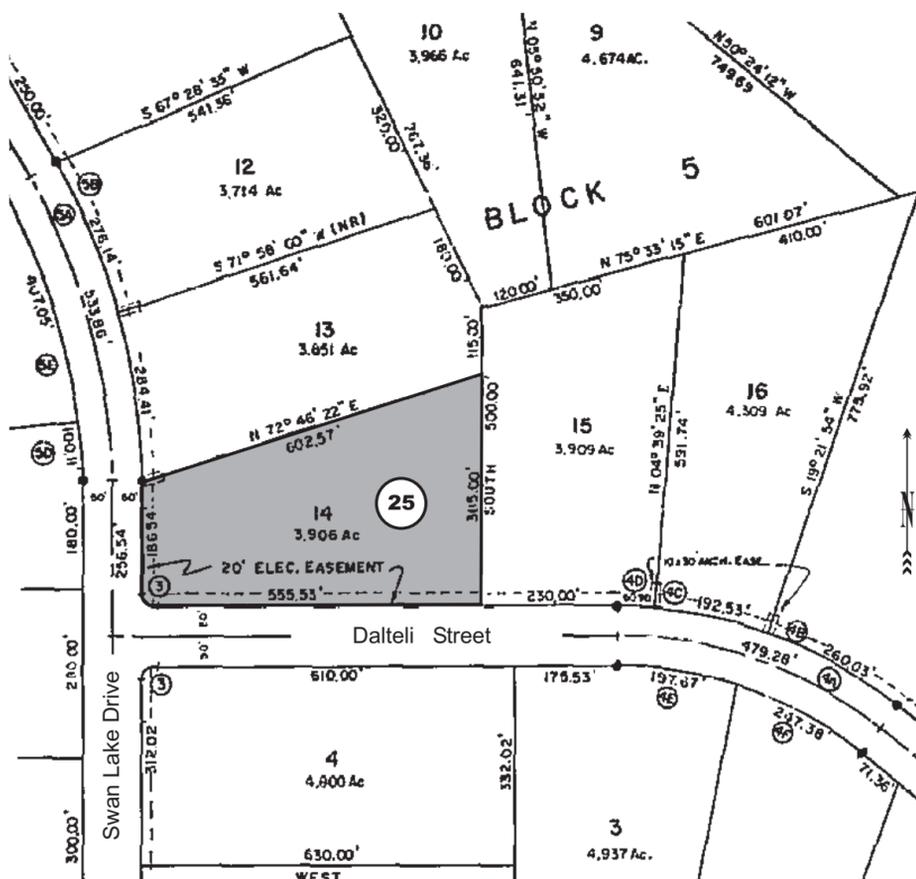
USGS Quad Talkeetna C-1, Alaska

Vicinity Map

Township 28 North, Range 6 West, Section 13
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
25	211717	S028N006W13	ASLS 80-145	14	5	3.906	\$7,000

Section 13



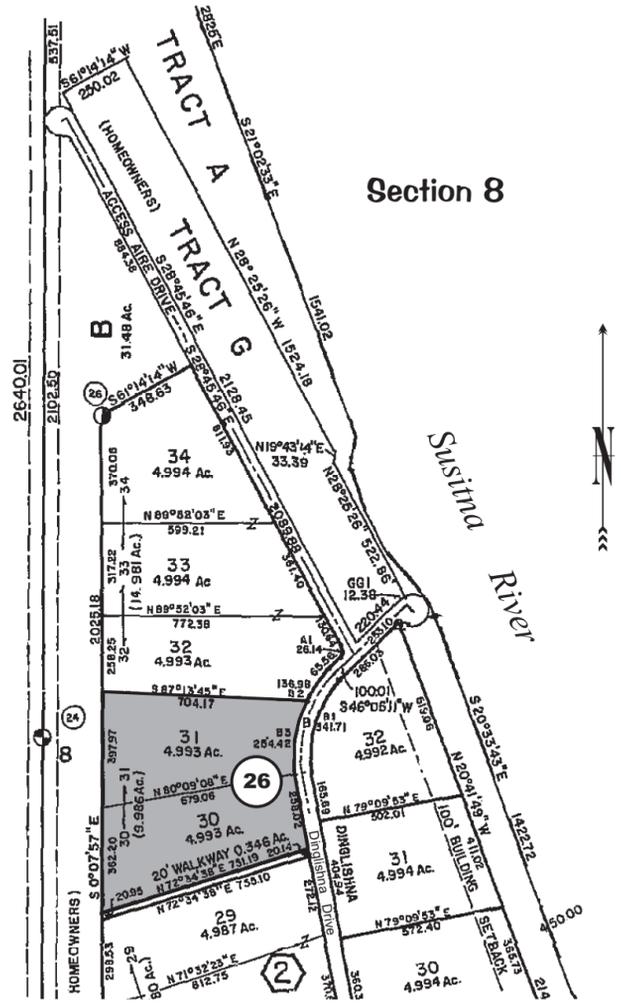
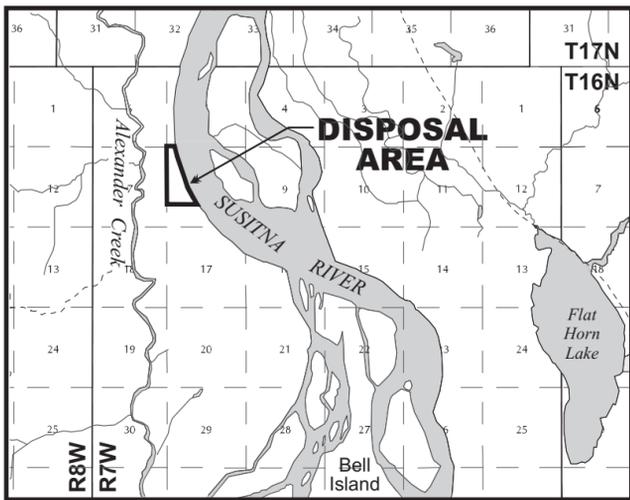
Denali and Mt. Foraker. Terrain and vegetation in Denali View Subdivision are similar, although this view of the mountains may not be available from any lots.

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 10 - Dinglishna Hill Alaska Subdivision ASLS 80-133

Location	The Dinglishna Hill Subdivision is located approximately 30 miles northwest of Anchorage and approximately 6 miles downstream of the confluence of the Susitna and Yentna Rivers.
Topo Map	USGS Quad Tyonek B-2
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 Susitna River and Alexander Creek. Access within the subdivision is by platted rights-of-way, which may not be constructed.
Terrain	Nearly level terrace along the Susitna River drainage. Elevation is about 60 to 80 feet above mean sea level.
Soils	Soil type in higher areas is dry to moist sands. Lower areas have moist to saturated silty sands.
Vegetation	Vegetation throughout this area is predominately birch and cottonwood with intermixed spruce.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 8 to 22 degrees F; average summer temperatures range from 50 to 64 degrees F. Average annual precipitation is 16 inches, including 77 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	Subject to platted easements and reservations of record, see ASLS 80-133. 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 this parcel automatically becomes a member of the Dinglishna Hill Alaska Subdivision Homeowner's Association created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 671, Page 604.
Other	Parcel contains several objects, including an uninhabitable cabin, a shed, garbage, 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	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
26	213288	S016N007W08	ASLS 80-133	30 & 31	2	9.986	\$8,000



Vicinity Map

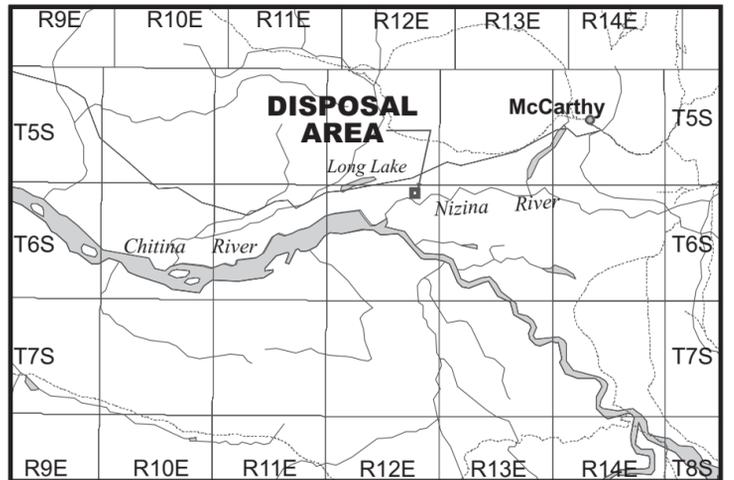
Township 16 North, Range 7 West,
Section 8
Seward Meridian, Alaska

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>.

Map 11 - Fireweed Mountain Subdivision ASLS 81-29

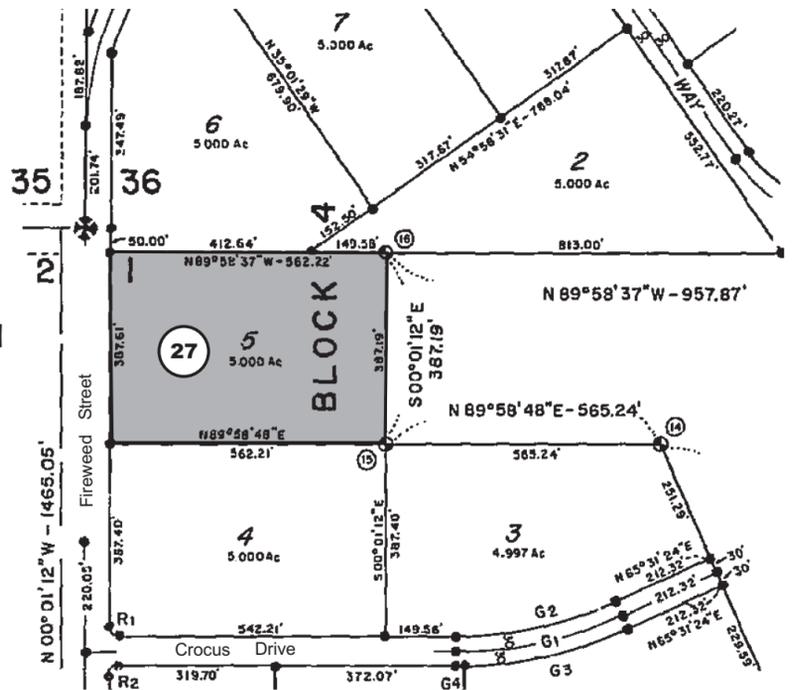
Location	Located approximately 8 miles southwest of McCarthy, 50 miles east of Chitina, and about 1/2 mile north of the Nizina River.
Topo Map	USGS Quad McCarthy B-6
Access	Road access to the western end of the subdivision area is available via the old Copper River and Northwest Railroad Grade. The road is narrow and has minimal maintenance in the summer and no maintenance in 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 and 1,725 feet above sea level.
Soils	Soils in the subdivision vary from a silty loam in the western portion of the subdivision to pure sand in the eastern portion. The low areas between ridges have marsh grass, although most of the areas are well drained. Isolated pockets of permafrost may be present.
Vegetation	The subdivision is predominately vegetated by white spruce, aspen, and some white birch.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -5 to 14 degrees F; average summer temperatures range from 38 to 69 degrees F. Average annual precipitation is 18 inches, including 67 inches of snow.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation.
Utilities	None
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.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Fireweed Mountain Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Chitina Recording District in Book 12, Page 303.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
27	216518	C006S012E01	ASLS 81-29	5	4	5.000	\$8,000



Vicinity Map

Township 6 South, Range 12 East, Section 1
Copper River Meridian, Alaska

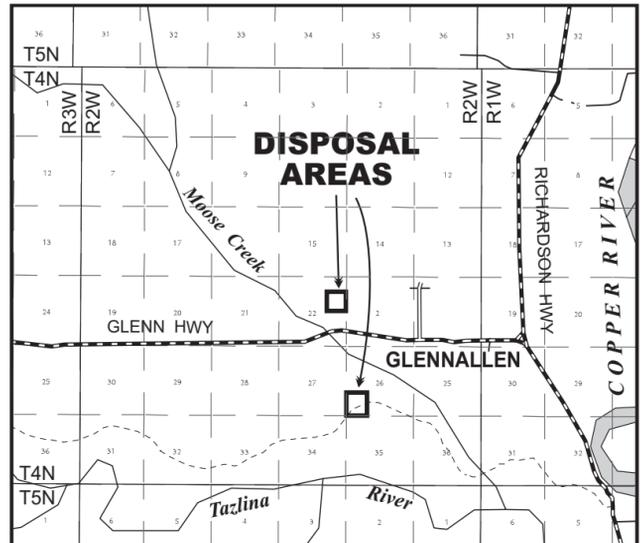


Section 1

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 12 - Glennallen II Subdivision

Location	Both parcels are located near Glennallen, approximately 2.5 miles west of the intersection of the Glenn Highway and the Richardson Highway.
Topo Map	USGS Quad Gulkana A-4
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.
Soils	Soils are fair but include discontinuous permafrost zones.
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	None. Moose Creek runs through Tract A to the west of ADL 206091.
View	Unknown
Climate	Average winter temperatures range from -10 to 10 degrees F; average summer temperatures range from 40 to 68 degrees F. Average annual precipitation is 13 inches, including 64 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Natural gas has been encountered in well drilling, requiring flaring.
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	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, four junked vehicles, two junked tractors, two fuel tanks, garbage, and other wood and metal debris. ADL 206107 contains an outhouse/structure, three junked 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.



USGS Quad Gulkana A-3, A-4, Alaska

Vicinity Map

Township 4 North, Range 2 West, Section 22, 26
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>.

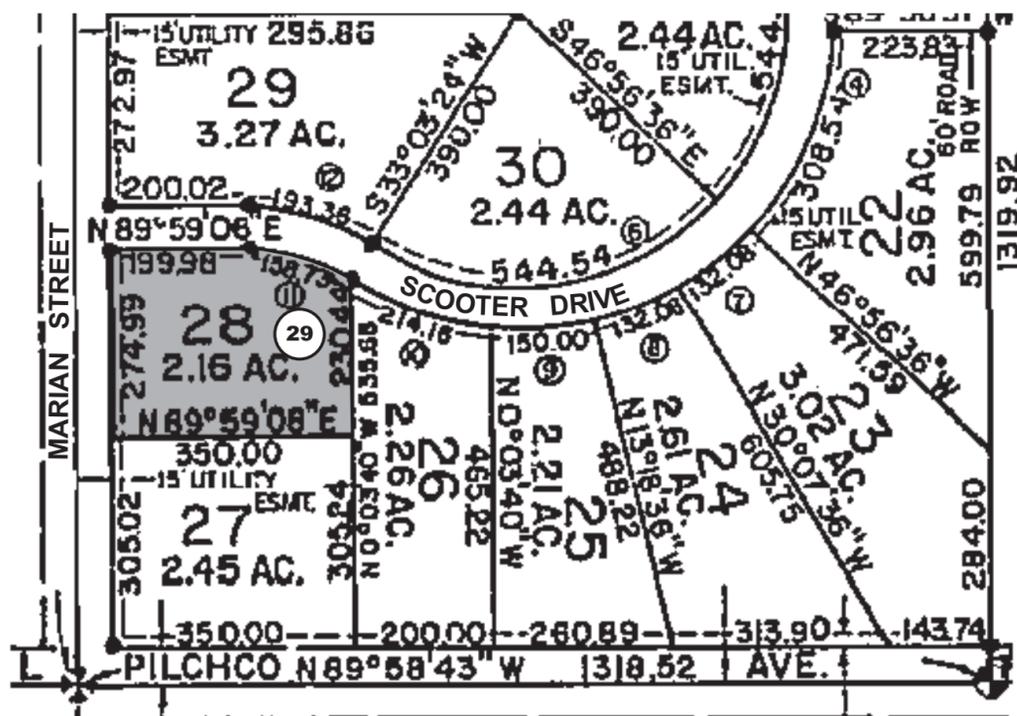
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
28	206091	C004N002W22	ASLS 79-250	22	2.240	\$800
29	206107	C004N002W26	ASLS 79-251	28	2.160	\$5,350

ASLS 79-250 Section 22



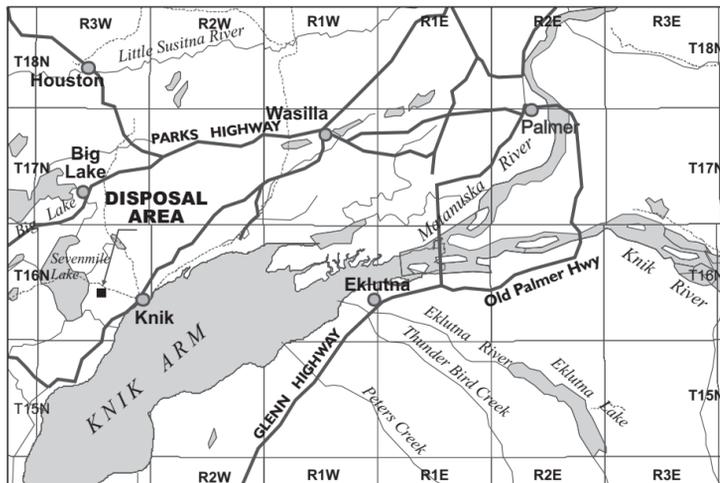
Glennallen II Subdivision

ASLS 79-251 Section 26



Map 13 - Iditarod Flats Odd Lot ASCS

Location	Located approximately 18 air miles north of Anchorage on the west side of the Knik Arm and 6 miles southwest of Wasilla, situated along Fish Creek.
Topo Map	USGS Quad Anchorage B-8
Access	Access is from South Knik-Goose Bay Road west onto West Point MacKenzie Road, then turn north onto South Lewis Loop. Public access has been constructed on both the south and east side of the parcel.
Terrain	The parcel is gently sloping with low areas near Fish Creek and its tributary.
Soils	Unknown
Vegetation	Aspen and birch are located on the higher ground and black spruce will be found in the lower areas.
Waterfront	Fish Creek and a tributary to Fish Creek bisect the parcel.
View	Unknown
Climate	Average winter temperatures range from -28 to 39 degrees F; average summer temperatures range from 44 to 83 degrees F. Average annual precipitation is 17 inches, including 48 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	Electric and telephone hookups are available to the parcel.
Restrictions	Subject to platted easements and reservations of record. The parcel is subject to a 100-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 214833) along the south lot line. The parcel is also subject to 30-foot public access easement along the north lot line and a 50-foot section line easement along the east 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	None



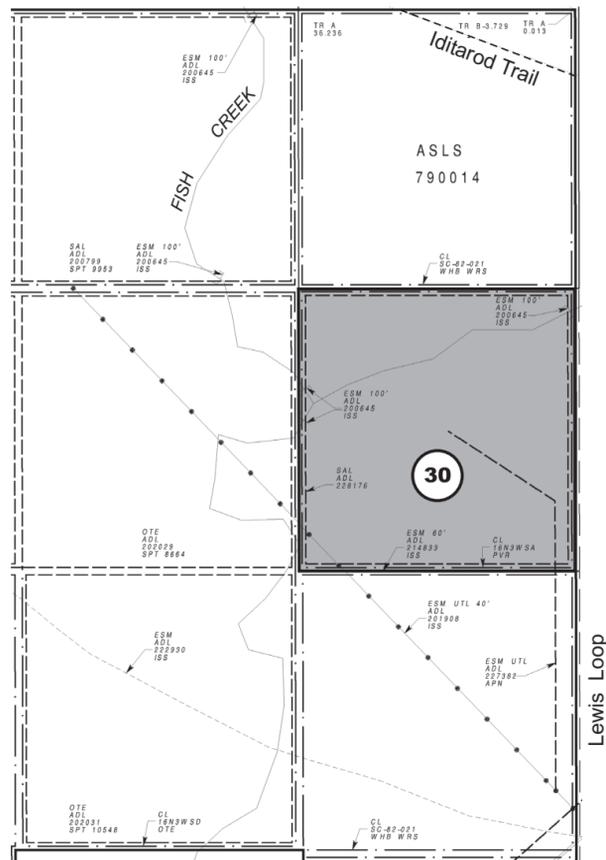
USGS Quad Anchorage, Alaska

Vicinity Map
Township 16 North, Range 3 West, Section 21
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
30	228176	S016N003W21	ASCS	SE 1/4 NE 1/4	40.000	\$48,000



Iditarod Flats Odd Lot

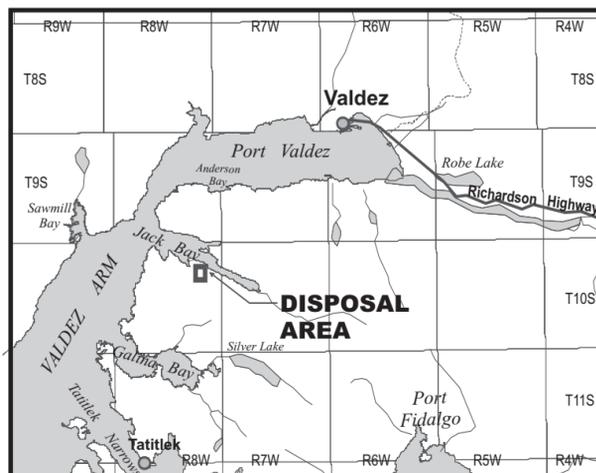


Section 21

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 14 - Jack Bay Odd Lot ASLS 91-143

Location	Located approximately 10 miles by air and 15 miles by water southwest of Valdez, on the south side of Jack Bay.
Topo Map	USGS Quad Valdez A-7
Access	Access to the area is by boat or floatplane via Port Valdez and Jack Bay.
Terrain	Parcel topography moderately slopes down to the waterfront.
Soils	Consists almost entirely of a thin layer of organic material overlying bedrock.
Vegetation	The area has scattered hemlock and spruce trees.
Water Front	This parcel is adjacent to Jack Bay.
View	Jack Bay has high scenic values and currently receives significant use by pleasure boaters from Valdez.
Climate	Average winter temperatures range from 18 to 28 degrees F; average summer temperatures range from 46 to 62 degrees F. Average annual precipitation is 66 inches, including 300 inches of snow.
Water Source	The water table is expected to be quite deep.
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 the Alaska Department of Environmental Conservation. Due to the shallow depth of the bedrock it is very doubtful if very much of the area would be approved by the Department of Environmental Conservation for septic systems.
Utilities	None
Restrictions	Subject to platted easements and reservations or record, see ASLS 91-143.
Municipal Authority	None
Homeowners Association	None
Other	Eagles are known to use the surrounding areas for nesting. Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

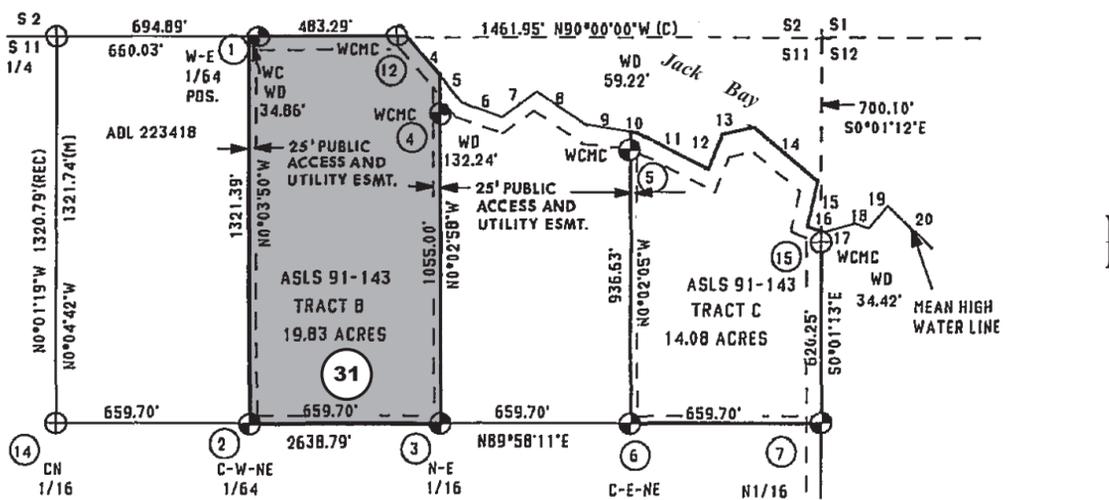


USGS Quad Valdez, Alaska

Vicinity Map
Township 10 South, Range 8 West, Section 11
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
31	223421	C010S008W11	ASLS 91-143	B	19.830	\$100,000

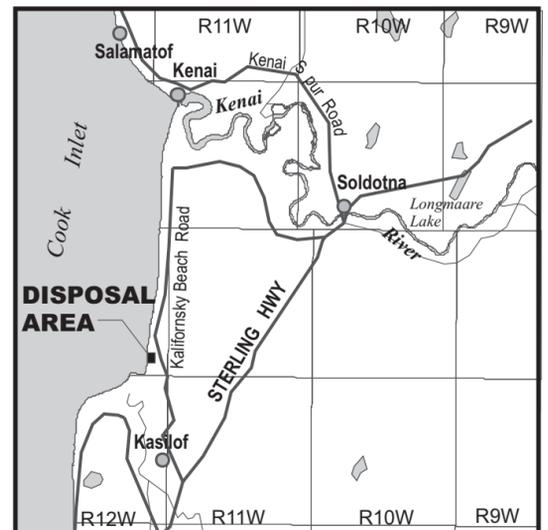
Section 11



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 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.
Topo Map	USGS Quad Kenai B-4
Access	From mile 109 of the Sterling Highway turn northwest onto Kalifornsky Beach Road and travel approximately 5 miles. To access the parcel, turn west onto Kasilof Drive, one of two gravel roads leading into the subdivision. Access to the parcel is by Ruffed Grouse Road, a minimally constructed road.
Terrain	Generally level at road grade.
Soils	Soils are primarily Tustumena silt loam and are well drained.
Vegetation	Vegetations consists of a mix of aspen and spruce on the uplands.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 43 to 62 degrees F. Average annual precipitation is 17 inches, including 52 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 the Alaska Department of Environmental Conservation.
Utilities	Electricity and telephone hookups are available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see EPF 54-12. 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 Kenai Peninsula Borough.
Homeowners Association	None



Vicinity Map

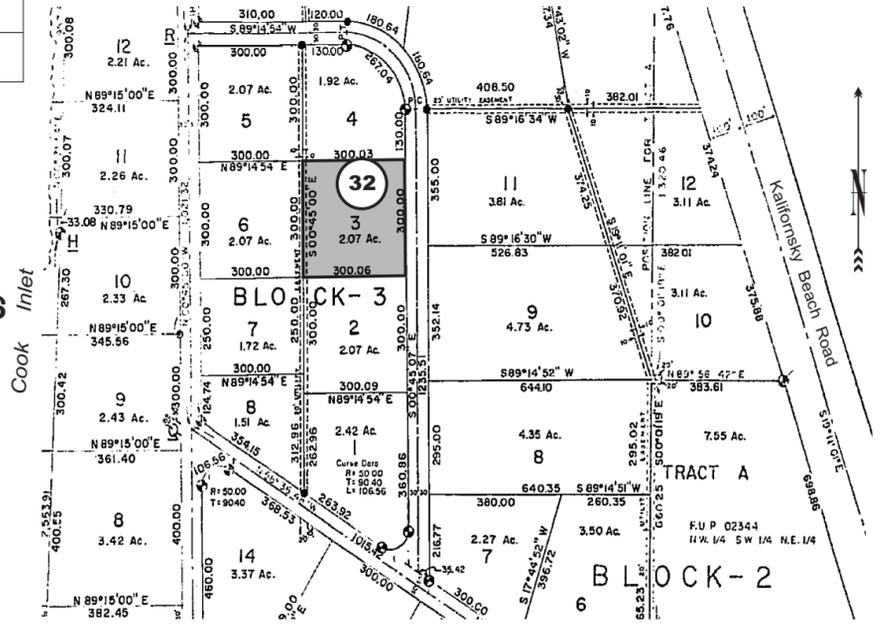
Township 4 North,
Range 12 West,
Section 36
Seward Meridian,
Alaska

USGS Quad Kenai, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
32	65275	S004N012W36	EPF 54-12	3	3	2.070	\$13,350

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>.

Section 36



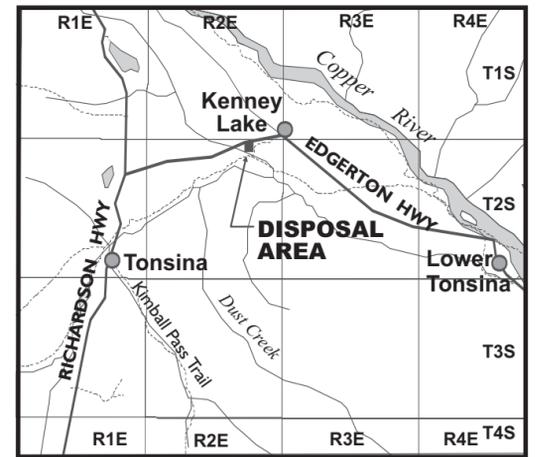
Map 16 - Kenney Lake Subdivision ASLS 81-193



Kenney Lake Subdivision

Vicinity Map

Township 2 South,
Range 2 East,
Section 3
Copper River Meridian,
Alaska

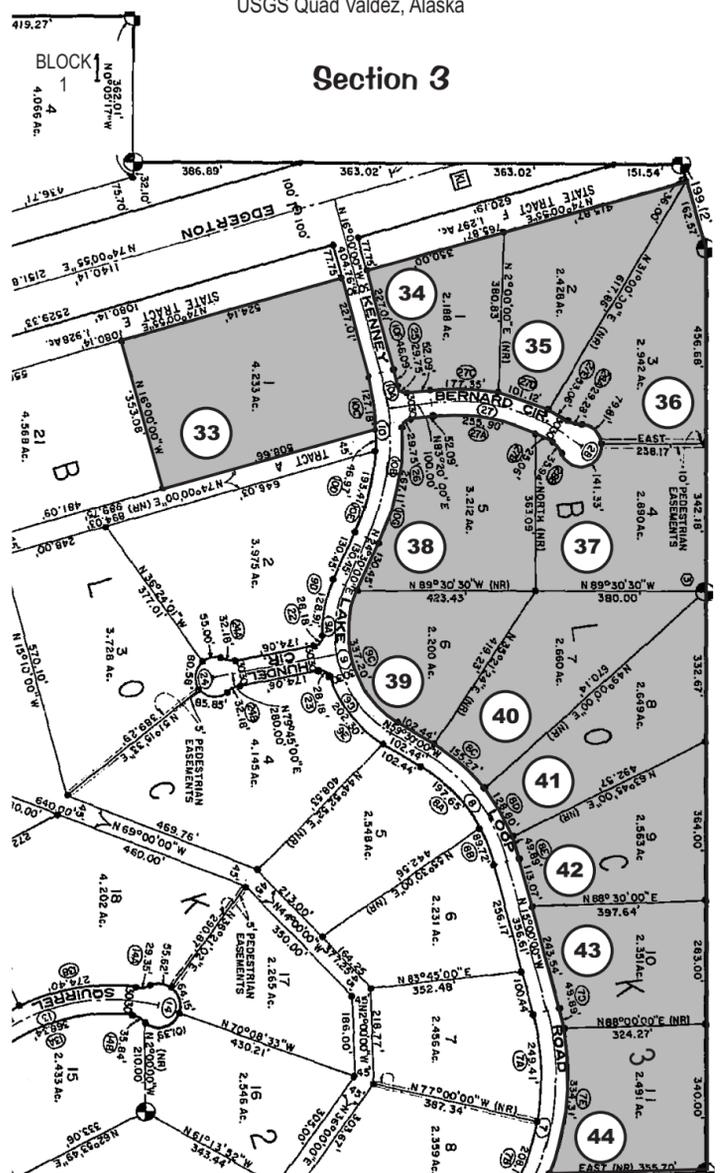


USGS Quad Valdez, Alaska

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>.

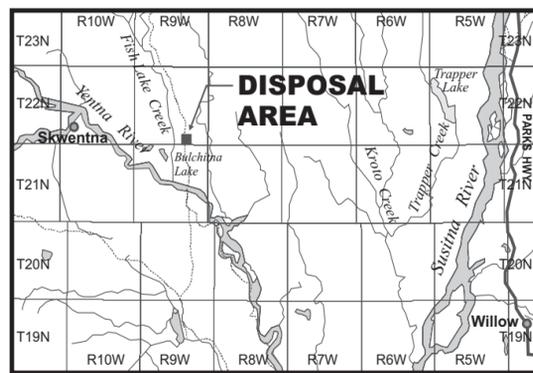
Location	Situated on the south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.
Topo Map	USGS Quad Valdez C-3
Access	Most of the parcels are accessible utilizing the platted right-of-way, Kenney Lake Loop Road, a dirt/gravel road. Lots 2, 3 and 4 in Block 3 can be accessed from Kenney Lake Loop Road, and then from Bernard Circle, and an unimproved right of way.
Terrain	The subdivision has gently sloping terrain that "stair steps" downward towards the Tonsina River which lies outside the subdivision.
Soils	Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses occurring.
Vegetation	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.
Water Front	None
View	Potential view of Chugach Mountains to the south and the Wrangell Mountains to the northeast.
Climate	Average winter temperatures range from -10 to 40 degrees F; average summer temperatures range from 60 to 80 degrees F.
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	Electricity and telephone hookups are available to the subdivision.
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-193. 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 Kenney Lake Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants are recorded in the Chitna Recording District in Book 13, Page 463.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
33	228468	C002S002E3	ASLS 81-193	1	2	4.233	\$11,600
34	228470	C002S002E3	ASLS 81-193	1	3	2.188	\$10,300
35	228471	C002S002E3	ASLS 81-193	2	3	2.428	\$10,300
36	228472	C002S002E3	ASLS 81-193	3	3	2.942	\$12,000
37	228473	C002S002E3	ASLS 81-193	4	3	2.890	\$11,900
38	228474	C002S002E3	ASLS 81-193	5	3	3.212	\$14,000
39	228475	C002S002E3	ASLS 81-193	6	3	2.200	\$11,500
40	228476	C002S002E3	ASLS 81-193	7	3	2.660	\$12,600
41	228477	C002S002E3	ASLS 81-193	8	3	2.649	\$12,600
42	228478	C002S002E3	ASLS 81-193	9	3	2.563	\$12,300
43	228479	C002S002E3	ASLS 81-193	10	3	2.351	\$11,800
44	228480	C002S002E3	ASLS 81-193	11	3	2.491	\$12,200



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

Location	Located approximately 60 miles northwest of Anchorage, about 35 miles southwest of Talkeetna, and approximately 8 miles north of the confluence of the Yentna and Kahiltna Rivers.
Topo Map	USGS Quad Tyonek D-3
Access	Several lakes as well as the Yentna River, Kahiltna River, and Lake Creek could provide access to this area via floatplane, boat, ATV, or snow machine. Access to the parcel is along platted easements and rights-of-way. Use existing public trails and easements when ever possible.
Terrain	General terrain in the area consists of flat, forested expanses broken by muskeg formations
Soils	Well-drained loamy soils occur extensively on hills, terraces, and outwash plains. Poorly drained fibrous organic soils occur in depressions and low areas of terraces and floodplains
Vegetation	Forested areas are primarily white and black spruce. The lower lying, poorly drained areas support sedges and mosses.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 0 to 19 degrees F; average summer temperatures range from 45 to 68 degrees F. Average annual precipitation is 26 inches, including 116 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	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

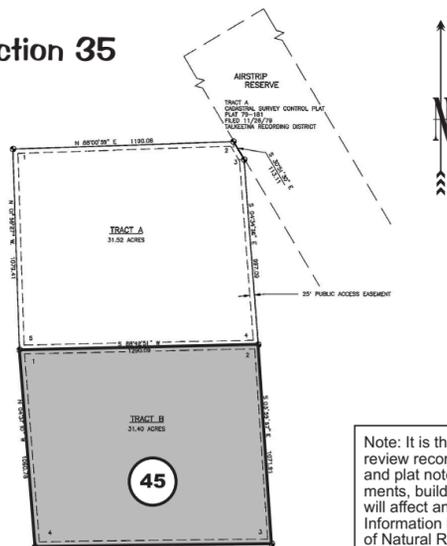


Vicinity Map
Township 22 North,
Range 9 West,
Section 35
Seward Meridian,
Alaska

USGS Quad Tyonek, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
45	220186	S022N009W35	ASLS 87-227	B	31.400	\$16,300

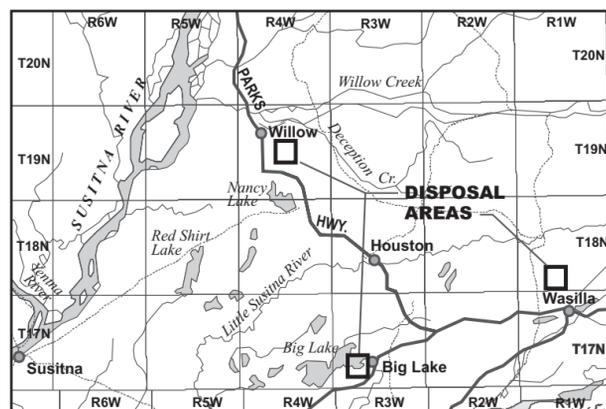
Section 35



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

Map 18 - Matanuska Valley Odd Lots

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 219571 is located approximately 1 mile north of Nancy Lake and 21 miles northwest of Wasilla. ADL 221184 is located approximately 2 miles north of Wasilla, just west of the Tanaina Elementary School.
Topo Map	USGS Quad Anchorage
Access	Access to ADL 56719 is from the Parks Highway west onto West Big Lake Road. Continue straight from West Big Lake Road onto West Northshore Drive, then turn north onto South Buoyant Drive to access the parcel. Access to ADL 219571 is east from the Parks Highway onto section line easements, reserved public access rights-of-way and lot line easements to the parcel. Access to the parcel may not be constructed. Access from the Parks Highway onto Ladasa Road and reserved public access rights-of-way could only be feasible with a permit from the Alaska Railroad Corporation. Use of the railroad right-of-way without a permit is considered trespass and will be prosecuted (AS 11.46.330) Access to ADL 221184 is north from the Parks Highway onto North Lucille Street, west onto West Seldon Road, south onto North Wards Road, then east onto West Balboa Park to access the parcel. There is a well established 4x4 trail entering the parcel where West Balboa Park and West Sands Drive meet.
Terrain	ADL 56719 and ADL 219571 are generally flat. ADL 221184 contains a large hill.
Soils	Unknown
Vegetation	ADL 56719 contains mostly willow, alder and the remains of large spruce trees burned in the Miller's Reach fire. ADL 219571 contains spruce, aspen and birch on higher, well drained soils and alder, willow and shrubs in the lower lying, wetter areas. ADL 221184 contains tall Kenai birch, golden birch, aspen and spruce, with grasses and shrubs in the open areas.
Water Front	Small streams may bisect ADL 219571 and ADL 221184.
View	ADL 219571 has potential views of the Talkeetna Mountains. ADL 221184 has views of the surrounding forest.
Climate	Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 46 to 68 degrees F. Average annual precipitation is 17 inches, including 52 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	Electricity and phone service is available to ADL 221184 and ADL 56719.
Restrictions	All parcels are subject to platted easements and reservations of record, see appropriate survey. ADL 56719 is subject to a 50-foot right-of-way easement along the south lot line and a 50-foot section line easement along the east lot line. ADL 219571 is subject to a 50-foot public access and utility easement along all lot lines. ADL 221184 is subject to a 50-foot public access and utility easement along all lot lines. Parcels are subject to a 100-foot building setback along all water bodies. 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	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None
Other	The area including ADL 56719 may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.



USGS Quad Anchorage, Alaska

Vicinity Map

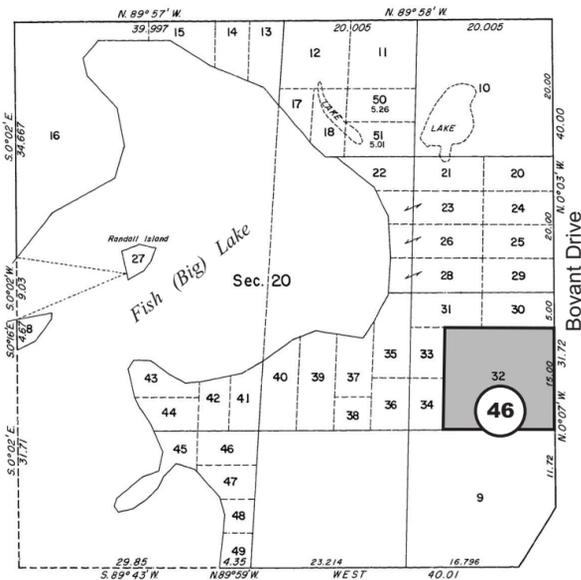
Township 17 North, Range 3 West, Section 20
Township 18 North, Range 1 West, Section 33
Township 19 North, Range 4 West, Section 21
Seward Meridian, Alaska



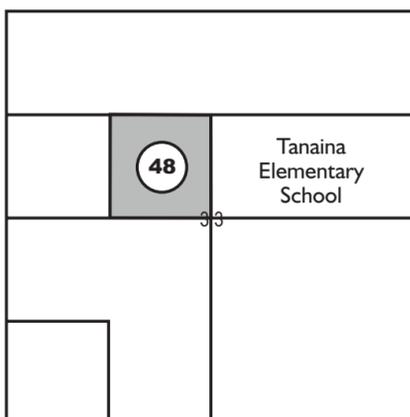
Mat Valley Odd Lot

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>.

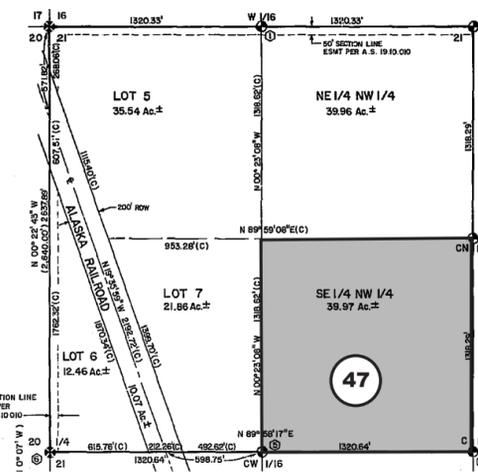
USRS Section 20



USRS Section 33



ASCS Section 21



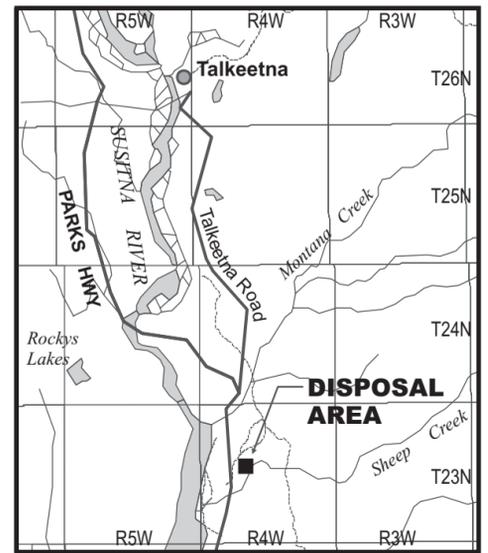
9/18/2003

Map 19 - Montana Creek Odd Lot USRS

Location	This parcel is approximately 2.5 miles east of mile 93 of the Parks Highway and 19.5 miles south of Talkeetna, just west of Sheep Creek.
Topo Map	USGS Quad Talkeetna Mountains A-6
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	Soils consist of organic overburden covering sandy, silty gravel.
Vegetation	Vegetation consists primarily of spruce, birch, and alder.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 46 to 66 degrees F. Average annual precipitation is 15 inches, including 48 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	Subject to platted easements and reservations 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 30-foot public access and utility easement along the remaining lot lines. 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	None
Other	Portions of this parcel may have a high water table and could be considered swampy. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Vicinity Map

Township 23 North,
Range 4 West,
Section 27
Seward Meridian,
Alaska

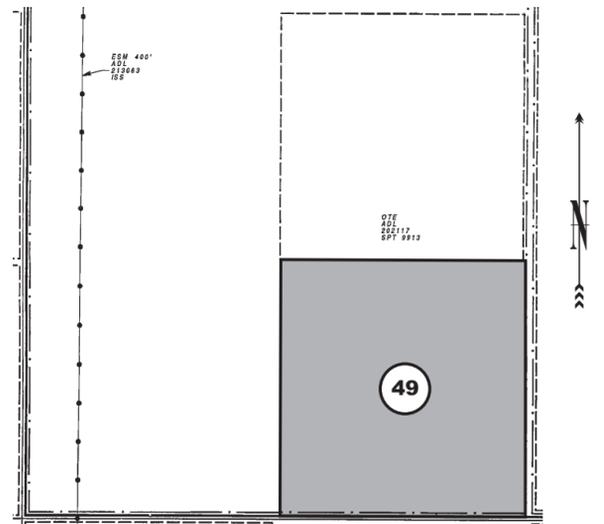


USGS Quad Tyonek, Alaska

PARCEL	ADL #	MTRS	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
49	202088	S023N004W27	USRS	SE1/4SW1/4	40.000	\$18,000

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>.

Section 27



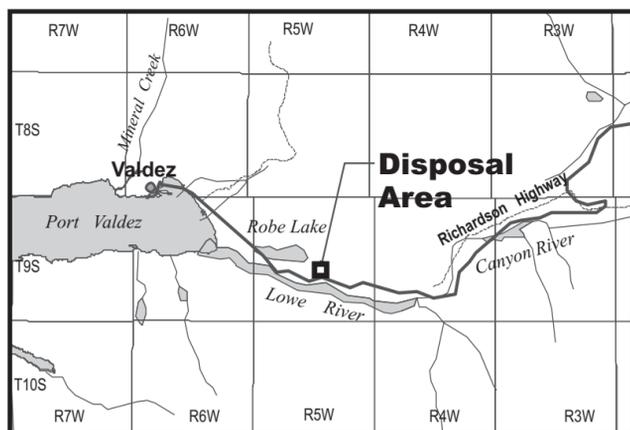
Map 20 - Robe Lake Alaska Subdivision ASLS 79-146

Location	Robe Lake Subdivision is located 10 miles southeast of Valdez, approximately one mile southeast of Robe Lake, north of the Richardson Highway.
Topo Map	USGS Quad Valdez A-6
Access	Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked 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. The parcel has gently rolling hills bisected by drainage patterns.
Soils	Soils in the subdivision are very shallow and cover glacial alluvium and scoured bedrock.
Vegetation	Primarily dense ground cover of alder with 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.
Water Source	Water availability and quality expected to be good.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation. See survey plat notes for additional water/sewage disposal restrictions.
Utilities	Electricity and telephone hookups are available to the subdivision.
Restrictions	Subject to platted easements and restrictions of record, see ASLS 79-146.
Municipal Authority	Located within the Valdez Corporate Boundary.
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.



Robe Lake Alaska Subdivision

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
50	206072	C009S005W22	ASLS 79-146	7	4	4.863	\$35,000



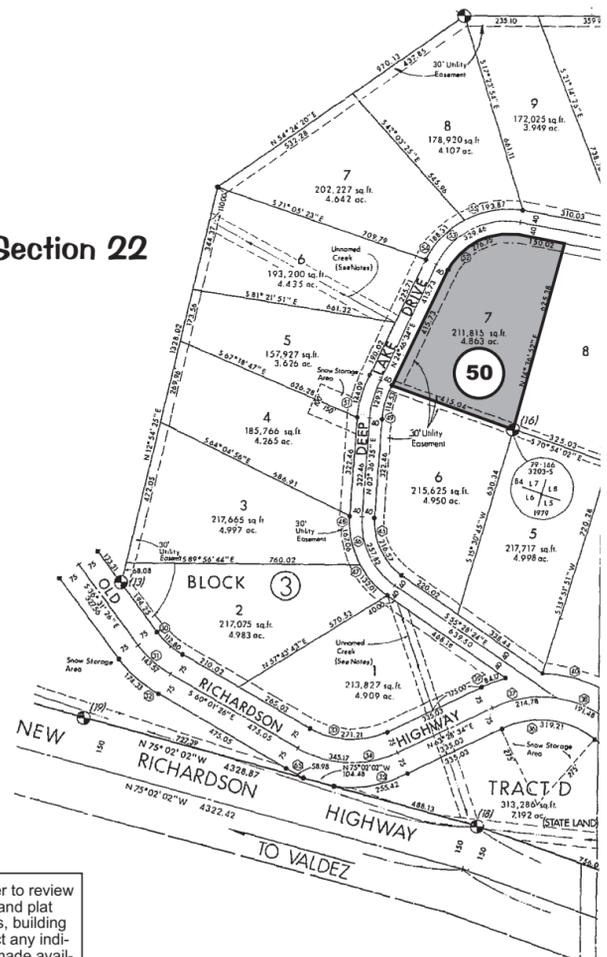
USGS Quad Valdez, Alaska

Vicinity Map

Township 9 South, Range 5 West, Section 22
Copper River Meridian, Alaska

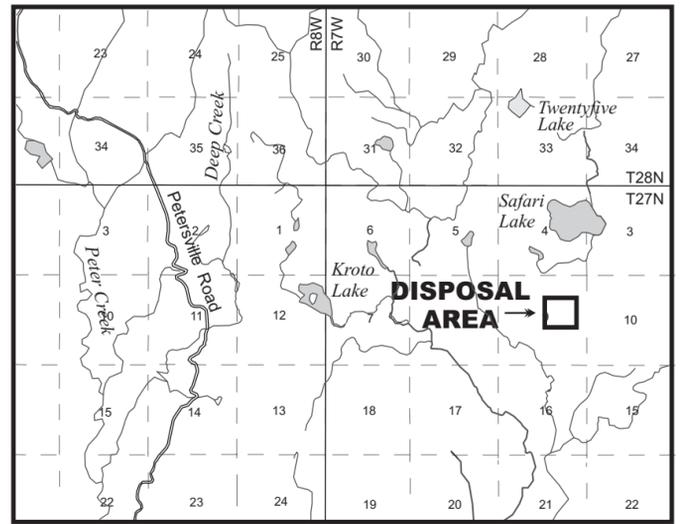
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Section 22



Map 21 - Safari Lake Subdivision ASLS 80-188

Location	Safari Lake Subdivision is located approximately 17 miles northwest of Talkeetna and 10 miles southeast of Petersville. The parcel is located south of Safari Lake.
Topo Map	USGS Quad Talkeetna B-2
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 rights-of-way.
Terrain	Predominate features in the area are glacial moraines which rise above poorly drained muskeg formations. The lowest elevation in the subdivision is Safari Lake at 919 feet above mean sea level.
Soils	Top soils range from one-half to two feet thick. Beneath this is silty, gravelly sand with cobbles.
Vegetation	Low-density white spruce, alder, and low brush on the moraine hills.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 3 to 22 degrees F; average summer temperatures range from 47 to 66 degrees F. Average annual precipitation is 28 inches, including 121 inches of snow.
Water Source	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 requirements, 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 Homeowner's 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.
Other	Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.



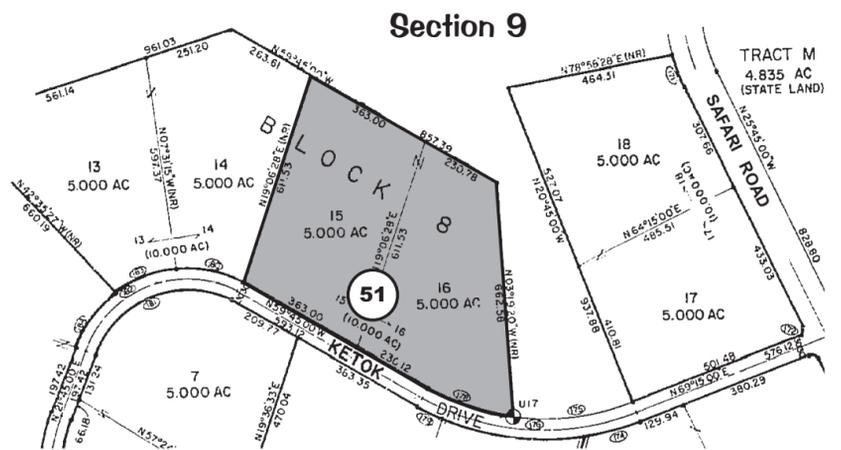
USGS Quad Talkeetna B-2, Alaska

Vicinity Map

Township 27 North, Range 7 West, Section 9
Seward Meridian, Alaska

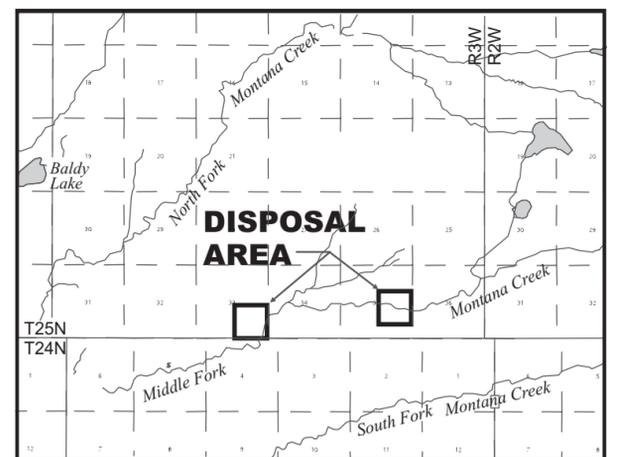
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
51	216178	S027N007W09	ASLS 80-188	15, 16	8	10.000	\$10,000

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 22 - South Bald Mountain Subdivision ASLS 82-1

Location	This subdivision is approximately 12 miles southeast of Talkeetna and 85 miles north of Anchorage, on the Middle Fork of Montana Creek.
Topo Map	USGS Quad Talkeetna Mountains A-6
Access	A cat trail from the Talkeetna Highway, through Bartlett Hills Subdivision via Mastodon Road comes within two miles of Bald Mountain Subdivision. The remaining distance to South Bald Mountain Subdivision, utilizing unconstructed rights-of-way and section line easements, 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 generally well contained 75 to 125 feet below the level of the adjacent lands. Elevation rises steadily from 1,225 feet on the western portion of the subdivision to 1,700 feet on the eastern portion.
Soils	Mostly organic material covering 2 to 3 feet of wind blown silt with sand and gravel at deeper depths. The area is generally free of permafrost except on a few of the higher slopes.
Vegetation	Consists of large stands of spruce and birch in the well drained areas and muskeg bogs in low-lying areas.
Water Front	ADL 216091 is adjacent to Tract L, which is a stream corridor for Middle Fork Montana Creek. ADL 216143 is adjacent to Tract E, which is also a stream corridor for Middle Fork Montana Creek.
View	Potential scenic views from some of the higher elevations within the subdivision.
Climate	Average winter temperatures range from 3 to 22 degrees F; average summer temperatures range from 47 to 66 degrees F. Average annual precipitation is 28 inches, including 121 inches of snow.
Water Source	Ground water is present at a 5-foot minimum depth throughout the majority of the subdivision.
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. Approved for non-water carried sewage disposal systems only (pit privies).
Utilities	None
Restrictions	Subject to platted easements and reservation 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.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	Any subsequent owner of any parcel within this 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.
Other	Beaver activity in the area may have a direct impact on the water levels of various lakes within the subdivision area.

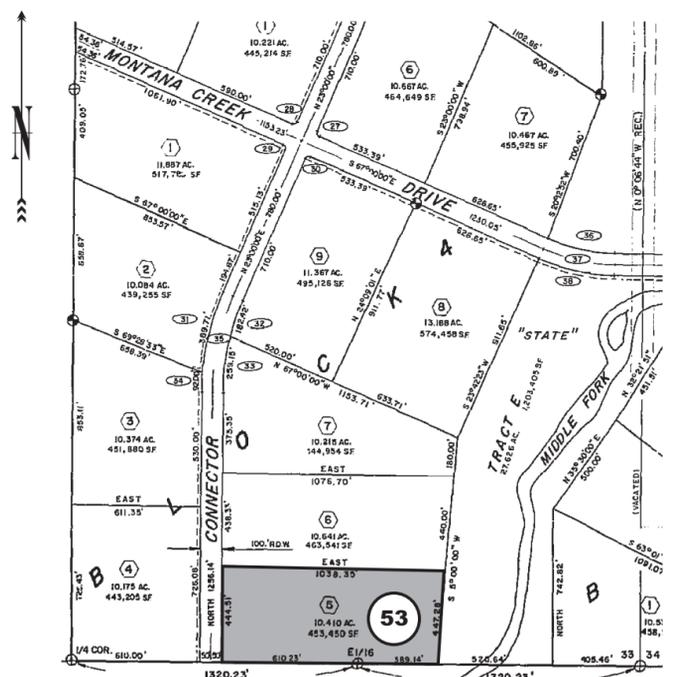


USGS Quad Talkeetna Mountains A-6, Alaska

Vicinity Map

Township 25 North, Range 3 West, Section 33, 35
Seward Meridian, Alaska

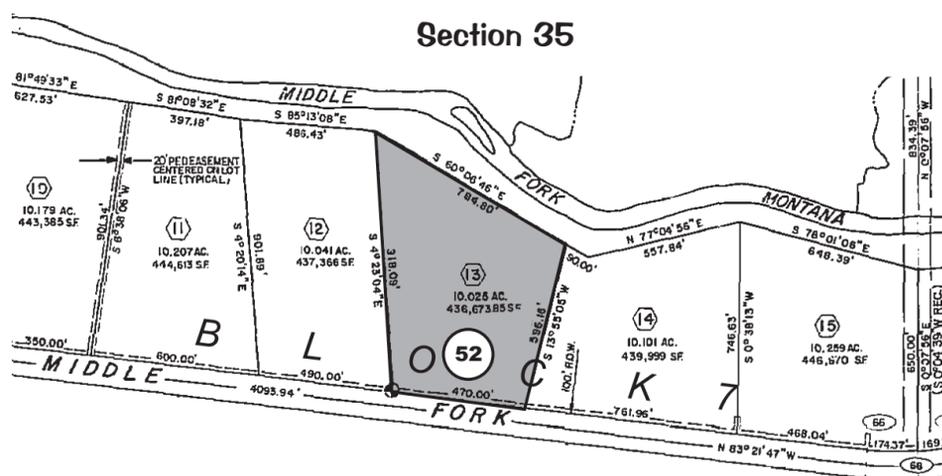
Section 33



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>.

9/18/2003

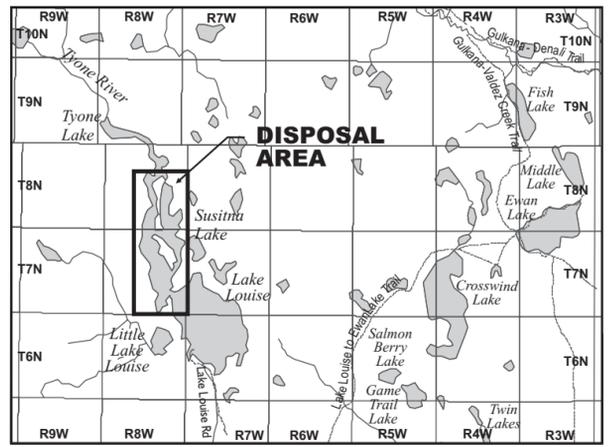
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
52	216091	S025N003W35	ASLS 82-1	13	7	10.025	\$8,800
53	216143	S025N003W33	ASLS 82-1	5	4	10.410	\$8,800



Map 23 - Susitna Lake Small Lots

continued on following page

Location	Susitna Lake Small Lots are located around Susitna Lake, north of Lake Louise, approximately 130 miles northeast of Anchorage and 40 miles northwest of Glennallen.
Topo Map	USGS Quad Gulkana B-6
Access	Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise, then by boat to Lake Susitna. Boat access to the lots can often be dangerous as the lake is shallow, susceptible to strong winds and wave action. Caution should be taken when approaching the channel connecting Lakes Louise and Susitna due to very shallow water and blind corners. Snowmobile access in the winter months and floatplane access to Susitna Lake in the summer months is also possible.
Terrain	Most parcels slope gently upward from the lake, with a few rolling hills and mild slopes.
Soils	Unknown
Vegetation	The primary vegetation in the area is black spruce intermixed with stands of aspen.
Water Front	All parcels are along the shoreline of Susitna Lake.
View	Potentially excellent views of Susitna Lake and surrounding area.
Climate	Average winter temperatures range from -16 to 7 degrees F; average summer temperatures range from 38 to 64 degrees F. Average annual precipitation is 12 inches, including 51 inches of snow.
Water Source	Susitna Lake is a water source for many of the current property owners, however the quality of water from Susitna Lake is unknown. Water may have to be hauled.
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	Subject to platted easements and reservations of record, see appropriate US Survey. All parcels are subject to a 50-foot public access easement and a 100-foot building setback from the ordinary high water mark of Susitna Lake. Parcels are also subject to a 25-foot public access and utility easement along all upland interior lot lines.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None
Other	The cabin and personal property located on ADL 228552 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. The Lake Louise and Susitna Lake area is a popular summer and winter recreation area.



USGS Quad Gulkana, Alaska

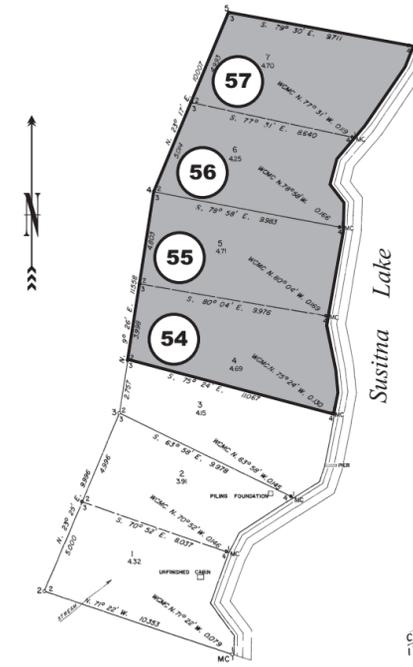
Vicinity Map

Township 7, 8 North, Range 8 West
Section 1, 3, 10, 36 and 13, 14, 22, 23, 24, 27, 34
Copper River Meridian, Alaska



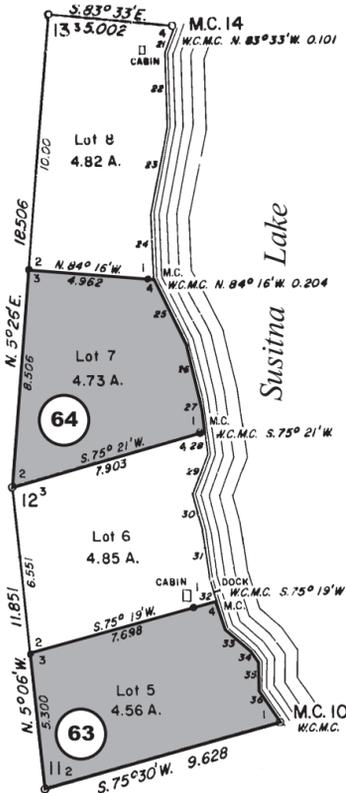
Susitna Lake Small Lots

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
54	228546	C007N008W10	USS 3500	4	4.69	\$19,700
55	228547	C007N008W10	USS 3500	5	4.71	\$19,800
56	228548	C007N008W3,10	USS 3500	6	4.25	\$17,900
57	228549	C007N008W3	USS 3500	7	4.70	\$19,700
58	228550	C007N008W36	USS 3501	4	4.07	\$16,300
59	228551	C007N008W36	USS 3501	5	4.13	\$16,500
60	228552	C007N008W36	USS 3501	9	2.95	\$13,900
61	228553	C007N008W3	USS 4578	1	3.18	\$14,600
62	228554	C007N008W3	USS 4578	2	2.79	\$13,400
63	228555	C007N008W3	USS 4578	5	4.56	\$18,200
64	228556	C008N008W34	USS 4578	7	4.73	\$18,900
65	228557	C007N007W18 C007N008W13	USS 4580	2	5.00	\$20,000
66	228558	C007N007W18 C007N008W13	USS 4580	6	4.92	\$19,700
67	228559	C007N008W1	USS 4585	1	4.88	\$19,500
68	228560	C007N008W1	USS 4585	2	4.92	\$19,700
69	228561	C007N008W1	USS 4585	3	4.75	\$19,000
70	228562	C007N008W1	USS 4585	4	4.65	\$18,600
71	228563	C007N008W1	USS 4585	8	4.54	\$16,300
72	228564	C008N008W27	USS 4590	10	4.99	\$20,000
73	228565	C008N008W27	USS 4590	11	5.00	\$20,000
74	228566	C008N008W14	USS 4591	1	4.92	\$19,700
75	228567	C008N008W13,24	USS 4591	9	4.35	\$17,400
76	228568	C008N008W24	USS 4591	18	4.86	\$19,400
77	228569	C008N008W23	USS 4592	3	2.33	\$12,400
78	228570	C008N008W22	USS 5656	N/A	5.00	\$21,000

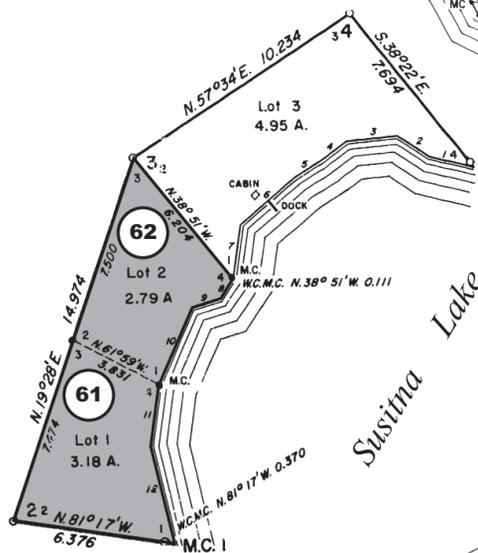


USS 3500
Section 3, 10

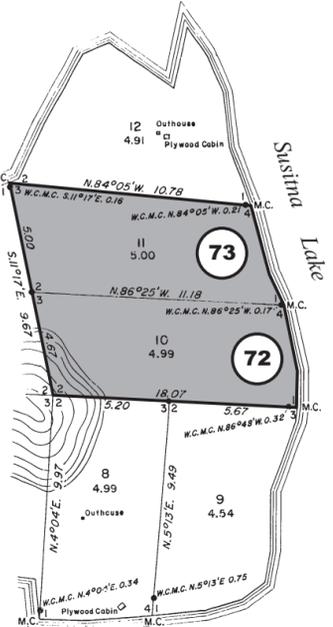
USS 4578
Section 3, 34



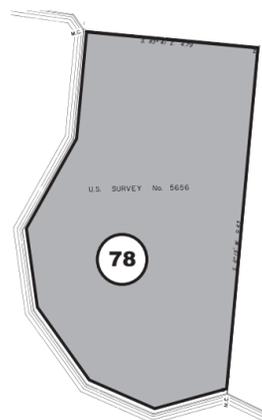
USS 3501
Section 36



USS 4590
Section 27



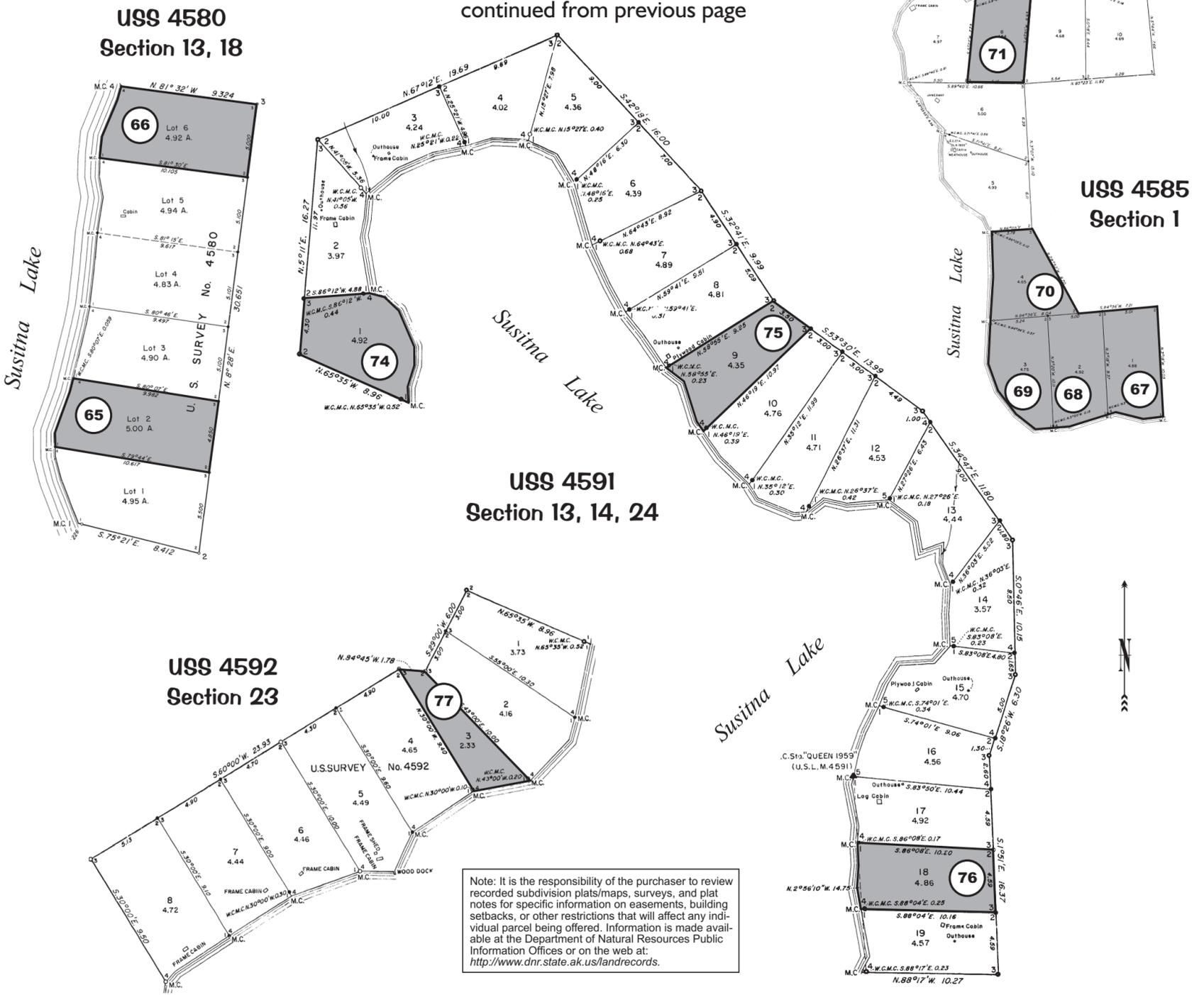
USS 5656
Section 22



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Map 23 - Susitna Lake Small Lots

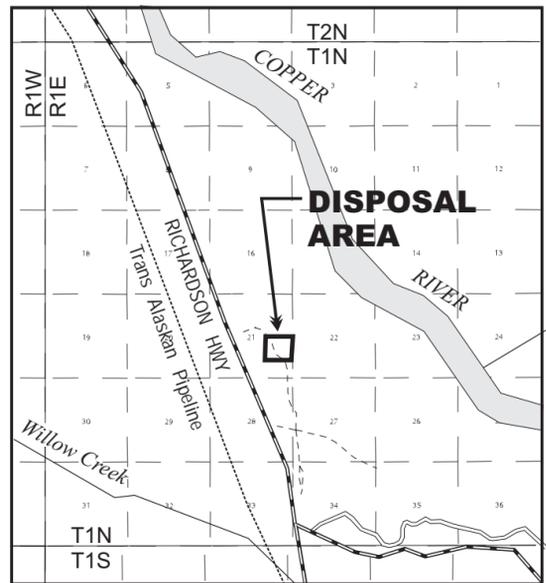
continued from previous page



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 24 - Willow Creek Subdivision ASLS 79-122

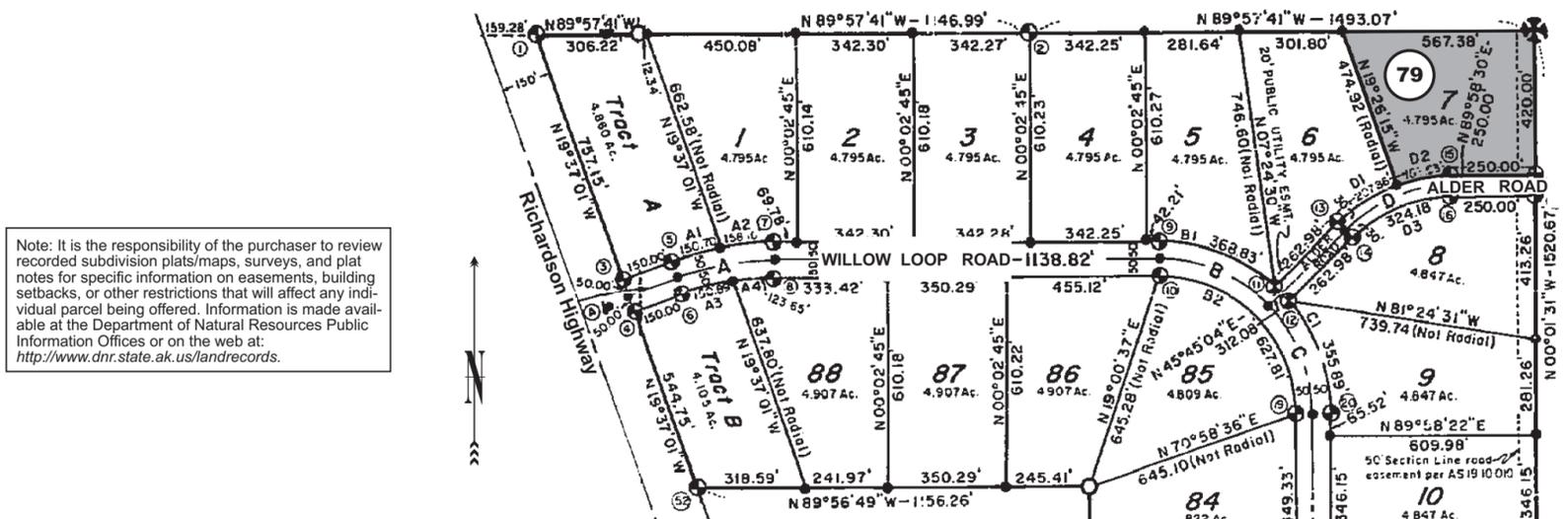
Location	Located within the Copper River Valley east of the Richardson Highway, approximately 9 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access is via the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road, a two lane gravel road, provides 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 sandy, silty material dominate the area. Permafrost is prevalent.
Vegetation	Vegetation consists of spruce forest broken up with muskeg formations.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -11 to 9 degrees F; average summer temperatures range from 40 to 67 degrees F. Average annual precipitation is 13 inches, including 64 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters.
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	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, junked appliances, 55 gallon drums, tires, an outhouse, an animal stable in disrepair, a doghouse, and multiple piles of garbage 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.



USGS Quad Valdez D-4, Alaska
 Vicinity Map
 Township 1 North, Range 1 East, Section 21
 Copper River Meridian, Alaska

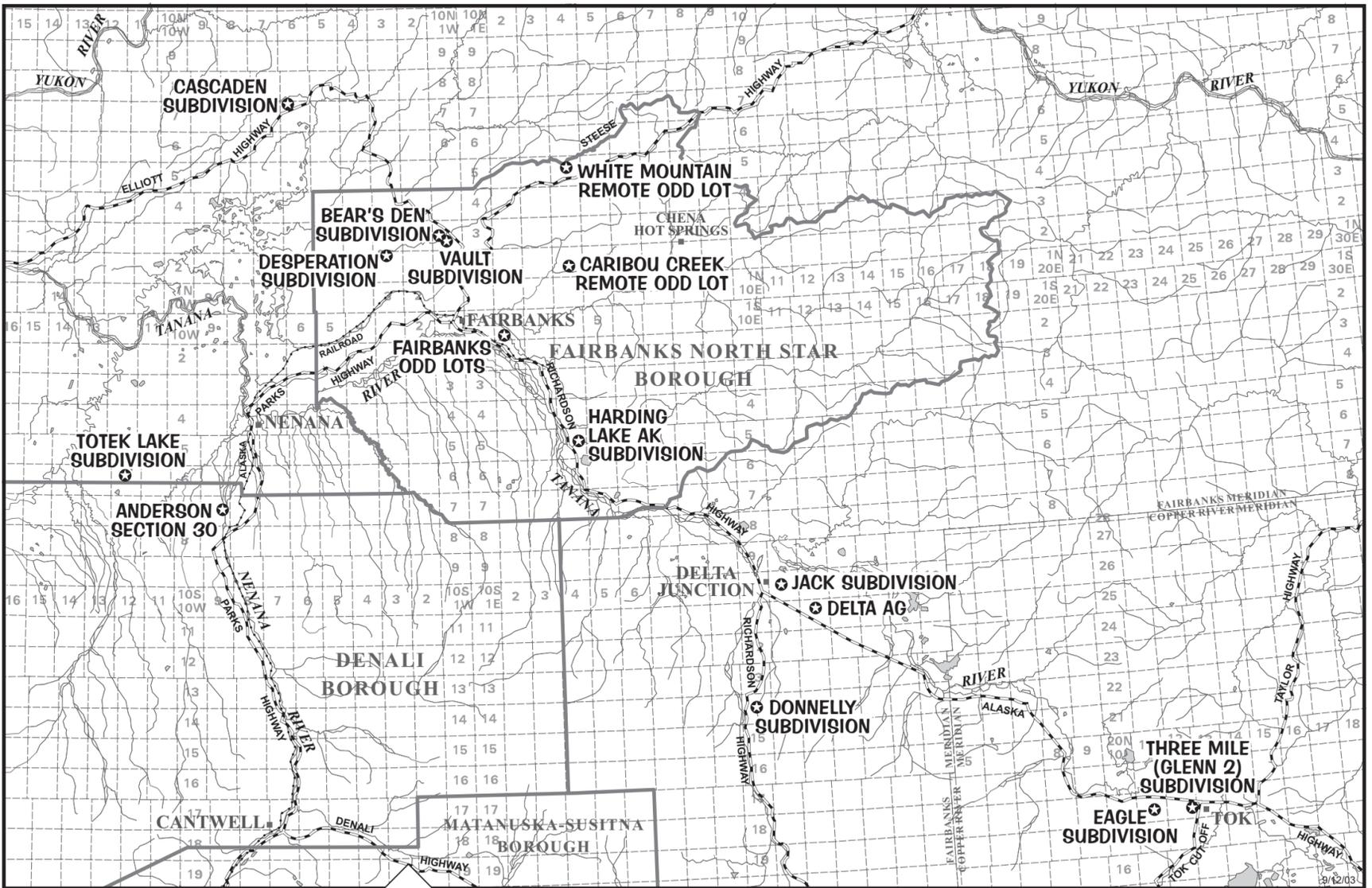
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
79	203302	C001N001E21	ASLS 79-122	7	4.795	\$9,400.00

Section 21



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NORTHERN REGION

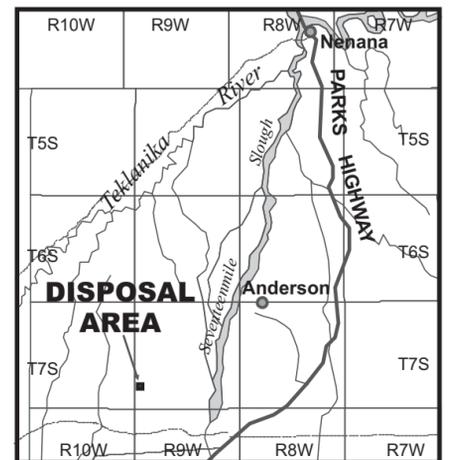


NORTHERN REGION PARCELS

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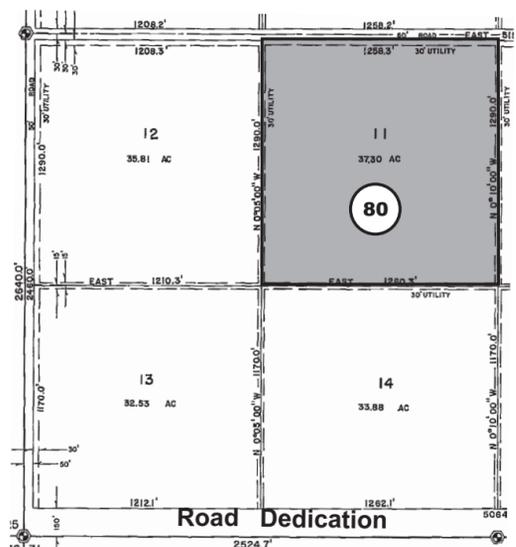
Map 25 - Anderson Section 30 ASLS 79-29

Location	This parcel is located within the Anderson Subdivision, which lies west of the Nenana River, approximately five miles southwest of Anderson. This parcel may be within the Nenana River floodplain.
Topo Map	USGS Quad Fairbanks B-5
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 1/4 mile, then turning north and following the road to the disposal boundary.
Terrain	Slightly rolling with slopes of 0 to 12 percent.
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.
Vegetation	Primarily spruce and willow with some stands of birch and aspen.
Water Front	None
View	View encompasses the rolling terrain beyond the Nenana River.
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.
Water Source	Ground water depth varies between 100 to 250 feet from the surface.
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. Non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.) have been approved.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 79-29.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Association	None
Other	Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. 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.



USGS Quad Fairbanks, Alaska

Section 30

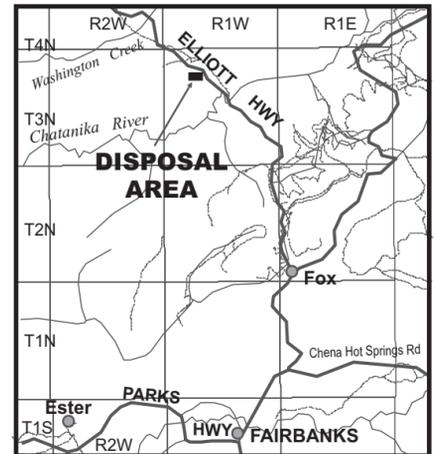


PARCEL	ADL #	MTRS	SURVEY	LOT	TRACT	ACRES	MINIMUM BID
80	401990	F007S009W30	ASLS 79-29	11	A	37.300	\$10,100

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

Location	Bear's Den Subdivision is located 20 miles north of Fairbanks on the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to this parcel is via Himalaya Drive, which intersects the Elliott Highway at mile 14.25, then south along an unnamed section line road, then east on Yogi Drive. All roads except the Elliott Highway are unpaved.
Terrain	This area has gently sloping terrain with a southern or southeastern aspect.
Soils	Gilmore and Minto series silt loam underlain by fractured schist bedrock, poorly drained at low elevations.
Vegetation	Birch and white spruce dominate the higher elevations with black spruce and moss in lower, poorly drained areas.
Water Front	None
View	Potential view of the surrounding low hills.
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.
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. This parcel has been approved by the ADEC for on-site wastewater disposal.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-125. 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 Fairbanks North Star Borough.
Homeowners Association	The subdivision is within the Bear's Den Service Area.
Other	There are active mining claims in the vicinity of this subdivision. 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.



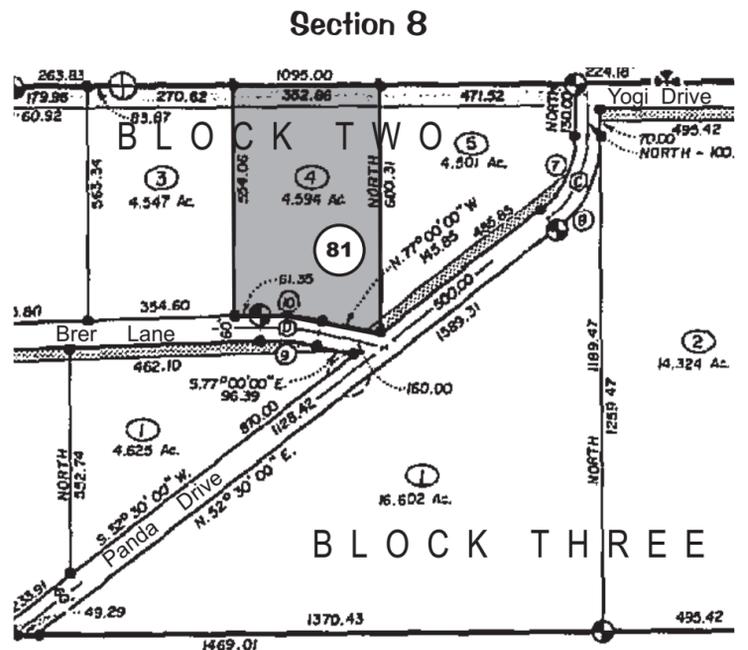
Vicinity Map

Township 3 North,
Range 1 West,
Section 8
Fairbanks Meridian,
Alaska

USGS Quad Livengood, Alaska

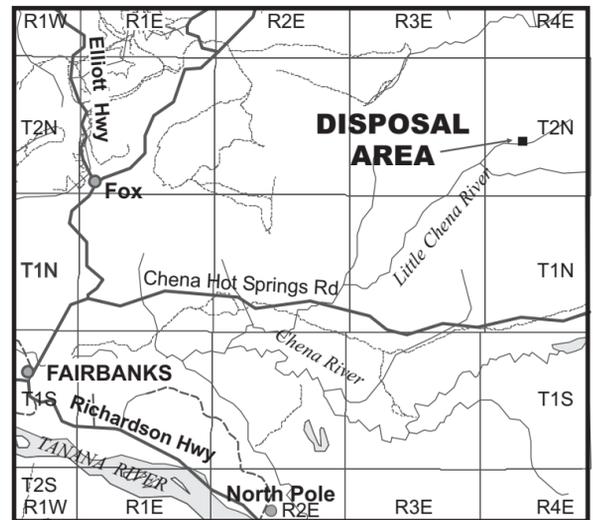
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
81	409989	F003N001W08	ASLS 82-125	4	2	4.594	\$3,700

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Map 27 - Caribou Creek Remote Odd Lot ASLS 85-41

Location	The Caribou Creek area is located approximately 30 miles northeast of Fairbanks off Chena Hot Springs Road.
Topo Map	USGS Quads Big Delta D-6 and Fairbanks D-1
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 woodcutting road after about 1.4 miles. The woodcutting road runs northwest and connects with Little Chena trail in Section 10, Township 1 North, Range 3 East. Little Chena Trail continues to the northeast along the Little Chena River. Presently suitable for winter use only, the Little Chena Trail may be developed as an all-season logging road to and from the Tanana Valley State Forest. ADL 410720 is located approximately 1/8 mile east of the Little Chena Trail and fronts Caribou Creek. Two Rivers Road and the associated wood cutting road are generally suitable for year-round vehicle traffic.
Terrain	The area is characterized by the Caribou Creek and Anaconda Creek drainages, surrounded by hills with elevation ranging from approximately 700 to 2,100 feet above sea level.
Soils	Unknown
Vegetation	Large white spruce and cottonwoods are found on stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch, and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
Water Front	The southern border of the parcel fronts Caribou Creek.
View	Potential views of the surrounding mountains, streams and valleys.
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.
Water Source	Water from streams is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown. Filtering and disinfecting surface water before use is recommended.
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	Subject to platted easements and reservations of record, see ASLS 85-41. 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 Fairbanks North Star Borough.
Homeowners Association	None
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. There are active mining claims located within 1/2 mile of this parcel.

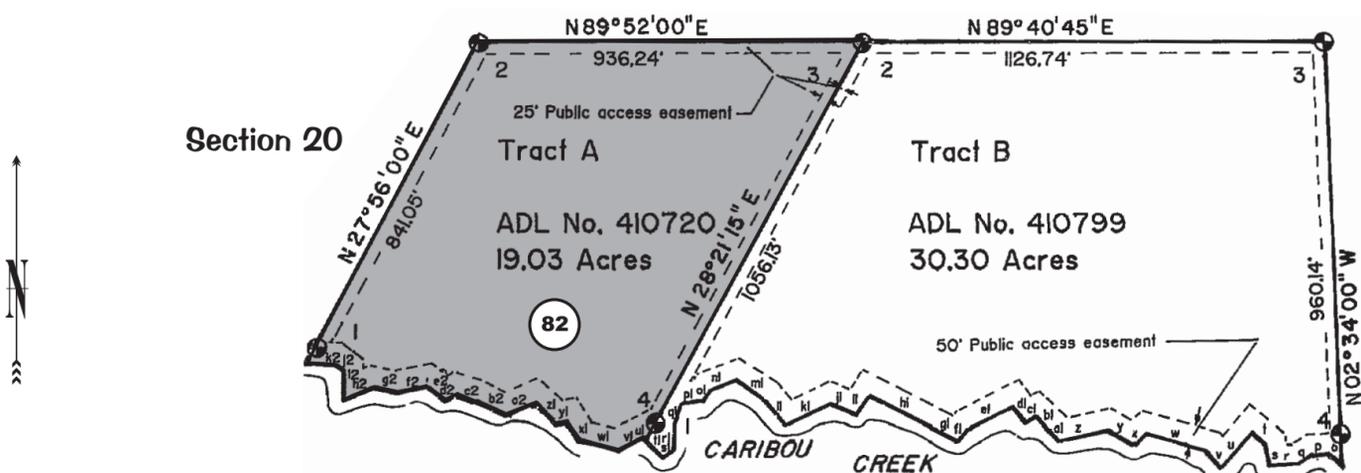


Vicinity Map

Township 2 North, Range 4 East,
Section 20
Fairbanks Meridian, Alaska

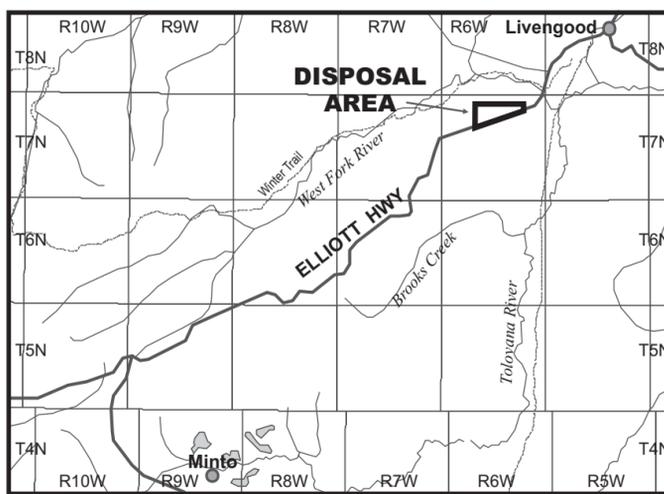
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
82	410720	F002N004E20	ASLS 85-41	A	19.030	\$19,000



Map 28 - Cascaden Subdivision ASLS 86-98

Location	Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and eight miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.
Topo Map	USGS Quad Livengood B-4
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.
Terrain	The subdivision lies primarily on a south facing slope with elevation ranging from 900 to 1,500 feet.
Soils	Soils are generally well drained.
Vegetation	Vegetation consists mostly of birch and spruce interspersed with willow and alder.
Water Front	None
View	View of the surrounding woods as well as lakes within the valley to the south.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 inches.
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 the Alaska Department of Environmental Conservation.
Utilities	Telephone service is available within the subdivision. Service to individual lots will need to be established.
Restrictions	Subject to platted easements and reservations, see ASLS 86-98. Driveways may not be constructed directly from the Elliott Highway, but must be established from dedicated rights-of-way within the subdivision.
Municipal Authority	None
Homeowners Association	Unknown
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.

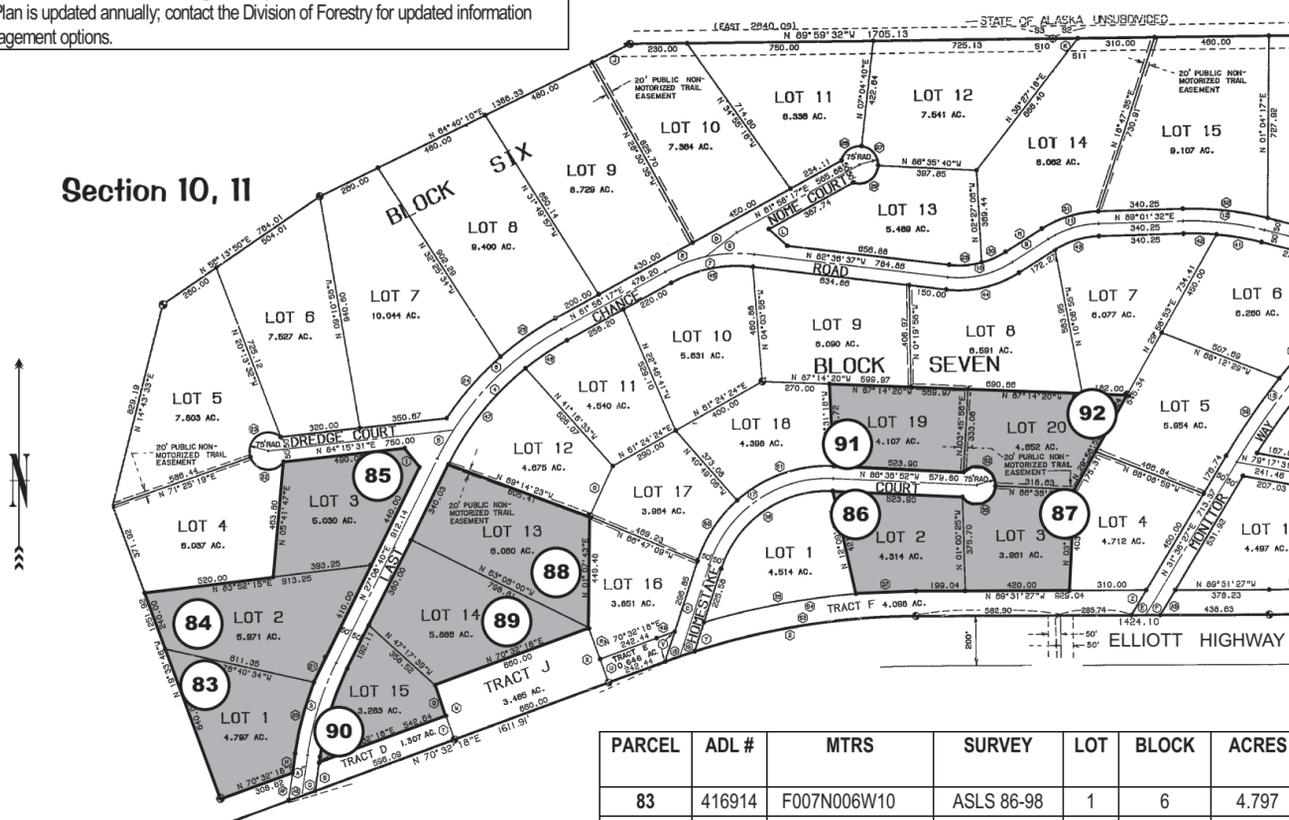


USGS Quad Livengood, Alaska

Vicinity Map

Township 7 North, Range 6 West, Section 10, 11
Fairbanks Meridian, Alaska

Section 10, 11



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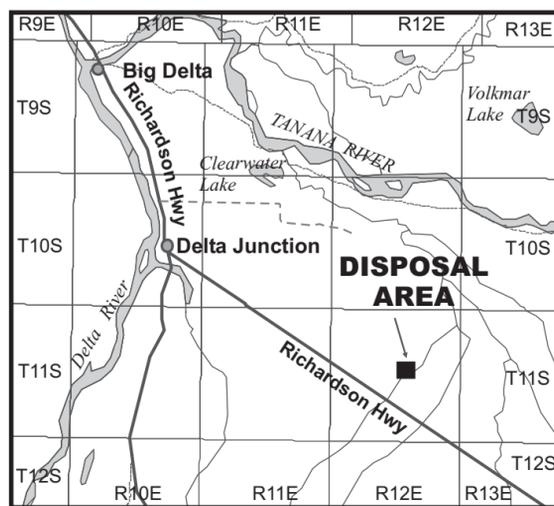
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
83	416914	F007N006W10	ASLS 86-98	1	6	4.797	\$6,700
84	416915	F007N006W10	ASLS 86-98	2	6	5.971	\$8,400
85	416916	F007N006W10	ASLS 86-98	3	6	5.030	\$7,000
86	413687	F007N006W10	ASLS 86-98	2	7	4.314	\$6,000
87	413688	F007N006W10,11	ASLS 86-98	3	7	3.961	\$5,500
88	416917	F007N006W10	ASLS 86-98	13	7	6.080	\$8,500
89	416918	F007N006W10	ASLS 86-98	14	7	5.886	\$8,200
90	416919	F007N006W10	ASLS 86-98	15	7	3.283	\$4,600
91	413694	F007N006W10	ASLS 86-98	19	7	4.107	\$5,700
92	413695	F007N006W10, 11	ASLS 86-98	20	7	4.652	\$6,500

Map 29 - Delta Ag ASLS 78-93

Location	The Delta Ag Subdivision is located approximately 12 miles southeast of Delta Junction and one mile north of the Alaska Highway.
Topo Map	USGS Quad Mt. Hayes D-3
Access	This parcel is accessible from the Alaska Highway and Spruce Road. Spruce Road intersects the Alaska Highway at milepost 1,410.
Terrain	The area is nearly level with elevation levels between 1,100 to 1,200 feet above mean sea level.
Soils	Soil is predominately well-drained sandy silt-loam with underlying gravel; exposed soils may be susceptible to wind erosion.
Vegetation	Vegetation includes aspen, birch, and stands of black spruce regeneration.
Water Front	None
View	Potential view of the Alaska Range.
Climate	Average winter temperatures range from -31 to 24 degrees F; average summer temperatures range from 35 to 72 degrees F. Average annual precipitation is 15 inches, including 56 inches of snow. This area is very windy.
Water Source	Wells in surrounding areas average 150 to 200 feet.
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. Non-water carried type disposal systems have been approved for this subdivision.
Utilities	Electricity and phone service is available to most of the area; individual parcels must be researched independently to determine utility availability.
Restrictions	Subject to platted easements and reservations, see ASLS 78-93.
Municipal Authority	None
Homeowners Association	None
Other	This subdivision is entirely surrounded by large-scale agricultural development; farming activities include traffic, livestock production, and the use of fertilizers and pesticides. Wild bison herds frequent the region. This parcel is Tentatively Approved (T/A) from the Federal Government. Currently, the subdivision 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.

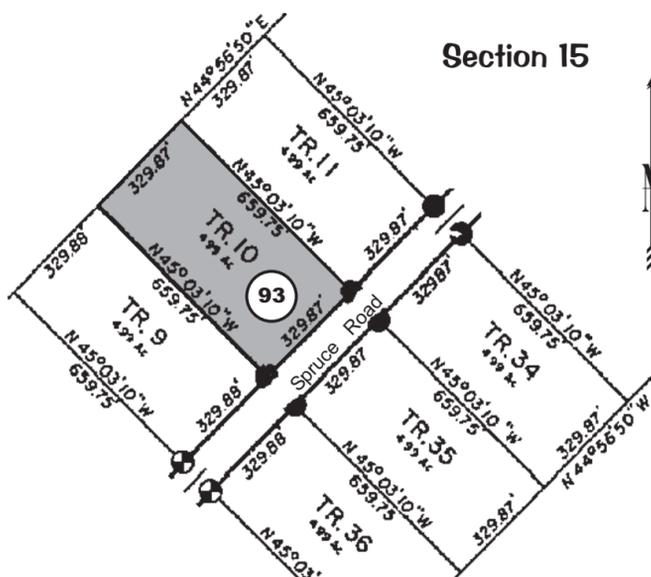
Vicinity Map

Township 11 South,
Range 12 East,
Section 15
Fairbanks Meridian,
Alaska



USGS Quad Big Delta, Alaska

Section 15

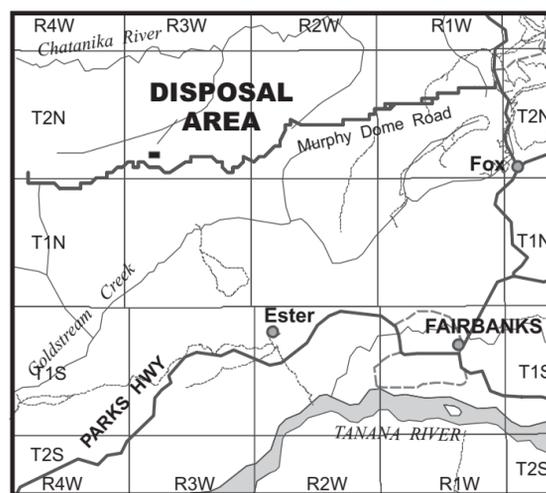


PARCEL	ADL #	MTRS	SURVEY	BLOCK	TRACT	ACRES	MINIMUM BID
93	401160	F011S012E15	ASLS 78-93	3	10	4.990	\$7,000

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Map 30 - Desperation Subdivision ASLS 81-1

Location	Desperation Subdivision is located 25 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, Spinach Creek Road, and then approximately four miles east on Old Murphy Dome Road to Desperation Loop, which has not been constructed. Access during certain times of the year may require four-wheel drive vehicles.
Terrain	The terrain is variable with the elevation ranging from 900 feet to 1,850 feet.
Soils	Soils primarily contain silt with some sand and gravel. Permafrost may be present in the area.
Vegetation	Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.
Water Front	None
View	View of the surrounding woods and potential view of the Chatanika Valley.
Climate	Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 69 degrees F. Average annual precipitation is 15 inches.
Water Source	Wells are expected to be deep. Water quality and quantity are 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 the Alaska Department of Environmental Conservation.
Utilities	Electricity and phone lines are located adjacent to Old Murphy Dome Road.
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-1.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
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.

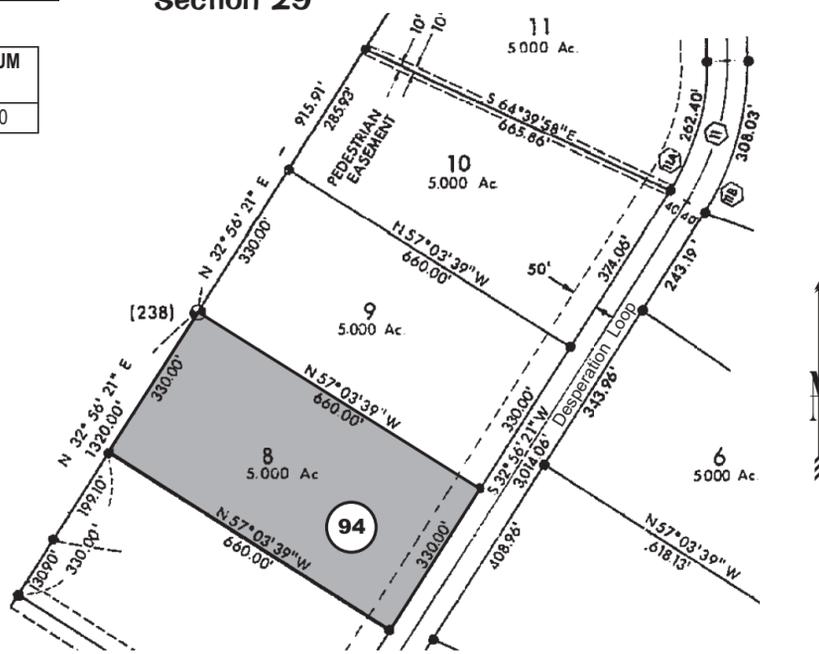


USGS Quad Fairbanks, Alaska

Vicinity Map

Township 2 North, Range 3 West, Section 29
Fairbanks Meridian, Alaska

Section 29

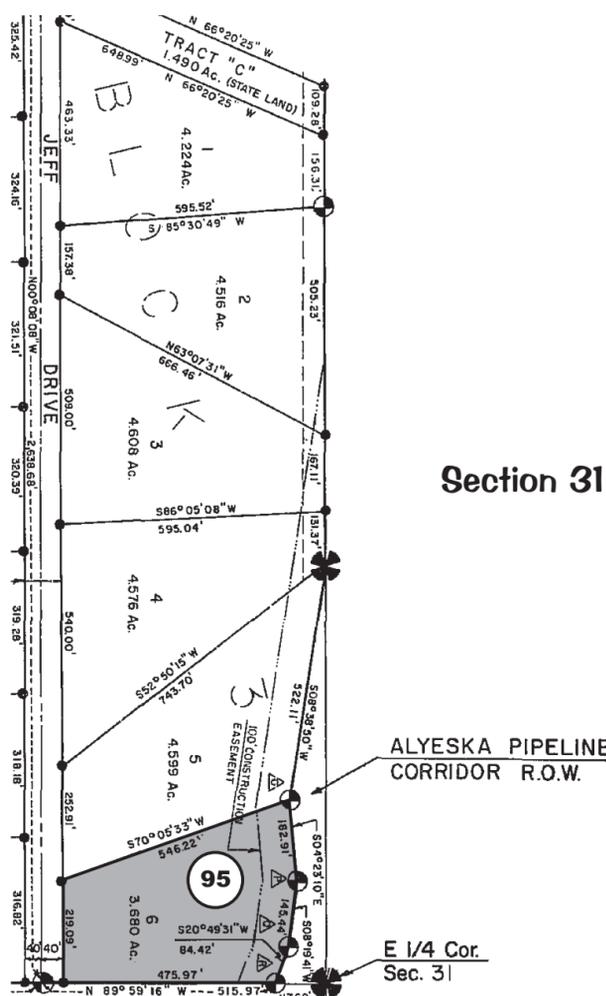


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PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
94	408187	F002N003W29	ASLS 81-1	8	2	5.000	\$2,500

Map 31 - Donnelly Subdivision ASLS 80-95

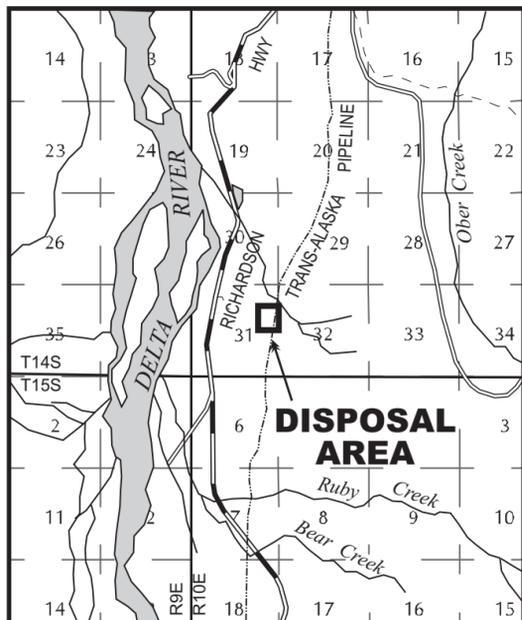
Location	Donnelly Subdivision is located approximately 28 miles south of Delta Junction, east of the Delta River and the Richardson Highway.
Topo Map	USGS Quad Mount Hayes C-4
Access	Access to the subdivision can be gained by turning east onto Donnelly Way at approximately mile 237.5 of the Richardson Highway. Conditions of platted rights-of-way are unknown. Access may be limited to ATV, snowmachine, or four-wheel drive vehicles.
Terrain	Moderately sloping with elevation between 1,850 to 1,900 feet above mean sea level.
Soils	Soils consist of silt loam over rock, gravelly sand, or fine sand.
Vegetation	Vegetation includes spruce, aspen, birch, willow, and alder.
Water Front	None
View	Potentially excellent views of the Alaska Range.
Climate	Windy area that experiences seasonal extremes. The average low temperature in January is -11 degrees F; the average high in July is 69 degrees F. Temperature extremes have been recorded from -63 degrees to 92 degrees F. The annual precipitation is 12 inches, including 37 inches of snow.
Water Source	Unknown. The Alaska Department of Environmental Conservation recommends filtering and disinfecting surface water before use.
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 the Alaska Department of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-95.
Municipal Authority	None
Homeowners Association	Any subsequent owner of parcel within the subdivision automatically becomes a member of the Homeowner's association created to govern said subdivision, if active.
Other	Currently, the subdivision is in 'Limited' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



Section 31

Vicinity Map

Township 14 South,
Range 10 East,
Section 31
Fairbanks Meridian,
Alaska



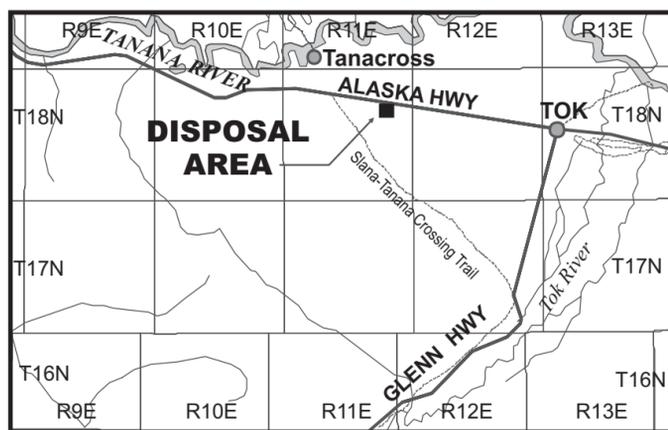
USGS Quad Mt Hayes C-4, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
95	406554	F014S010E31	ASLS 80-95	6	3	3.680	\$4,000

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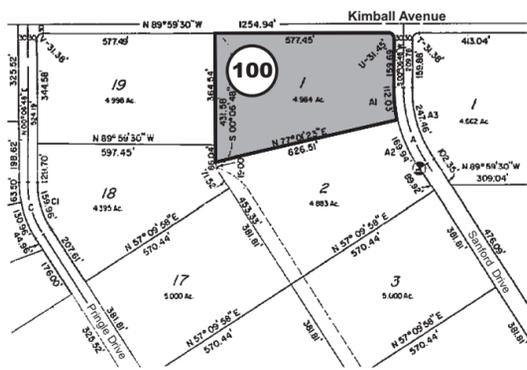
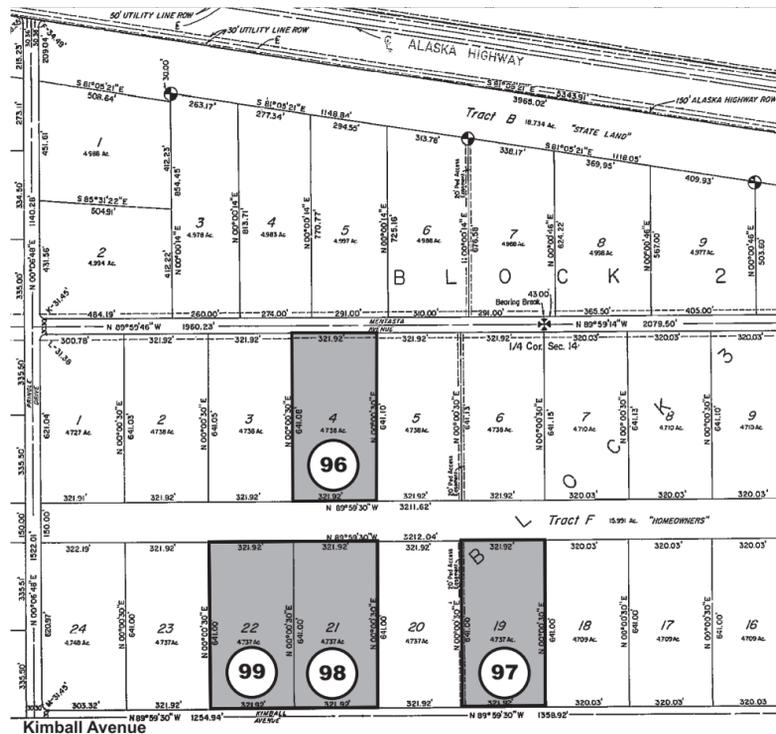
Map 32 - Eagle Subdivision ASLS 81-33

Location	Eagle Subdivision is located approximately 10 miles west of Tok on the south side of, and adjacent to, the Alaska Highway.
Topo Map	USGS Quad Tanacross B-5
Access	Access is via the Alaska Highway and platted rights-of-way, including Pringle Drive, Menatasta Avenue, and Kimball Avenue.
Terrain	The area is mostly level with some low rolling dunes; elevations range from 1,200 to 2,200 feet.
Soils	Soils are well drained and are composed of shallow silt over gravelly sand.
Vegetation	Stands of aspen and birch predominate with black spruce in a few low areas.
Water Front	None
View	View of the surrounding forest.
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 15 inches.
Water Source	Potable water of high quality is expected at a depth of 50 feet.
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. Non-water carried type disposal systems have been approved.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-33.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel automatically becomes a member of the Eagle Homeowners' Association created to govern said subdivision, if active.
Other	The historic Tetlin Trail crosses Section 11 north of the subdivision. The historic Slana-Tanana Crossing Trail, RST #188, crosses Section 15 west of these parcels and is subject to Revised Statute 2477 of the mining law of 1866. The surrounding area may contain traplines. Currently, the subdivision 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.



USGS Quad Tanacross, Alaska
Vicinity Map
 Township 18 North, Range 11 East, Section 14
 Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
96	408046	C018N011E14	ASLS 81-33	4	3	4.738	\$7,600
97	408057	C018N011E14	ASLS 81-33	19	3	4.737	\$7,200
98	408059	C018N011E14	ASLS 81-33	21	3	4.737	\$7,400
99	408060	C018N011E14	ASLS 81-33	22	3	4.737	\$7,600
100	408093	C018N011E14	ASLS 81-33	1	9	4.984	\$8,000



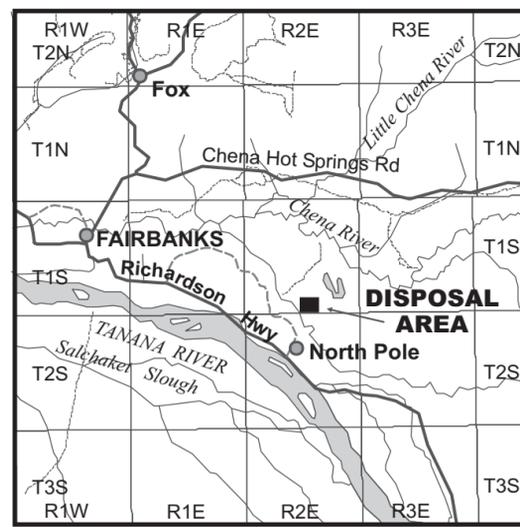
Section 14

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Map 33 - Fairbanks Odd Lots

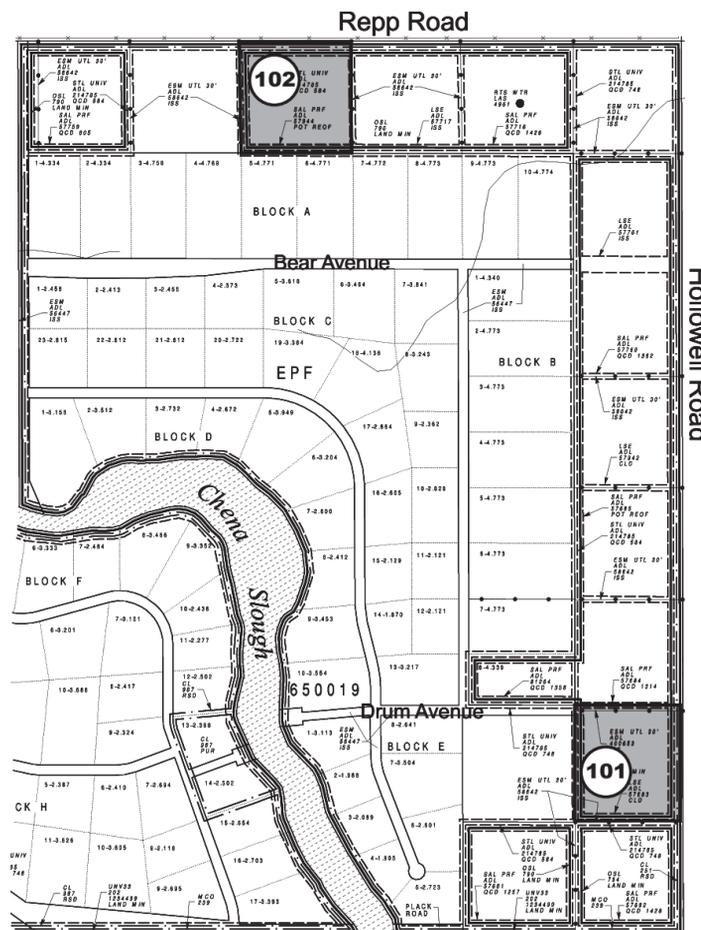
Location	Both Fairbanks Odd Lots are located in North Pole, approximately 13 miles southeast of Fairbanks.
Topo Map	USGS Fairbanks D-1
Access	Access is via the Richardson Highway milepost 349.5, then northwest on Badger Road to Plack Road, then east on Plack to Hollowell Road. ADL 57683 is located at the corner of Hollowell Road and Drum Avenue. ADL 57944 is located approximately 1/2 mile west of the intersection of Hollowell Road and Repp Road.
Terrain	The area consists of mostly level terrain.
Soils	Soils in the North Pole area are mostly composed of lemota peat and goldstream; drainage may be poor.
Vegetation	Mixed spruce and birch forest.
Water Front	None
View	View of surrounding forest.
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.
Water Source	Unknown. Filtering and disinfecting surface water before use is recommended.
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 the Alaska Department of Environmental Conservation.
Utilities	Both parcels are located in an established neighborhood with utilities available in the area.
Restrictions	Subject to platted easements and reservations of record.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	Currently, the parcels are 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. ADL 57944 contains abandoned structures, junked vehicles, garbage, and debris. Removal of all items on this parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid. ADL 57683 currently contains abandoned structures, garbage and debris which will be removed from the site prior to November 30, 2003.

Vicinity Map
 Township 1 South, Range 2 East, Section 33
 Fairbanks Meridian, Alaska



USGS Quad Fairbanks, Alaska

PARCEL	ADL #	MTRS	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
101	57683	F001S002E33	ASRS	NE 1/4 SE 1/4 SE 1/4	10.000	\$46,000
102	57944	F001S002E33	ASRS	NW 1/4 NW 1/4 NE 1/4	10.000	\$16,000

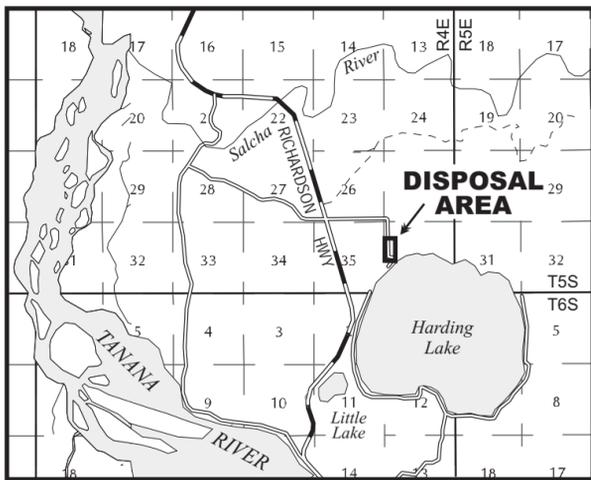
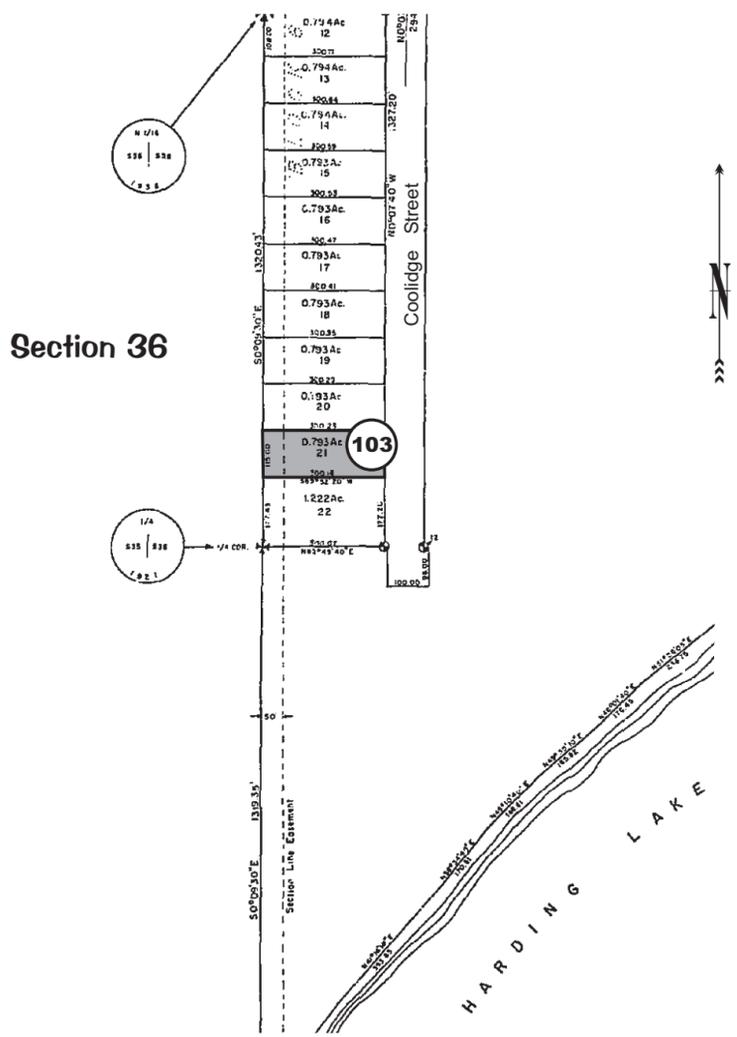


Section 33

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 34 - Harding Lake Alaska Subdivision EPF 54-3

Location	Harding Lake Subdivision is located approximately 43 miles south of Fairbanks, east of the Richardson Highway and north of Harding Lake.
Topo Map	USGS Quad Big Delta B-6
Access	Access to the subdivision can be gained by turning east from mile 321.5 of the Richardson Highway onto Harding Drive (Harding Lake State Recreation Access Road) and then south on Coolidge Street.
Terrain	The area is nearly level with an elevation of approximately 725 feet above mean sea level.
Soils	Soils consist of silt loam with underlying continuous permafrost.
Vegetation	Vegetation includes spruce, birch, aspen, alder, and willow.
Water Front	None
View	Unknown
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.
Water Source	Unknown. Filtering and disinfecting surface water before use is recommended.
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 the Alaska Department of Environmental Conservation.
Utilities	Utilities are available within the area.
Restrictions	Subject to platted easements and reservations of record, see EPF 54-3. Block 6 is subject to a 30' Utility Easement, ADL 403655, and a 50' section line easement.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
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.



Vicinity Map

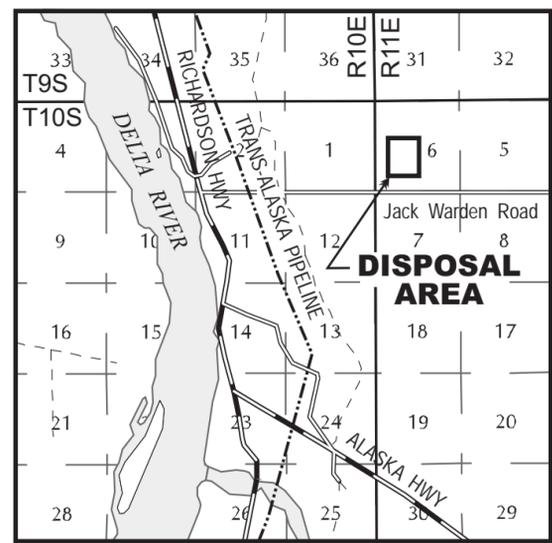
Township 5 South,
Range 4 East,
Section 36
Fairbanks Meridian,
Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
103	19705	F005S004E36	EPF 54-3	21	6	0.793	\$3,450

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 35 - Jack Subdivision ASLS 79-165

Location	The Jack Subdivision is located approximately two miles north of Delta Junction, within 1/4 mile of Jack Warren Road. It is within the city limits of Delta Junction.
Topo Map	USGS Qua Big Delta A-4
Access	Access is from the Richardson Highway to Jack Warren Road, then north on Tanana Loop Road 1/4 mile to South Eielson Avenue.
Terrain	The terrain is mostly flat to gently sloping in the northeast direction.
Soils	Unknown
Vegetation	Vegetation is a mixed spruce and hardwood forest.
Water Front	None
View	View of surrounding forest.
Climate	Average winter temperatures range from -31 to 24 degrees F; average summer temperatures range from 35 to 72 degrees F. Average annual precipitation is 15 inches, including 56 inches of snow.
Water Source	Groundwater should be available within reasonable depths.
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	There are utilities available within the subdivision.
Restrictions	Subject to platted easements and reservations of record, ASLS 79-165. 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 Delta Junction city limits.
Homeowners Association	None
Other	ADL 405091 contains abandoned vehicles and debris which will be removed prior to November 30, 2003. ADL 405091 also contains a cabin and trailer which WILL NOT be removed and are included in the price of the parcel. Currently, the subdivision 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. Jack subdivision is close to the Delta Agriculture Project. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides.

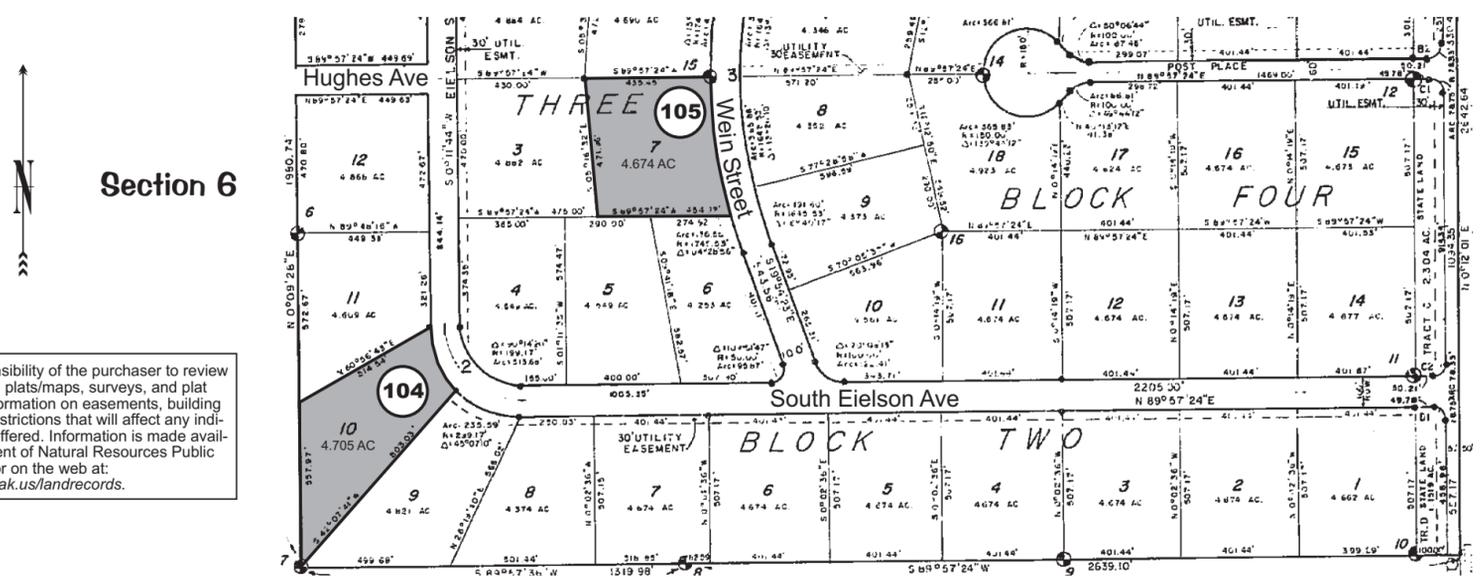


USGS Quad Big Delta A-4, Alaska

Vicinity Map

Township 10 South, Range 11 East, Section 6
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
104	405091	F010S011E06	ASLS 79-165	10	2	4.705	\$13,460
105	405100	F010S011E06	ASLS 79-165	7	3	4.674	\$10,800



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 36 - Three Mile Subdivision ASLS 82-10

Location	Three Mile Subdivision is located two miles south of Tok, along the Glenn Highway.
Topo Map	USGS Quad Tanacross B-5
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.
Terrain	The terrain consists of relatively level ground with elevations between 1,600 and 1,650 feet.
Soils	Soils are well drained, thin silt over gravel or sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common, along with black spruce in drainages.
Water Front	None
View	View of surrounding forest.
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 11 inches, including 34 inches of snow.
Water Source	Depth to ground water is estimated to be at approximately 125 feet.
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. Non-water carried type disposal systems have been approved.
Utilities	Utilities are available in Tok.
Restrictions	Subjected to platted easements and reservations of record, see ASLS 82-10. 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision, if active. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295, Page 450.
Other	Currently, the subdivision 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.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
106	409644	C018N012E36	ASLS 82-10	3	2	5.000	\$13,000
107	409651	C018N012E36	ASLS 82-10	2	4	5.000	

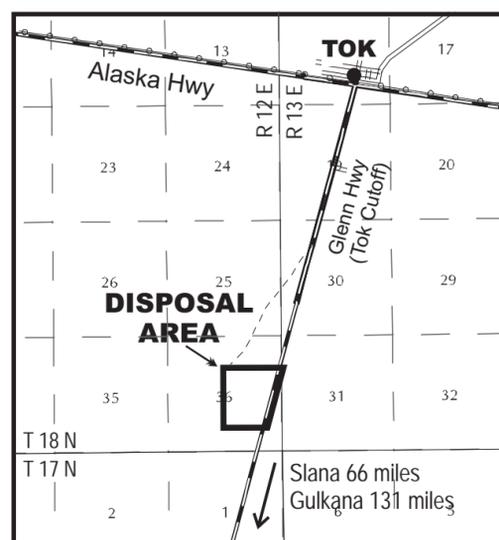


Three Mile Subdivision

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>.

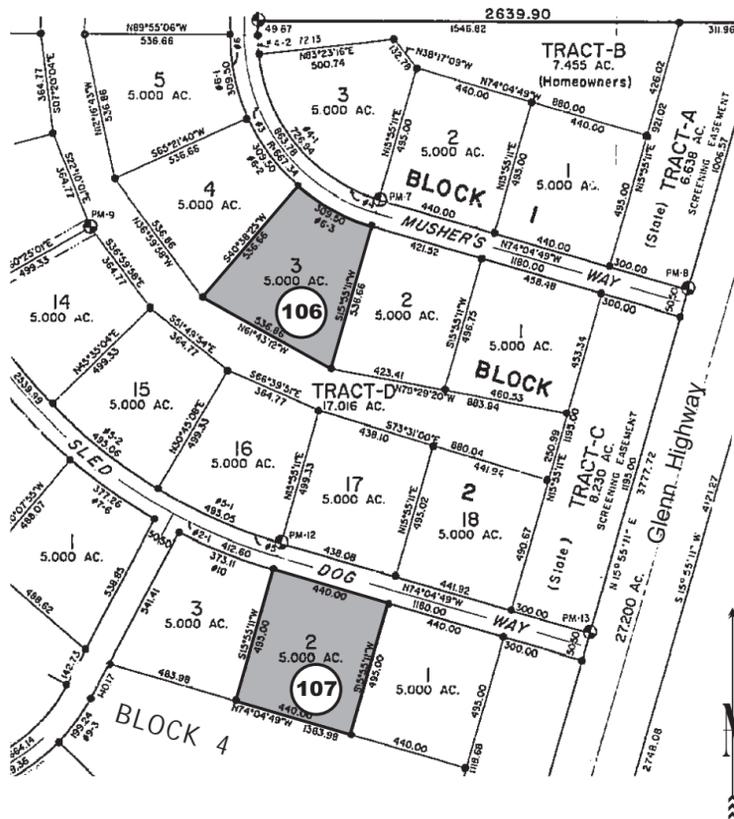
Vicinity Map

Township 18 North,
Range 12 East,
Section 36
Copper River
Meridian,
Alaska



USGS Quad Tanacross B-5, Alaska

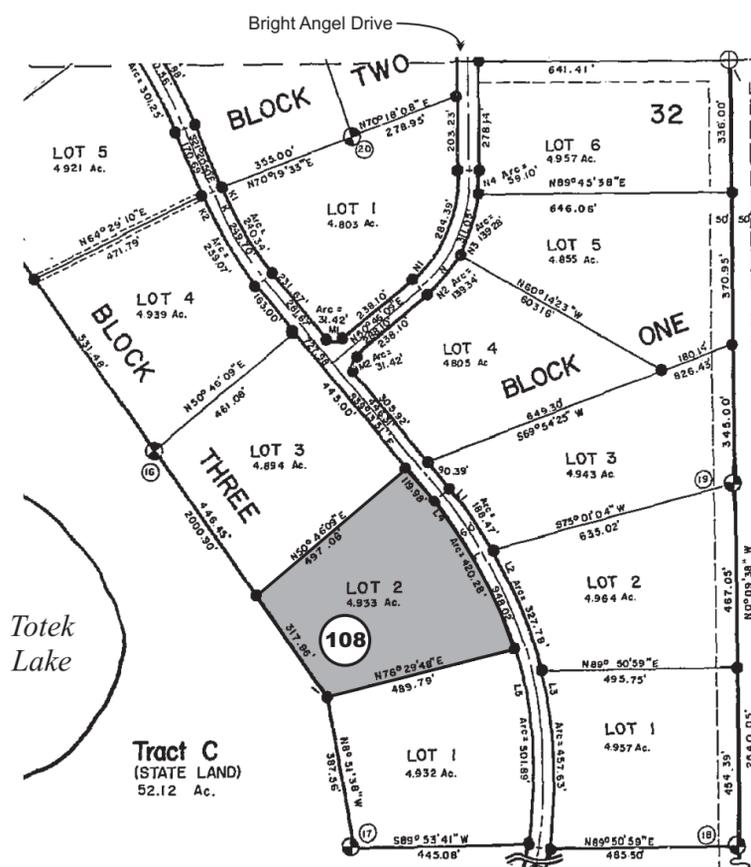
Section 36



Map 37 - Totek Lake Subdivision ASLS 81-57

Location	Totek Lake Subdivision is located approximately 75 air miles southwest of Fairbanks.
Topo Map	USGS Quad Fairbanks B-6
Access	Access is by float plane in summer and ski plane in winter.
Terrain	The subdivision area is fairly flat, with some low sand dunes. Approximate elevation is 500 feet.
Soils	Soils consist of silt, loam, and sand, with some patches of permafrost.
Vegetation	Vegetation consists of paper birch, aspen, and poplar, with areas of small black spruce.
Water Front	None
View	Potential views of Totek Lake and surrounding forest.
Climate	There are gusty to steady winds in the area. Average winter temperatures range from -16 to 2 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 11 inches, including 45 inches of snow.
Water Source	Holding rainwater catchment; collection of lake surface water. Filtering and disinfecting surface water before use is recommended.
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	Subject to platted easements and reservations of record, see ASLS 81-57.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner's Association created to govern said subdivision, if active.
Other	A large system of trails exists within the subdivision, along platted right-of-ways and across individual lots. It is the responsibility of the individual to properly locate themselves when using this trail system and avoid those sections which cross private property. A map of existing trails can be viewed at the Fairbanks DNR office. 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.

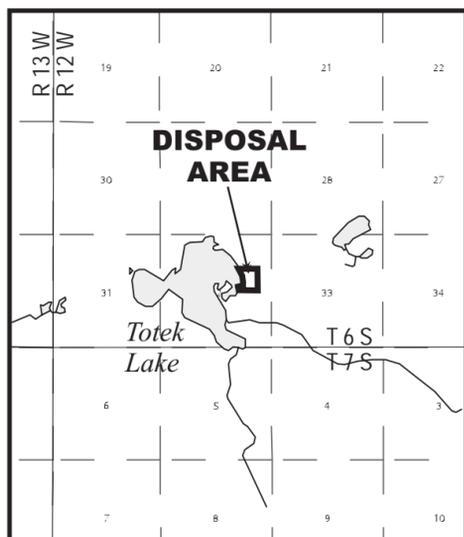
Section 32



Totek Lake

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
108	415574	F006S012W32	ASLS 81-57	2	3	4.933	\$8,400

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 6 South,
Range 12 West,
Section 32
Fairbanks Meridian,
Alaska

USGS Quad Fairbanks B-6, Alaska

Map 38 - Vault Subdivision ASLS 80-189

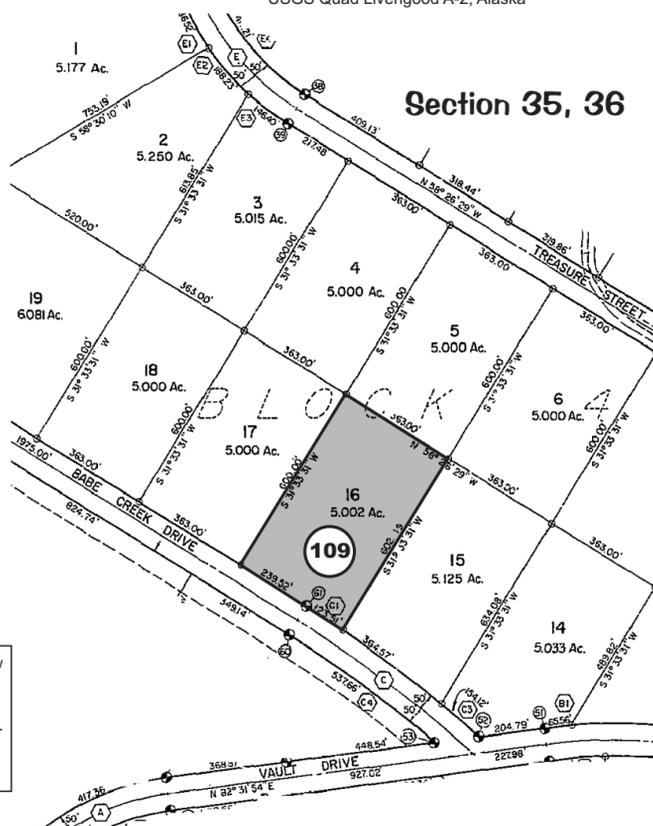
Location	Vault Subdivision is located approximately 18 miles north of Fairbanks west of mile 6 of the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to the subdivision is west from mile 6 of the Elliott Highway along Vault Drive to Babe Creek Drive.
Terrain	Terrain within the subdivision is hilly with slopes facing the south and southwest. Elevations range from 950 to 1,200 feet above sea level.
Soils	Soils are reported to be good for residential development. There may be intermittent ground ice found on those lots greater than 5 acres.
Vegetation	Vegetation consists of birch and aspen trees.
Water Front	None
View	Potential views across the valley southwest of the parcel.
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.
Water Source	Water availability and quality are unknown; however, there are suspected high concentrations of arsenic in the ground water supply.
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 the Alaska Department of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-189.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	The parcel contains abandoned vehicles, debris, a partial foundation, and driveway clearing. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid. Currently, the subdivision 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 3 North,
Range 1 West,
Section 35, 36
Fairbanks Meridian,
Alaska



USGS Quad Livengood A-2, Alaska



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
109	407327	F003N001W35, 36	ASLS 80-189	16	4	5.002	\$1,000



View from
ADL 407327

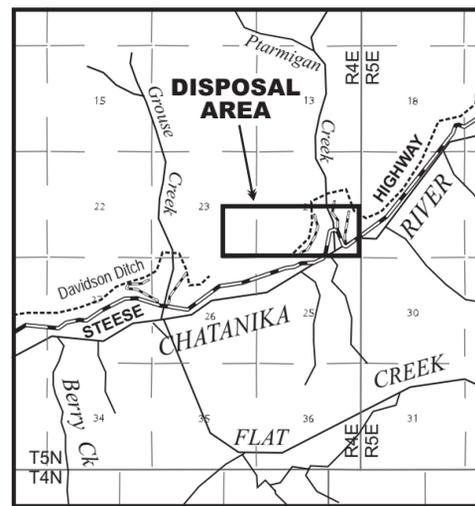
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Map 39 - White Mountain Remote Odd Lots

Location	The White Mountain area is located 45 miles northeast of Fairbanks, north of the Steese Highway.
Topo Map	USGS Quads Circle A-6 and B-6
Access	Access is via the Steese Highway and then along an existing trail beginning at approximately mile 53. It winds north and west through Sections 23 and 24 of Township 5 North, Range 4 East, Fairbanks Meridian.
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.
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.
Water Front	None
View	Potential view of the Chatanika River Valley.
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.
Water Source	Surface water is available in creek valleys, but is limited at high elevations. Filtering and disinfecting surface water before use is recommended.
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. Non-water carried type disposal systems have been approved.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 85-34.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
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 siphons across creek valleys. It was built in the 1920s 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. 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. 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.

VICINITY MAP

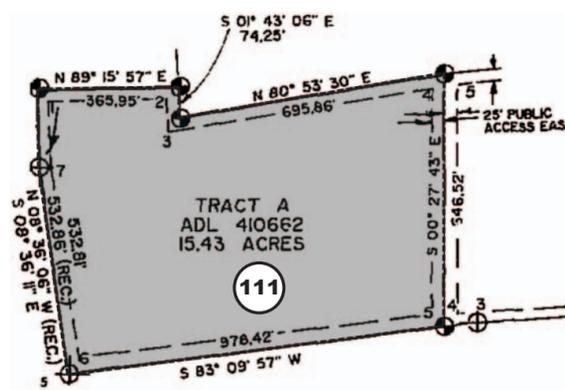
Township 5 North,
Range 4 East,
Section 23, 24
Fairbanks Meridian,
Alaska



USGS Quad Circle A-6, Alaska

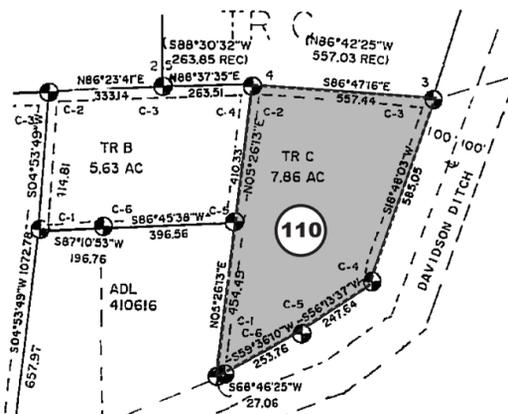
PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
110	410627	F005N004E24	ASLS 85-184	C	7.860	\$12,600
111	410662	F005N004E23, 24	ASLS 85-83	A	15.430	\$18,500

ASLS 85-83 Sec. 23, 24



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>.

ASLS 85-184 Sec. 24



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 in 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: _____