AUCTION SCHEDULE

March 17, 2004 – April 30, 2004
Sealed Bid Application Period

Bids will be accepted within this period. All bids must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, April 30, 2004. Bids received after the designated date and time will not be considered.

May 6, 2004 ~ Sealed Bid Opening

Bids will be opened at 10:00 a.m., Thursday, May 6, 2004, in the Anchorage Department of Natural Resources 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/ the following day.

May 7, 2004 ~ Bid Return

Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m., Thursday, May 6, 2004 at the Anchorage Department of Natural Resources 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 on May 7, 2004.

May 12, 2004 ~ Award Notification

Award Notification letters will be mailed to successful bidders on May 12, 2004.

May 12, 2004 – June 18, 2004
Over-The-Counter Lottery Application Period

A complete list of OTC Lottery parcels will be posted on May 12, 2004 at www.dnr.state.ak.us/mlw/landsale/ and will also be available at any of the Department of Natural Resources 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, June 18, 2004.

June 24, 2004 ~ Initial Over-The-Counter Lottery

The Initial OTC Lottery begins at 10:00 a.m., Thursday, June 24, 2004 in the Anchorage Department of Natural Resources Public Information Office located in the Atwood Building, Suite #1260, Anchorage, Alaska. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Initial OTC Lottery.
To be eligible to bid in the Sealed-Bid Auction, you must be a current bid. Successful joint applicants will not be eligible to individually win. Purchase contracts will not be issued by the State of Alaska unless all bidder has been notified, prior to DNR signing a final conveyance contract. DNR reserves the right to postpone or cancel a land offering, in whole or in part, if the sale is not in the public interest. Right to Adjourn/Postpone/Cancel

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You may not approach by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Department of Natural Resources Public Information Center, at pic@dnr.state.ak.us or (907) 269-8400, and provide any information that you may have.

Use of Adjacent State Land

Uses of state land, other than those uses generally allowed as stated in 11 AAC 86.020 or in the DNR Fact Sheet “Generally Allowed Uses of State Land,” may be prosecuted to the full extent of the law. If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In any offer to sell, or if you pay the bid amount in full upon notification of the auction result, you will forfeit all monies paid and may lose all right, title, and interest in the land if a purchase contract is not entered into.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have any legal rights in them may be charged with a criminal offense in a court of competent jurisdiction and is strongly recommended that you take this into consideration when applying for a purchase of state land.

Copies of all parcels are available at DNR Public Information Offices or at www.dnr.state.ak.us/landrecords. Other purchasers to reduce the price of a parcel or otherwise act to defeat an open, fair-market bidding process.

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No Warranty of Suitability, Fitness, or Title

Parcels are sold “AS IS” and “WHERE IS” with all faults, and in the condition they exist. There are no warranties, expressed or implied, as to suitability or fitness for any intended use, or whether public access will be allowed. There may be no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, drainage, topography, natural or artificial hazards that may exist, or the profitability of the parcel. It is your responsibility to perform your own due diligence and to be thoroughly acquainted with the parcel condition prior to bidding.

The State makes no warranty, expressed or implied, regarding marketability or habitability of the parcel or any portion thereof, or any encumbrances or the possibility of encumbrances, which may affect marketable title to the parcel. Sales are made subject to record and inspection by inspection of the property, matter in your decision to enter into this contract.

Filing Policy for State Employees

State employees, state-owned employees of state-funded agencies (such as the University of Alaska), and employees of the state or a state-funded agency, who gained knowledge of a land offering at an area state or were in a position to do so, will not be used as they have been in the past. Some reservations or private entries. Historic RS 2477 trails and/or roads may unrestricted rights-of-way over federal lands that had no existing res-

Submitting Sealed Bids

Bids may be submitted on our secure web site using your Visa or MasterCard credit card. The three DNR Public Information Offices will accept sealed bids as well. (Fax is not accepted bids. If you are mailing your bid, send it directly to the following address:

Alaska State Land Auction #433
Department of Natural Resources
P.O. Box 7067
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3560

Access

The location of legal access to a parcel may be obtained from the appropri-
ate DNR regional office at the time of the auction. Property owners have the responsibility to properly locate yourself when crossing both public and private land to enter the parcel. In many cases, rights-of-way are shown on the survey plat, any reservations represented in this brochure, and any other

Conditions Of Purchase

Check with your local DNR Public Information Office for further infor-
mation 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 plats and/or in a narrative form in the “Restrictions” section of the plat. It is your responsibility to thoroughly review the survey record or subdivision plat, (including any recorded restrictions, easements, and reserved items) before submission of a bid. 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. You should inquire before access construction is allowed on the easement. If the section line easement has been vacated, platted rights-of-way, trail easements, navigable water bodies, or across unused state land. Physical access may be obtained from the appropriate Coastal District Office shall be notified immediately.

WARNING

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 waterway.

Subdivision plats and surveys may be viewed online at www.dnr.
state.ak.us/landrecords, or by visiting the nearest DNR Public Infor-
mation 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 appro-
iatization, excavation, removal, or destruction of any state-owned historic property, including historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources. Should it become necessary for any DNR field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks & Outdoor Recreation (907-269-8721) and the appropriate Coastal District Office shall be notified immediately.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources for the state’s benefit. No state leases will be issued for mineral mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from exploration for mineral resources. Notice to the local District Office shall be notified immediately.

Timber & 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 stumps, roots, sticks, brush, torus, or firewood, etc. These items may be valuable for commercial or off-site purposes. Such materials may be used by the State.

The DNR Division of Forestry issues personal use permits for the pur-
chase of fuel wood you wish to obtain from state land. Personal use contracts are also issued for entry to state lands for use of sled logs. Contact the Area Forester well in advance of need.

Spring 2004 Alaska State Land Auction #433

Withdrawing Bids Prohibited

Once you have submitted a bid, it cannot be withdrawn. If you feel your bid was submitted in error, or if you have lost interest, you will need to submit a new bid to be eligible for the parcel. If you submit multiple bids on the same parcel, the MOST RECENT VALID bid will prevail even if you have sub-
mited a higher bid at an earlier time.

Buying Multiple Parcels

11 AAC 67.005(b) has been repealed. This regulation previously restricted a bidder to bid on only one parcel at a time and not place more than one bid on a parcel. The Department of Natural Resources. The Commissioner must receive appeals within five days after the auction is conducted. Appeals may be submitted to the Commissioner of the Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501. The appeal must be submitted by email to dnr_appeals@dnr.state.ak.us.

The Spring 2004 Alaska State Land Offering brochure and auction information may be available online at the DNR website at www.dnr.
state.ak.us/mlw/landsales/ on May 7, 2004.

Spring 2004 Alaska State Land Auction #433
Corporation Database’ feature and the name of the subdivision.

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

Auction Procedures

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 (907) 465-2530, or via the Internet at www.decd.state.ak.us/bc by using the “Search Corporations” link and enter the name of the subdivision.

Improvements

It is your responsibility to properly locate all property boundary markers on your parcel and to contain any improvements within the parcel boundaries. No improvements (other than improvements allowed by the Auction Procedures) may be placed or constructed within any easements (including sewer and water easements) or in accordance with any 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 parcels in this brochure may have abandoned improvements or limited development on the land. The minimum bid price of the parcels includes the value of any improvements. DNR has not necessarily inspected the parcels in this brochure to determine if garbage or hazardous material is present. If you decide to purchase a parcel, you are responsible for the disposal of any existing garbage or wastes. You should inspect all parcels prior to bidding or purchasing. Please note that parcels #63, ADL 40161, and #66, ADL 408195, have been previously offered.

Taxes

Property offered in this subject is taxed and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased as a result of the auction may also result in contract termination. You may not subdivide or re-plat the land prior to receiving title. After title has been awarded, you may subdivide or re-plat the land in accordance with the requirements of the Alaska Department of Revenue (ADEC).

Wetlands

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 Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from ADEC. Many of the subdivisions included in this brochure may have 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.

Restrictions on Subdividing

The parcels being offered in the Spring 2004 Alaska State Land Public Sealed-Bid Auction contain the current amount of subdividends and reservations 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, April 2, 2004. All bids must be received in Alaska time and time will not be considered. All bids will be opened beginning at 10:00 a.m., Thursday, May 6, 2004 in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 260, Anchorage, Alaska. A parcel will be awarded to the eligible bidder who submitted 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, or certified check for the full amount of the bid, payable to the U.S. Department of the Interior, Fish and Wildlife Service. No credit card transactions, two-party checks or cash will be accepted.应用程序，但不包括限制：建设，银行保护，DOC批准的建设，或与之相关的任何银行或建设活动。任何干扰在任何1月和6月。如果在任何干扰下，你应该停止所有的干扰。你应该寻求所有的干扰的批准。

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS requires you to obtain a permit to clear of vegetation any disturbance to any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 2 and October 1, no construction activity can occur within 660 feet of active eagle nests until after juvenile birds have fledged. Most eagle nests are located on or above water.

Wildfire Nesting

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS requires you to obtain a permit to clear of vegetation any disturbance to any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 2 and October 1, no construction activity can occur within 660 feet of active eagle nests until after juvenile birds have fledged. Most eagle nests are located on or above water.

Wildfire

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game at (907) 267-2137 for information on how to minimize conflicts with wildlife.

Sealed-Bid Auction

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4. The interest rate on all land sale contracts will be the prime rate as to the following financed principal amounts (11 AAC 67.875): and interest payments will be set on a level-payment basis according to the department determines that a quarterly or annual installment payment is due, will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate. 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.

Purchase Information Applicable to All State Purchases

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 at the Anchorage DNR Public Information Office. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via Internet.

If you have questions or comments about the Initial OTC Lottery, call 269-8594 for additional information. If a completed Veteran Over-The-Counter application form is received, please contact the Land Sale Unit at (907) 269-8594 for additional information.

Service Charge

You may, at any time, pay more than the required payment. DNR does not charge a payment 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, purchasers are paid. Please contact the Land Sale Unit at (907) 269-8594 for additional information.

Members of the public who attend the Initial OTC Lottery opening will not be allowed to change or withdraw applications.

Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices on a first-come, first-served basis. Complete application packets for the Initial OTC Lottery may be submitted by mail or delivered to the DNR Public Information Offices or mailed to Department of Natural Resources, Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, AK 99501-3561.

The Initial OTC Lottery will begin at 10:00 a.m. on Thursday, June 24, 2004, at the Anchorage DNR Public Information Office. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via Internet.

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The five percent down payment and application fee will be returned to the applicant if the contract is returned within 10 days of the Notice of Issuance.

The department determines that a quarterly or annual installment payment is due, will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

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Veterans Land Discount

Per AS 38.05.940, eligible veterans may receive a 25% discount on the purchase price. The reimbursable cost is the purchase price less the costs that 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 (see 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 national 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, platting, and road construction costs (reimbursable costs) will be subtracted from the purchase price. The 25% discount is applied to the reimbursable cost per acre or lot is listed in the table below. 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 or from the purchase price if paid in full at the time of initial purchase.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in national 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.

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### How and Where to Submit a Bid

Each bid must include:

- A completed Alaska State Land Auction Bid Form. Incomplete forms will be rejected.
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- 2. Bid deposit.
  a) Must be at least five percent (5%) of the total bid amount. DO NOT ROUND DOWN.
  b) A separate bid deposit must be included for each bid submitted.
  c) The bid deposit must be in the form of a cashier’s check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!

Please Note: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of $1,000 per day regardless of available credit. If DNR cannot obtain authorization at the time of the bid opening, the bid will be rejected.

d) For successful bidders, the deposit is non-refundable and will be applied to the purchase price.

- A self-addressed, stamped envelope to return the unsuccessful bidder’s deposit. If they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. May 6, 2004, a self-addressed, stamped envelope must be included with the bid for this purpose. VETERANS PLEASE NOTE: If you are 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).

### Instructions To Applicant

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### DNR Contact Offices

**SOUTHCENTRAL REGION**

DNR Public Information Center
7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8411

Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

**NORTHERN REGION**

DNR Public Information Center
1700 Airport Way, Fairbanks, Alaska 99709-4699
Tel: (907)451-2700, Fax: (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 Willowby Avenue, Suite 400, Juneau, Alaska 99801
Tel: (907)465-3400, Fax: (907)456-2454,
Tel: (907)465-3400, Fax: (907)465-3411

Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.
LIST OF PARCELS:
Clover Pass Subdivision ...page 8

LIST OF PARCELS:
Mystery AK Subdivision .............page 9
North Diamond Lake ...............page 10

LIST OF PARCELS:
Desperation Subdivision ......page 11
Location: The Clover Pass subdivision is located within the Ketchikan Gateway Borough, on the northwest shore of Revillagigedo Island, in Southern Southeast Alaska, approximately 13 miles north of Ketchikan.

Access: All lots have water front, ocean access. There is no developed overland access. Settlers Cove public campground is located two miles southwest of the subdivision.

Terrain: Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of Clover Passage.

Vegetation: Heavily forested with Sitka spruce, hemlock and red cedar as well as a lush ground cover of devil's club, blueberries, and shrubs.

Climate: The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperatures range from 40 degrees F to 65 degrees F. Maximum summer temperatures rarely exceed 70 degrees F, usually occur in August. Average winter temperatures range from 28 degrees F to 48 degrees F with the coldest days occurring in January. Average annual precipitation is 150 inches, including 37 inches of snow. Southwesterly winds predominate.

Soils: Shallow, with rock outcroppings; there are areas of wetlands on all the parcels.

Terrain: Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of Clover Passage.

View: There are good views of Clover Passage and Grant Island.

Water: All lots have ocean frontage that ranges from fair to average. Parcels 1 and 2 have a rocky shore. Parcel 3 is predominantly rocky, but contains a sandy beach area that could be used for moorage at high and low tides. Parcels 4 and 5 share a small sandy beach area that could be used for moorage at low tide but all water frontage is rocky at high tide. Parcels 6, 7, and 8 have rocky water frontage. There is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of each lot. No structures are allowed in the public access easement.

Utilities: No public utilities are available.

Restrictions: Parcels are subject to platted easements and reservations, see ASLS 2002-45. Parcels are subject to a 50-foot public access easement along the ordinary or mean high water line of Clover Passage.

Municipal Authority: The subdivision falls within the Ketchikan Gateway Borough and is subject to borough ordinances and property assessments. The parcel is zoned “Rural Residential / Cottage Industry” which allows residential and some commercial activities.

Water/Sewage Disposal: There is no sewage service to these lots. Any sewage disposal system must be approved by the Alaska Department of Environmental Conservation (ADEC) prior to installation. Contact ADEC at 907-465-5317 for more information.

Vegetation: Heavily forested with Sitka spruce, hemlock and red cedar as well as a lush ground cover of devil’s club, blueberries, and shrubs.

Access: All lots have water front, ocean access. There is no developed overland access. Settlers Cove public campground is located two miles southwest of the subdivision. However, buyers of these lots may not park in the campground to access private lands.

Vegetation: Heavily forested with Sitka spruce, hemlock and red cedar as well as a lush ground cover of devil’s club, blueberries, and shrubs.

Climate: The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperatures range from 40 degrees F to 65 degrees F. Maximum summer temperatures rarely exceed 70 degrees F, usually occur in August. Average winter temperatures range from 28 degrees F to 48 degrees F with the coldest days occurring in January. Average annual precipitation is 150 inches, including 37 inches of snow. Southwesterly winds predominate.

Soils: Shallow, with rock outcroppings; there are areas of wetlands on all the parcels.

Terrain: Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of Clover Passage.

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Soils: Shallow, with rock outcroppings; there are areas of wetlands on all the parcels.

Terrain: Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of Clover Passage.

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Utilities: No public utilities are available.

Restrictions: Parcels are subject to platted easements and reservations, see ASLS 2002-45. Parcels are subject to a 50-foot public access easement along the ordinary or mean high water line of Clover Passage.

Municipal Authority: The subdivision falls within the Ketchikan Gateway Borough and is subject to borough ordinances and property assessments. The parcel is zoned “Rural Residential / Cottage Industry” which allows residential and some commercial activities.

Water/Sewage Disposal: There is no sewage service to these lots. Any sewage disposal system must be approved by the Alaska Department of Environmental Conservation (ADEC) prior to installation. Contact ADEC at 907-465-5317 for more information.
**Mystery Alaska Subdivision**

- **Location**: The subdivision is located approximately 10 miles west of Wasilla and 3 miles south of the Parks Highway, west of S. Johnsons Road.
- **Topo Map**: USGS Quad Anchorage C-8
- **Access**: From the Parks Highway, turn south on S. Johnsons Road. Subdivision is one half mile down S. Johnsons Road, turn west onto Pinckney or Backus Drive to access subdivision.
- **Terrain**: The subdivision varies from gently sloping to generally level terrain. The approximate elevation is 300 feet above sea level.
- **Utility**: None
- **Scope**: The area consists of very shallow Homestead silt loam.
- **Climate**: January temperatures range from -33 degrees F to 33 degrees F; July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.
- **View**: Potential views of Mount Susitna from the southern end of the subdivision, and of the Talkeetna Mountains from the northern portion.
- **Frontage**: Water
- **Vegetation**: The area primarily consists of spruce, with a mix of birch, and alders.
- **Soils**: The area consists of very shallow Homestead silt loam.
- **Terrain**: The subdivision varies from gently sloping to generally level terrain. The approximate elevation is 300 feet above sea level.
- **Water/Sewage Disposal**: No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
- **Restrictions**: Parcels are subject to platted easements and reservations, see ASLS 2002-28. No lot within this subdivision shall have direct access to S. Johnsons Road.
- **Municipal Authority**: Located within the taxing authority of the Matanuska-Susitna Borough
- **Homeowners Association**
  - Any subsequent owner of any lot automatically becomes a member of the Mystery Alaska Subdivision Homeowners Association if active.

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**USGS Quad Anchorage C-8, Alaska**

**Vicinity Map**

Township 17 North, Range 2 West, Section 18

Seward Meridian, Alaska

Mystery Alaska Subdivision survey plat is currently under final review with the Mat-Su Borough. Parcels 9-43 are contingent upon final approval of plat.
The subdivision is located approximately 19 miles west of Wasilla approximately 2.5 miles southwest of Big Lake, south of W. Susitna Parkway.

**Access**

From mile 52.3 of W. Parks Highway, turn south on Big Lake Road for 3.6 miles to the “Y”. Turn left at the “Y” onto S. Big Lake Road and travel approximately 5.5 miles. Turn west onto W. Susitna Parkway, travel 3 miles. Subdivision is south of W. Susitna Parkway via Diamond Circle.

**Terrain**

The subdivision is generally level, approximately 150 feet above sea level. There is a hill that terraces across Lot 10, 9, and 7.

**Soils**

The area contains very shallow homestead silt loam.

**Vegetation**

Vegetation consists of mixed spruce and birch forest.

**Climate**

January temperatures range from -33 degrees F to 33 degrees F. Temperatures in July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow. Temperatures in July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow. Temperatures in July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.

**View**

Lots in southern end of subdivision have potential lake views.

**Frontage**

Water

Vegetation consists of mixed spruce and birch forest.

**Soils**

The area contains very shallow homestead silt loam.

**Terrain**

The subdivision is generally level, approximately 150 feet above sea level. There is a hill that terraces across Lot 10, 9, and 7.

**Access**

From mile 52.3 of W. Parks Highway, turn south on Big Lake Road for 3.6 miles to the “Y”. Turn left at the “Y” onto S. Big Lake Road and travel approximately 5.5 miles. Turn west onto W. Susitna Parkway, travel 3 miles. Subdivision is south of W. Susitna Parkway via Diamond Circle.

**Soils**

The area contains very shallow homestead silt loam.

**Vegetation**

Vegetation consists of mixed spruce and birch forest.

**Climate**

January temperatures range from -33 degrees F to 33 degrees F. Temperatures in July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.

**View**

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**Frontage**

Water

Vegetation consists of mixed spruce and birch forest.

**Soils**

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Vegetation consists of mixed spruce and birch forest.

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Lots in southern end of subdivision have potential lake views.

**Frontage**

Water

Vegetation consists of mixed spruce and birch forest.

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From mile 52.3 of W. Parks Highway, turn south on Big Lake Road for 3.6 miles to the “Y”. Turn left at the “Y” onto S. Big Lake Road and travel approximately 5.5 miles. Turn west onto W. Susitna Parkway, travel 3 miles. Subdivision is south of W. Susitna Parkway via Diamond Circle.

**Soils**

The area contains very shallow homestead silt loam.

**Vegetation**

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

Location
Desperation Subdivision is located 25 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.

Terrain
The terrain is variable with the elevation ranging from 900 feet to 1,850 feet.

Soils
Soils primarily consist of silt, sand, gravel, peat, and organic material. 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 Frontage
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

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

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
Frontage
None

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

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Municipal Authority
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Homeowners Association
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Utilities
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Water
Frontage
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Homeowners Association
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Utilities
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Homeowners Association
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Restrictions
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Municipal Authority
Located within the taxing authority of the Fairbanks North Star Borough.

Homeowners Association
None

Utilities
Electricity and phone lines are located adjacent to Old Murphy Dome Road.
The Department of Natural Resources currently has 2,938 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at [http://www.dnr.state.ak.us/mlw/landsale/otc/index.cfm](http://www.dnr.state.ak.us/mlw/landsale/otc/index.cfm).

All Over-The-Counter 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 at least 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 online).
5. If applying for a Veterans Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant’s Form DD 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, the additional applicant must submit a Waiver of Veterans Discount form.

[http://www.dnr.state.ak.us/mlw/landsale/otc/index.cfm](http://www.dnr.state.ak.us/mlw/landsale/otc/index.cfm)

**Over-The-Counter Parcels Available!**

Almost 3000 parcels containing over 20,000 acres are immediately available for purchase!
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 were provided, which typically increases the per acre value, what size parcel would interest you?
   - 1-5 acres
   - 5-10 acres
   - 10-20 acres
   - 20 + acres

8. In your opinion, do you feel the state is offering reasonably priced land? Yes ______ No ______
   Comments: ____________________________________________________________________________________________

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 ______
   Comments: ____________________________________________________________________________________________

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 fea-
    tures? 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: ____________________________________________________________________________________________
Please read all the information in the Alaska State Land Auction brochure before completing this form. Please PRINT LEGIBLY when filling out this form and sign the certification below.

**BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED**

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 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. 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 am 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 am not currently in default for nonpayment on a purchase contract or lease issued by the department.

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 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 or the authorization expires, or if the credit card is not accepted, or the credit card is denied, or the credit card has stopped being issued, the next highest bidder will be awarded the parcel. All credit card information will be destroyed immediately following the auction and will not become public information.

Check one: VISA________MASTERCARD________Credit Card Number:________________________________________

Expiration Date: ____________________________ Amount of Charge: $__________________________ Card Number:________________________________________

Billing address (optional):________________________________________

Verification Code (optional): last 3 digits in signature block:

Cardholder’s Name:________________________________________ Phone Number:________________________________________

Fax Form #02-4035 (Rev. 04-04)