



# ALASKA STATE LAND OFFERING SPRING 2005 AUCTION #435

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## Auction Schedule

### April 6, 2005 – May 20, 2005 Sealed Bid Auction Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than **5:00 p.m., Friday, May 20, 2005**. Applications received after the designated date and time will be rejected.

### May 25, 2005 Sealed Bid Opening

Bids will be opened at **10:00 a.m., Wednesday, May 25, 2005** at the **Fairbanks** Department of Natural Resources Public Information Office, located at 3700 Airport Way, Fairbanks, Alaska. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) by **May 26, 2005**.

### May 25, 2005 Bid Deposit Pick-Up

Unsuccessful bidders may pick up their deposits after the bid opening until **5:00 p.m., Wednesday, May 25, 2005** at the **Fairbanks** Department of Natural Resources Public Information Office, 3700 Airport Way, Fairbanks, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on May 26, 2005.

### June 1, 2005 Award Notification

Award notification letters will be mailed to successful bidders on **Wednesday, June 1, 2005**.

### June 1, 2005 Initial Over-The-Counter Lottery Parcel List

A complete list of Initial Over-The-Counter Lottery parcels will be posted on **Wednesday, June 1, 2005** at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and will also be available at any of the Department of Natural Resources Public Information Offices.

### June 1, 2005 – July 15, 2005 Initial Over-The-Counter Lottery Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than **5:00 p.m., Friday, July 15, 2005**. Applications received after the designated date and time will be rejected.

### July 20, 2005 Initial Over-The-Counter Lottery

The Initial Over-The-Counter Lottery will be held at **10:00 a.m., Wednesday, July 20, 2005** at the **Anchorage** Department of Natural Resources Public Information Office, located at 550 West 7th Avenue (Atwood Building), Suite 1260, Anchorage, Alaska. A list of Initial Over-The-Counter Lottery winners will be posted at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/) by July 21, 2005. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Initial Over-The-Counter Lottery.

### July 20, 2005 Down Payment and Application Fee Pick-Up

Unsuccessful applicants may pick up their deposits after the lottery until **5:00 p.m., Wednesday, July 20, 2005** at the **Anchorage** Department of Natural Resources Public Information Office, 550 West 7th Avenue (Atwood Building), Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on July 21, 2005.

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PLEASE RECYCLE

### PLEASE NOTE:

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Offices. To have a copy mailed to you, a postage and handling cost of \$2.25 will apply. This brochure can also be viewed on the web at [www.dnr.state.ak.us/mlw/landsale/](http://www.dnr.state.ak.us/mlw/landsale/).

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the Spring 2005 Alaska State Land Auction #435, produced at a cost of \$1.40 per copy, in Anchorage, Alaska.

## INTRODUCTION

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) in the Spring 2005 Alaska State Land Offering - Auction #435 and explains how to bid on a parcel in the Sealed-Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. The Spring 2005 Alaska State Land Offering contains 105 new parcels as well as 55 parcels that have been previously offered.

**Please note: The Sealed-Bid Auction opening will take place in Fairbanks and the Initial Over-The-Counter Lottery will take place in Anchorage.**

This brochure is divided into three main categories to clearly describe this land offering. The first section provides general information applicable to all parcels, auction and lottery policies, purchasing information, veteran program information, specific auction and lottery procedures, application instructions, and a list of on-line resources. The second portion of this brochure contains maps of the parcels and subdivisions, along with specific information about each area and the parcel legal descriptions and minimum bid price. The last portion of this brochure contains application forms for the Sealed-Bid Auction, information about other land offerings, and customer surveys.

Additional copies of this brochure and application materials may be obtained from the DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at [www.dnr.state.ak.us/mlw/landsale](http://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 at the right.

## DNR Public Information Offices

Each DNR Public Information Office has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These offices also provide information regarding all DNR programs and policies, and may be able to help you find the applications, forms, and fact sheets to answer all of your DNR related questions.

### SOUTHCENTRAL REGION

DNR Public Information Center  
550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557  
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411  
Recorded Information (907)269-8400  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.  
[pic@dnr.state.ak.us](mailto:pic@dnr.state.ak.us)

### NORTHERN REGION

DNR Public Information Center  
3700 Airport Way, Fairbanks, Alaska 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 and Water Information Office  
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801  
Tel: (907)465-3400, Fax: (907)586-2954  
For TDD call Anchorage (907)269-8411  
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.

## GENERAL INFORMATION

### Land Records, Survey Plats, and Maps

Comprehensive parcel and area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is [www.landrecords.info](http://www.landrecords.info), which lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 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 99775-7320, (907) 474-6960; or from numerous other commercial sources.

Full size 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.

### 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. The submission of a bid constitutes acceptance of the parcel "AS - IS" and "WHERE - IS".

### Access

The location of legal access to a parcel may be obtained from the appropriate regional DNR 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 parcel. 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 Public 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 DEVELOPED OR PRACTICAL ACCESS.

There are certain generally allowed uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020). The fact sheet at [www.dnr.state.ak.us/mlw/factsht/gen\\_allow\\_use.pdf](http://www.dnr.state.ak.us/mlw/factsht/gen_allow_use.pdf) contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.



*Cascaden Subdivision in Northern Alaska*

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 and program information can be found on-line at [www.dnr.state.ak.us/habitat](http://www.dnr.state.ak.us/habitat).
- 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.

Access improvements on unreserved state land may be allowed without a permit under the following 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).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

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 DNR regional office.



*Teklanika Channel Lake Subdivision in Northern Alaska*

## RS 2477

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 any of the DNR Public Information Offices, and on-line at [www.dnr.state.ak.us/mlw/trails/rs2477](http://www.dnr.state.ak.us/mlw/trails/rs2477).

## Existing Easements and Reservations

All parcels offered in this brochure are subject to all 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. Subdivision survey plats may be viewed on-line at [www.dnr.state.ak.us/landrecords](http://www.dnr.state.ak.us/landrecords), or by visiting the nearest DNR Public Information Office.

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 removed. 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 those 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.

The Alaska Railroad Corporation's 200 foot right-of-way, bridges, and trestles may NOT be used as 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.

## Use of Adjacent State Land

Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 (Generally Allowed Uses on State Land), may require a land use authorization from the Department of Natural Resources.

## 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 the subdivision and individual parcels, and a permit may be required. Prior to any drive way or approach road construction utilizing a state managed right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder.

## Archaeological Sites

The Alaska Historic Preservation Act 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 (AS 41.35.200). Should any sites be discovered during parcel development, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Outdoor Recreation should 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).

Mineral closing orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. Mineral closing orders do not apply to oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing, nor do they preclude reasonable surface access to these resources.

## 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.

## Tentatively Approved Land

The state has not received final patent from the federal government for some of the land in this sale. Such lands are designated as "tentatively approved". 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 canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee or any third party for termination of the contract (11 AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In the Spring 2005 Alaska State Land Offering, the parcel in Naukati Bay Subdivision East and all parcels within Naukati Bay Subdivision West, Addition No. 1 are on tentatively approved land.

## No Warranty of Suitability, Fitness, or 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, or whether public utilities or services will be provided. The State makes 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, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel. It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding.

The State makes no warranty, expressed or implied, regarding marketable title. It is your responsibility to determine and consider if encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, matter in your decision to enter into this contract.

## 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 on-line at [www.commerce.state.ak.us/occ](http://www.commerce.state.ak.us/occ) by using the 'Search Corporation Database' feature and the name of the subdivision.

## Taxes

Parcels offered in this disposal are 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-plot 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 on your parcel, you must apply for a permit from the Division of Mining, Land and Water. Information and applications for water rights are available at any of the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/water](http://www.dnr.state.ak.us/mlw/water).

## 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, may be placed or constructed within any easements or rights-of-way of record. This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.



Existing improvements at Fox River Subdivision Addn. No. 1 in Southcentral Alaska

## Previously Authorized Improvements/Hazards

Some parcels in this brochure have abandoned improvements and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. DNR has not necessarily inspected all the parcels in this brochure 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 all parcels prior to bidding/purchasing.

In the case of Parcel 1041, you must be prepared to pay the state, in full, the stated appraised value of the improvements before a purchase contract or patent for the land can be issued. Payment must be in the form of a cashier's check, certified check, or money order made out to the Department of Natural Resources. The subdivision description contains specific information about this provision.

## 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.

## Nomination of Land for Future Offerings

DNR seeks land nominations from the public for state land sales and considers public interest when offering land through the auction program. If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Office. You will need to include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans.

For more information about the nomination process and to acquire nomination forms, see the fact sheet 'Nominating Land for State Land Sale Programs' at [www.dnr.state.ak.us/mlw/factsht/land\\_nominating.pdf](http://www.dnr.state.ak.us/mlw/factsht/land_nominating.pdf).

## Multiple Uses

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 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.



Wildfires can occur anywhere in Alaska during dry months.

## 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](http://www.firewise.org), can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at [www.dnr.state.ak.us/forestry](http://www.dnr.state.ak.us/forestry).

## 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 (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 (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 information for the DNR Office of Habitat Management and Permitting, and information on obtaining permits can be found on-line at [www.dnr.state.ak.us/habitat](http://www.dnr.state.ak.us/habitat).

## 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. The USFWS generally recommends no clearing of vegetation within 330 feet of 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 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

## 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.

## Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game for information on how to minimize conflicts with wildlife.

# AUCTION/LOTTERY INFORMATION

## 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 (11 AAC 67.005 and 11 AAC 67.008). Please read this section on bidder eligibility thoroughly before you submit a bid.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels at the Sealed-Bid Auction but ARE eligible to participate in the Initial OTC Lottery.

In order to bid, you must be a current resident of the State of Alaska and must certify that you:

1. Have been a resident of Alaska for at least one year 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 of Alaska, you must also certify that you:

3. Have not held a purchase contract or lease issued by DNR 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 DNR; and
5. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

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 may result in the forfeiture of bid deposit and loss of purchase rights to the parcel.

## 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). **The proof submitted must address the one year prior to the date of the auction.** 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.

## Multiple Applicants on One Bid Form

Two or more individuals may jointly submit a single bid. 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. Successful joint applicants will not be eligible to individually win an additional parcel in the Sealed-Bid Auction.

## Misrepresentation – 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. 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 monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached 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](mailto:pic@dnr.state.ak.us) or (907) 269-8400, and provide any information that you may have.

## Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel a land offering, in whole or in part, if necessary to protect the interest of the State of Alaska at any time prior to or during the offering, even after the apparent high bidder has been notified, prior to DNR signing a final conveyance document, including all Over-the-Counter offerings. In the event that 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 errata from the DNR Public Information Offices or on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).

It is your responsibility to keep informed of any changes or corrections prior to submitting a bid. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

## 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)).

## 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 MOST RECENT VALID bid 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 DNR 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 Initial OTC Lottery and the Over-The-Counter offerings. You may submit sealed bids on multiple parcels (each in a separate envelope), however only your first eligible high bid will be awarded.

## Returned Bid Deposits

Unsuccessful bidders may pick up their deposits until 5:00 p.m. May 25, 2005, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Fairbanks DNR Public Information Office, 3700 Airport Way, Fairbanks, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on May 26, 2005. NO interest will be paid on the bid deposit while it is in the possession of the state.

## Appeals

An aggrieved bidder may appeal to the Commissioner within five days after the sale for a review of the Director's determination (AS 35.05.055). Appeals may be sent by mail to Commissioner Thomas E. Irwin, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or by electronic mail to [dnr\\_appeals@dnr.state.ak.us](mailto:dnr_appeals@dnr.state.ak.us).

## PURCHASE INFORMATION



*Naukati Bay Subdivision West Addn. No. 1 in Southeast Alaska*

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 and 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 minimum five percent 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 (11 AAC 67.875). The balance due (purchase price minus the minimum five percent down payment) will be due 30 days after the Award Notification letter 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 minimum five percent down payment, per parcel, 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:

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

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):

- \$ 2,000.00 or less must be paid in full at time of purchase;
- \$ 2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
- \$20,000.00 or more, contract length will not be more than 20 years.

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 effective 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 Contract Administration 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:

- 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 toward any late fees, then towards interest owed, and any remainder reduces the principal balance.
- 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. The default termination date, the date 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.

## VETERANS PREFERENCE AUCTION

A Veterans Preference Auction is a restricted sale at which only qualified veterans have first option to purchase certain parcels being offered (AS 38.05.067). Parcels that are offered under this preference must be five acres or less, classified as settlement land, and zoned for residential use only (11 AAC 67.050). If two or more individuals jointly submit a bid, all bidders must be eligible veterans and provide the required proof. **This Veterans Preference option may only be used once in an applicant's lifetime. The Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction.**

Parcels that will be offered in a Veterans Preference Auction for the Spring 2005 Alaska State Land Offering - Auction #435 are:

#### Frederick Point North

Parcels 1003 and 1004 will be offered in a Veterans Preference Auction.

#### Beaver Creek Alaska Subdivision

Parcels 1029, 1030, and 1033 will be offered in a Veterans Preference Auction.

The bids for the Veterans Preference Auction will be opened first, beginning at 10:00 a.m., Wednesday, May 25, 2005, at the Fairbanks Department of Natural Resources Public Information Office, located at 3700 Airport Way, Fairbanks, Alaska. Any of the eligible parcels not sold during the Veterans Preference Auction will then be auctioned along with the remaining parcels to qualified bidders during the regular Sealed-Bid Auction.

Parcels purchased at the Veterans Preference Auction are subject to the following restrictions (11 AAC 67.050):

- The veteran may not sell or otherwise transfer ownership of the land for five years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the director of the Division of Mining, Land and Water.
- The veteran shall submit proof within two years that residential development has begun. Proof shall show that access has been



*Three parcels in Beaver Creek AK Subdivision in Southcentral Alaska will be offered in the Veterans Preference Auction.*

developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate municipal authority. The two year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The director may not convey title to the parcel until the above requirements have been met.

## Qualifications

In addition to the "Bidder Qualifications" stated in this brochure, a person applying for the Veterans Preference Auction must submit proof, acceptable to the department, that he or she:

1. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
2. Has received an honorable discharge or general discharge under honorable conditions.

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

**Any bid submitted for the Veterans Preference Auction without this proof enclosed will not be considered for a Veterans Preference, but will be considered in the regular Sealed-Bid Auction. If you submit your bid on-line, this proof must be mailed to the Anchorage Public Information Office, and be received by the application deadline.**



Tatalina Subdivision in Northern Alaska

## Clearly Mark Your Bid

If a Veterans Preference application envelope is not clearly marked as such, DNR will not consider the bid part of the Veterans Preference Auction, and it will only be considered in the regular Sealed-Bid Auction.

# VETERANS LAND DISCOUNT

Eligible veterans may receive a twenty-five percent (25%) discount on the purchase of state land, once costs reimbursable to the state have been subtracted from the purchase price (AS 38.05.940). **This Veterans Land Discount may only be used once in an applicant's lifetime. The Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction.**

## 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 he or she:

1. Is 18 years of age or older at the date of sale;
2. Has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see "Residency Requirement" section);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Has received an honorable discharge or general discharge under honorable conditions.

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

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-line at [www.dnr.state.ak.us/mlw/forms](http://www.dnr.state.ak.us/mlw/forms) under "Land Forms". If you are the successful bidder for a parcel, a copy of these forms will be included in your "Award Notification" letter.

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied (AS 38.05.940). The reimbursable cost per acre is listed in the table at the right. 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.

## Reimbursable Costs for Calculating Veterans Land Discount

Area Name	Survey Number	Reimbursable Cost/Acre
Alder View Subdivision Addn. No. 1	ASLS 81-207	\$374
Beaver Creek AK Subdivision	EPF 3-9	N/A
Bodenberg Creek Odd Lot	EPF 2003-26	\$1000
Cascaden Subdivision	ASLS 86-98	\$367
Coffman Cove Subdivision	ASLS 86-163	\$884
Edna Bay Subdivision	ASLS 81-116	\$693
Fairbanks Odd Lot	N/A	N/A
Four Mile Hill Subdivision	ASLS 80-6	\$4 / LOT
Fox River Subdivision Addition No. 1	ASLS 2003-36	\$149
Frederick Point North Subdivision	ASLS 83-31	\$698
Glennallen Area I	ASLS 79-144	\$122
Goldstream AK Subdivision	ASLS 79-163	\$261
Haystack Subdivision	ASLS 80-117	\$274
High Mountain Lakes Subdivision	ASLS 80-154	\$273
Hiline Lake Odd Lots	ASLS 91-191	N/A
Hiline Lake Odd Lots	ASLS 91-257	N/A
Kutna Remote Odd Lot	ASLS 84-109	N/A
Lake Louise Small Lot	USS 3503	N/A
McCloud Subdivision	ASLS 82-157	\$609
Naukati Bay Subdivision East	ASLS 85-335	\$919
Naukati Bay Subd. West Addn. No. 1	ASLS 2004-3	\$570
Robertson River Remote Odd Lot	ASLS 83-150	N/A
Talkeetna Odd Lot	N/A	N/A
Tatalina Subdivision	ASLS 2003-14	*
Teklanika Channel Lake Subdivision	ASLS 81-58	\$319
Tenderfoot Subdivision	ASLS 81-213	\$400
Thorne Bay Subdivision	ASLS 80-121	\$465
Tok Subdivision	ASLS 77-164	\$91
Tok (Tetlin Trail)	ASLS 79-134	\$4.00 / LOT
Tok (Tetlin Trail)	ASLS 79-136	\$4.00 / LOT
Tok (Tracts 3 and 4)	ASLS 79-198	\$288
Vallenar Bay Subdivision	WITHDRAWN ASLS 85-86	\$783
Vault Subdivision	ASLS 80-189	\$335
Whale Passage Subdivision	ASLS 81-217	\$678
Willow Creek Subdivision	ASLS 79-122	\$156

\* Not known at time of printing; check errata

Below is an example of how a Veterans Land Discount is calculated for a 1.82 acre parcel with reimbursable costs of \$987 per acre, if the bid price were \$40,000.

Reimbursable Cost/Acre	\$ 987.00
Parcel Size in Acres	x 1.82
<b>Total Reimbursable Cost</b>	<b>\$ 1,796.34</b>
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
<b>Amount Eligible for Discount</b>	<b>\$ 38,203.66</b>
Amount Eligible for Discount	\$ 38,203.66
25% Veterans Discount Rate	x .25
<b>Veterans Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Deposit of Bid Price	- \$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>

## SEALED-BID AUCTION PROCEDURES

All bids must be received by one of the designated DNR offices or submitted on-line, no later than 5:00 p.m., Friday, May 20, 2005. Bids received after the designated date and time will not be considered. All bids will be opened beginning at 10:00 a.m., Wednesday, May 25, 2005 in the Fairbanks DNR Public Information Office, located at 3700 Airport Way, Fairbanks, 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.

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 Initial OTC Lottery Offering. There is no limit on the number of parcels that can be purchased during the Initial OTC Lottery Offering.

### Sealed-Bid Auction Procedures

- Bids will be kept confidential and stored in a safe until the auction.
- The auction will begin at 10:00 a.m., Wednesday, May 25, 2005, in the Fairbanks DNR Public Information Office, located at 3700 Airport Way, Fairbanks, Alaska. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the sealed bid opening will not be allowed to change or withdraw any applications. The DNR Public Information Offices in Juneau and Anchorage will have access to the bid opening via the internet. For more information during the bid opening, log on to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).
- Veterans Preference bids will be opened first, in an order determined by the number of bids received. The parcel having the most bids will be opened first, the next highest number of bids second, etc. 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. Veterans Preference parcels that have no qualified veteran bidders will be auctioned to qualified bidders during the next phase of the auction.
- 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, the next highest number of bids second, etc. 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.
- 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 price listed for each parcel in this brochure.

- 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. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids in the Sealed-Bid Auction. Additional parcels may be purchased through Over-the-Counter Offerings only.
- 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 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.
- Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/landsale](http://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:
  - Completed Declaration of Intent form (blank copy included in letter);
  - A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7) (F));
  - If applying for a Veterans Land Discount, a Veteran Eligibility Affidavit (blank copy included in letter) 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 (blank copy included in letter), if there is more than one applicant (see "Veterans Land Discount" section for more information);
  - Proof of Alaska residency; and
  - Any other documents or items requested in the Award Notification letter.
- 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 next 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 Initial Over-The-Counter Lottery.
- Parcels not awarded at this auction will be available in the Initial Over-The-Counter Lottery where they will be offered for sale at the minimum bid price, which is the appraised fair market value as listed in this brochure.

## INITIAL OVER-THE-COUNTER (OTC) LOTTERY PROCEDURES

Parcels not sold during the Spring 2005 Alaska State Land Auction #435 Sealed-Bid Auction will be offered for sale, at the minimum bid price, through an Initial OTC Lottery. Occasionally, parcels with an apparent high bidder in the Sealed-Bid Auction may become available in the Initial OTC Lottery due to relinquishment or rejection of the bid. A complete list of all parcels to be included in the Initial OTC Lottery will be available at all DNR Public Information Offices as well as on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) on Wednesday, June 1, 2005. If additional bids are relinquished or rejected after May 31, 2005, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All applications must be received by one of the designated DNR Public Information Offices or submitted on-line, no later than 5:00 p.m., Friday, July 15, 2005. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 10:00 a.m., Wednesday, July 20, 2005 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska.

The purchase price in the Initial OTC Lottery is the appraised value, which is the same as the minimum acceptable bid for the Sealed-Bid Auction. Initial OTC Lottery applications 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 Initial OTC Lottery is not limited to one parcel per person.

### Initial Over-The-Counter Lottery Procedures

- Applications will be kept confidential and stored in a safe until the lottery.
- The lottery will begin at 10:00 a.m., Wednesday, July 20, 2005, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the lottery is not required and will not affect the outcome. Members of the public who attend the Initial OTC Lottery will not be allowed to change or withdraw any applications. The DNR Public Information Offices in Juneau and Fairbanks will have access to the lottery via the internet. For more information during the lottery, log on to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).
- A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner.
- For the Initial OTC Lottery, applicants have the opportunity to purchase multiple parcels. Applicants will win all parcels for which their name is drawn, or when they are the only applicant.
- If the winning applicant subsequently decides not to complete the sale, the five percent deposit, application fee, and all rights to the parcel are forfeited to the state.
- Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale).
- 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. Additionally, an Over-The-Counter parcel availability update will be posted for 30 days on-line at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) on a quarterly basis.



Fox River Subdivision in Southcentral Alaska

# INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Sealed-Bid Auction or Initial Over-The-Counter Lottery: on-line or by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office. **Fax, e-mail, and telephone applications will not be accepted.**

## Submitting a Sealed-Bid On-Line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the sealed-bid opening if you are the successful bidder for that parcel. See note below regarding availability of funds when using a credit card.

## Submitting a Sealed-Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following items:

- A completed Alaska State Land Auction Bid Form.
- A bid deposit.
  - Must be at least five percent (5%) of the total bid amount. **DO NOT ROUND DOWN!**
  - 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!**
  - 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 \$1000 per day regardless of available credit.
  - For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
  - A separate bid deposit must be included for each bid submitted.
  - VETERANS PLEASE NOTE: If you will be applying for a parcel in the Veterans Preference Auction, your proof of eligibility must be enclosed (Please see "Veterans Preference Auction" section).
  - 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 will be applying for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see "Veterans Land Discount" section).
- A self-addressed, stamped envelope to return an unsuccessful bidder's deposit, if deposit was made by cashiers check, personal check, or money order. The deposit for unsuccessful bidders will be returned by mail if they are not picked up at the Fairbanks DNR Public Information Office by 5:00 p.m. May 25, 2005. A self-addressed, stamped envelope must be included with the bid for this purpose. If the unsuccessful bidder's deposit was made by a credit card authorization, that information will be destroyed after the auction.

All bid/application materials are to be placed in an envelope which should have no additional markings except as follows:

**Spring 2005 Alaska State Land Auction #435**

(Parcel #)

(Bidder's First, Middle, and Last Name)

(Bidder's Address, City, Zip)

(If applying for the Veterans Preference Auction, indicate that here)

Place the envelope containing the bid/application materials inside another envelope, if you will be submitting it by mail. Be sure to include "Spring 2005 Auction #435 - SEALED BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. Each bid must be submitted in a separate, sealed envelope.

## ON-LINE RESOURCES

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also provide links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

State of Alaska .....	<a href="http://www.state.ak.us">www.state.ak.us</a>
Alaska Legislature (current statutes, regulations, etc.).....	<a href="http://www.legis.state.ak.us">www.legis.state.ak.us</a>
Department of Natural Resources .....	<a href="http://www.dnr.state.ak.us">www.dnr.state.ak.us</a>
Division of Mining, Land & Water .....	<a href="http://www.dnr.state.ak.us/mlw">www.dnr.state.ak.us/mlw</a>
Alaska State Land Offerings.....	<a href="http://www.dnr.state.ak.us/mlw/landsale">www.dnr.state.ak.us/mlw/landsale</a>
Division of Mining, Land & Water Factsheets.....	<a href="http://www.dnr.state.ak.us/mlw/factsht">www.dnr.state.ak.us/mlw/factsht</a>
RS 2477 Rights-Of-Way.....	<a href="http://www.dnr.state.ak.us/mlw/trails/rs2477">www.dnr.state.ak.us/mlw/trails/rs2477</a>
Office of Habitat Management & Permitting.....	<a href="http://www.dnr.state.ak.us/habitat">www.dnr.state.ak.us/habitat</a>
Office of History and Archaeology.....	<a href="http://www.dnr.state.ak.us/parks/oha">www.dnr.state.ak.us/parks/oha</a>
Water Resources Program .....	<a href="http://www.dnr.state.ak.us/mlw/water">www.dnr.state.ak.us/mlw/water</a>
Division of Forestry.....	<a href="http://www.dnr.state.ak.us/forestry">www.dnr.state.ak.us/forestry</a>
Land Records Information (DNR) .....	<a href="http://www.dnr.state.ak.us/landrecords">www.dnr.state.ak.us/landrecords</a>
Land Records Information (DNR and BLM) .....	<a href="http://www.landrecords.info">www.landrecords.info</a>
Department of Fish and Game .....	<a href="http://www.adfg.state.ak.us">www.adfg.state.ak.us</a>
Dept. of Transportation & Public Facilities .....	<a href="http://www.dot.state.ak.us">www.dot.state.ak.us</a>
Department of Environmental Conservation .....	<a href="http://www.state.ak.us/dec">www.state.ak.us/dec</a>
Alaska Railroad Corporation.....	<a href="http://www.alaskarailroad.com">www.alaskarailroad.com</a>
Dept. of Community & Economic Development.....	<a href="http://www.dced.state.ak.us">www.dced.state.ak.us</a>
US Government .....	<a href="http://www.firstgov.gov">www.firstgov.gov</a>
Bureau of Land Management Alaska .....	<a href="http://www.ak.blm.gov">www.ak.blm.gov</a>
U.S. Fish and Wildlife Service .....	<a href="http://www.fws.gov">www.fws.gov</a>
U.S. Army Corps of Engineers .....	<a href="http://www.usace.army.mil">www.usace.army.mil</a>
Firewise .....	<a href="http://www.firewise.org">www.firewise.org</a>

## Submitting an Initial Over-The-Counter Lottery Application On-line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the lottery if your name is drawn for that parcel. See note below regarding availability of funds when using a credit card.

## Submitting an Initial Over-The-Counter Lottery Application by Mail or in Person

A complete Initial Over-The-Counter Lottery application package (for mailing or hand delivery) includes the following items:

- A completed Over-The-Counter application form. If applying for multiple parcels, a separate application must be completed for each parcel.
- A completed Declaration of Intent form. If applying for multiple parcels, a separate form must be completed for each parcel.
- A non-refundable \$100.00 document handling fee. If applying for multiple parcels, a separate document handling fee must be included for each parcel.
- A down payment. If applying for multiple parcels, a separate down payment must be included for each parcel.
  - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). **DO NOT ROUND DOWN!**
  - 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!**
  - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the lottery. Some institutions have authorization limits of \$1000 per day regardless of available credit.
  - For successful applicants, the down payment is non-refundable and will be applied to the purchase price.
  - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), **DO NOT** subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price. (Please see "Veterans Land Discount" section).

If you will be applying for a Veterans Land Discount, also include the following items:

- A completed Veteran Eligibility Affidavit.
- 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.
- A completed Waiver of Veterans Discount form, if there is more than one applicant.
- Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).

## Where to Submit Sealed Bids and Initial Over-The-Counter Applications

### Mail

**(Sealed bid envelope must be enclosed in a separate envelope for mailing)**

Spring 2005 Auction #435 - SEALED BID (or IOTC APPLICATION)  
DNR Financial Services Section  
550 West 7th Avenue, Suite 1410  
Anchorage, Alaska 99501-3561

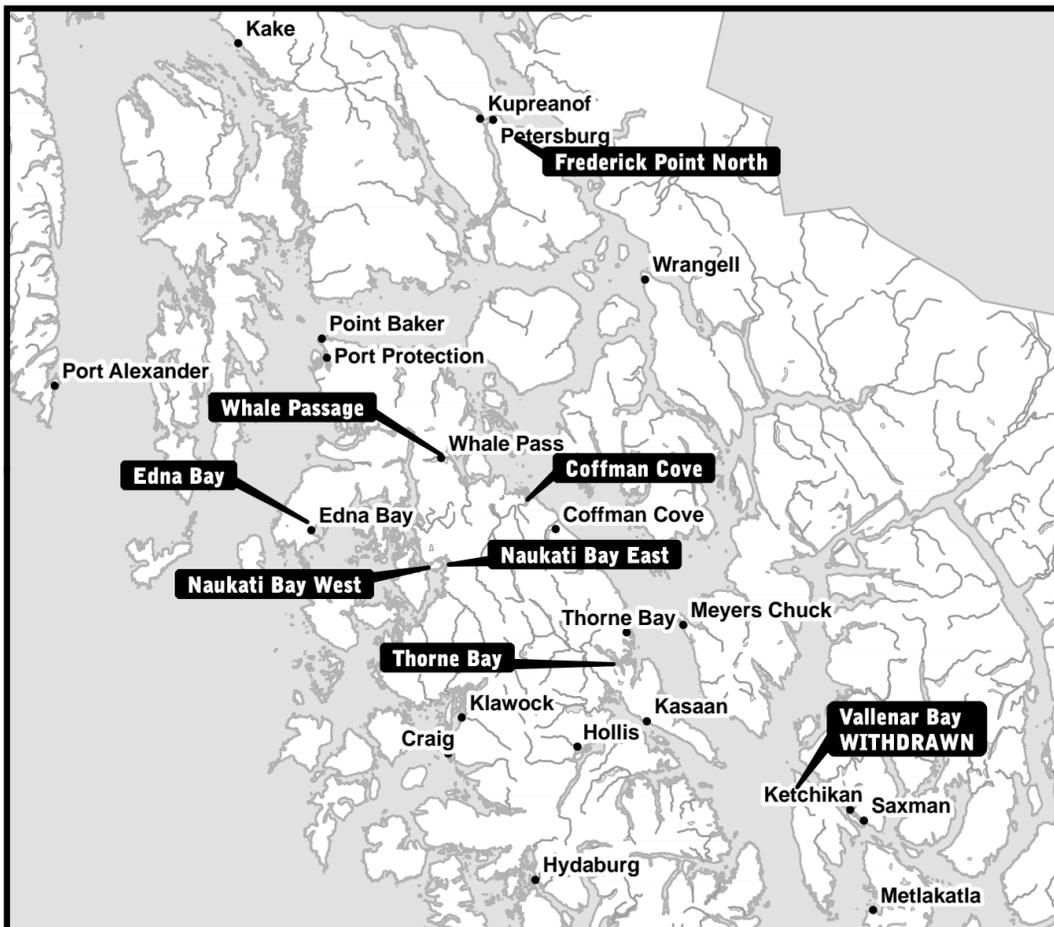
### Hand Deliver

**(Do not mail bids or applications to the Public Information Offices)**

Any DNR Public Information Office (Anchorage, Fairbanks, Juneau)  
See "DNR Public Information Offices" section for locations.

### Submit On-line

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

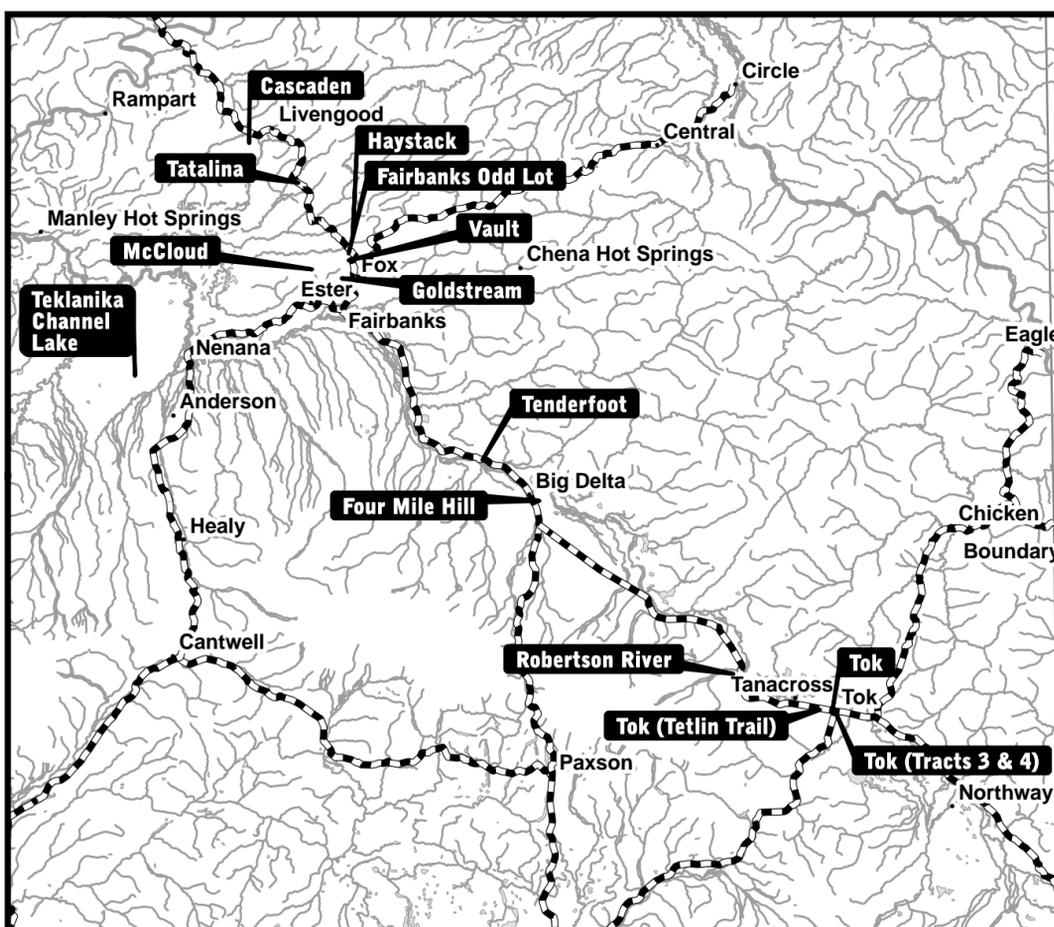
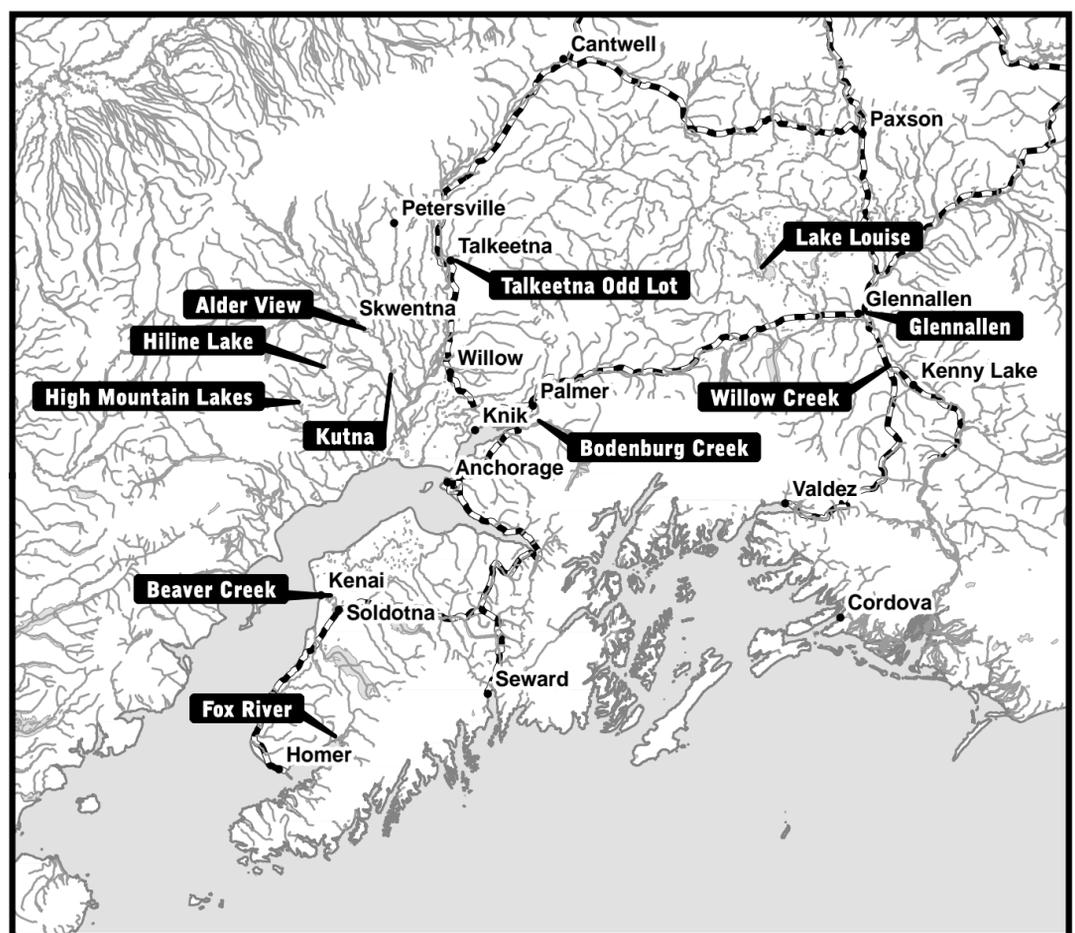


### SOUTHEAST REGION MAPS

- Page 11 1. Coffman Cove Subdivision
- Page 12 2. Edna Bay Subdivision
- Page 13 3. Frederick Point North Subdivision
- Page 14 4. Naukati Bay Subdivision East
- Page 15 5. Naukati Bay Subdivision West, Addition No. 1
- Page 16 6. Thorne Bay Subdivision
- Page 17 7. Vallenar Bay Subdivision WITHDRAWN
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### SOUTHCENTRAL REGION MAPS

- Page 19 9. Alder View Subdivision, Addition No. 1
- Page 20 10. Beaver Creek AK Subdivision
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- Page 22 12. Fox River Subdivision, Addition No. 1
- Page 23 13. Glennallen Area 1
- Page 24 14. High Mountain Lakes Subdivision
- Page 25 15. Hiline Lake Odd Lots
- Page 26 16. Kutna Remote Odd Lot
- Page 27 17. Lake Louise Small Lot
- Page 28 18. Talkeetna Odd Lot
- Page 29 19. Willow Creek Subdivision

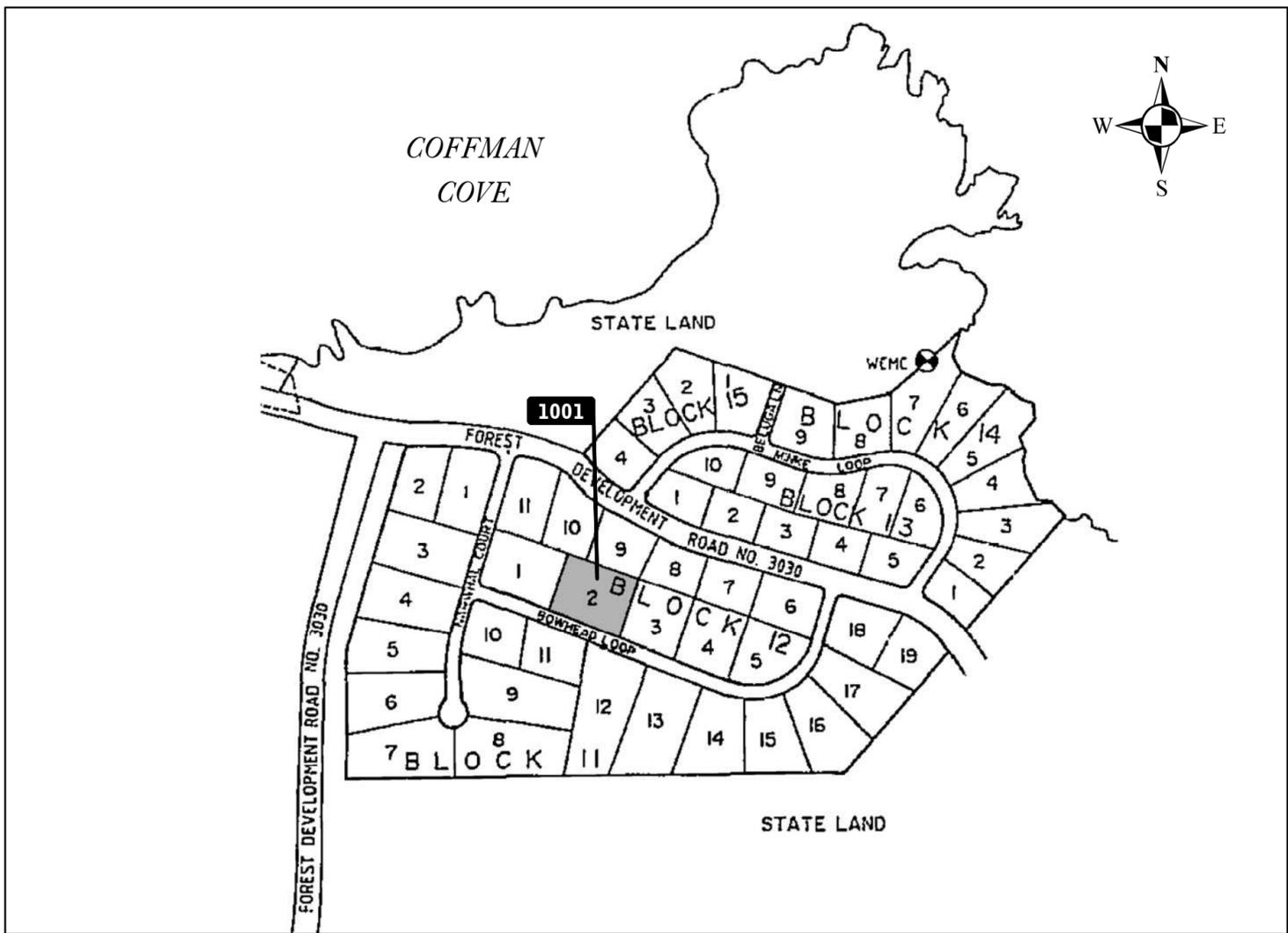


### NORTHERN REGION MAPS

- Page 30 20. Cascaden Subdivision
- Page 31 21. Fairbanks Odd Lot
- Page 32 22. Four Mile Hill Subdivision
- Page 33 23. Goldstream AK Subdivision
- Page 34 24. Haystack Subdivision
- Page 35 25. McCloud Subdivision
- Page 36 26. Robertson River Remote Odd Lot
- Page 37 27. Tatalina Subdivision
- Page 38 28. Teklanika Channel Lake Subdivision
- Page 39 29. Tenderfoot Subdivision
- Page 40 30. Tok Subdivision
- Page 41 31. Tok (Tetlin Trail)
- Page 42 32. Tok (Tracts 3 & 4)
- Page 43 33. Vault Subdivision

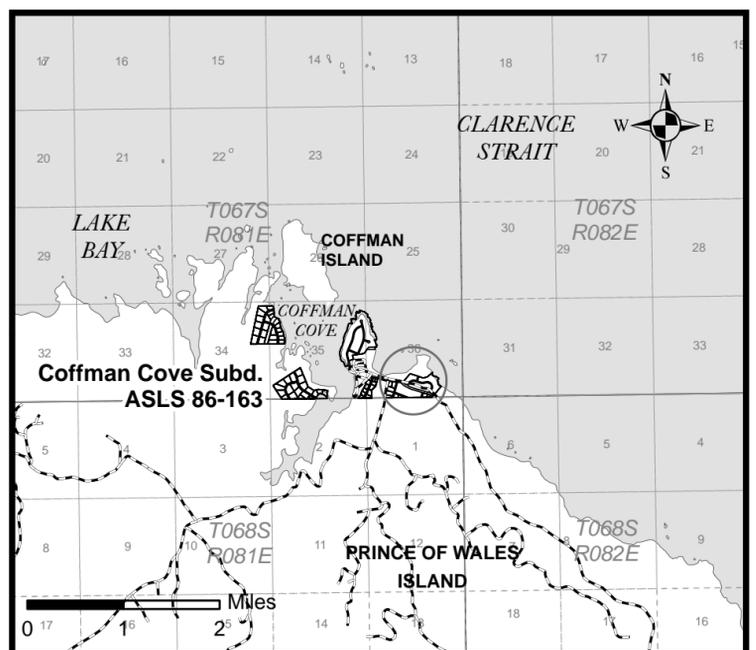
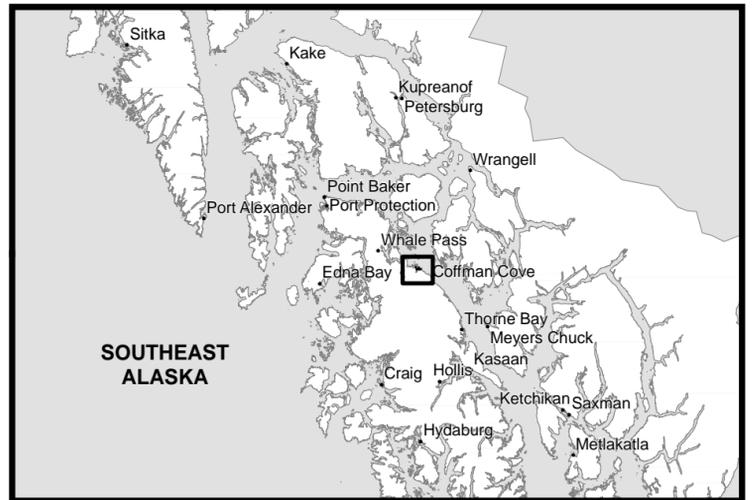
# Map 1 - Coffman Cove Subdivision, ASLS 86-163

Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1001	104969	C067S081E36	ASLS 86-163	2	12	2.000	CHECK ERRATA*

<b>Location</b>	Coffman Cove is located on the northeast coast of Prince of Wales Island about 65 miles northwest of Ketchikan and approximately 55 miles by road northeast of Craig.
<b>Topo Map</b>	USGS Quad Petersburg A-3
<b>Access</b>	The Alaska Marine Highway System provides ferry service to Hollis, about a 3-hour drive south of Coffman Cove. Coffman Cove also has regularly scheduled seaplane service and a state-owned/city-operated small boat harbor. An existing shot rock surfaced road provides access to a portion of the subdivision. The parcel is along a platted road right-of-way, which has been improved as a pioneer type road.
<b>Terrain</b>	The topography of the lot is level.
<b>Soils</b>	Bedrock can be found at average depth of 2 or 3 feet. Drainage is mostly poor, with areas of wetlands and muskeg.
<b>Vegetation</b>	Groundcover is mostly blueberry and huckleberry bushes, devil's club, and ferns. The parcel is treed with medium sized Sitka spruce, western hemlock, cedar, and lodgepole pine.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 74 inches, including 68 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems. The City of Coffman Cove has completed a water and sewer system that serves a portion of the subdivision but does not serve this parcel.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
<b>Utilities</b>	Electricity is available within the subdivision, but will need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 86-163. 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the City of Coffman Cove, a second class city, and is subject to applicable local ordinances. Contact the City of Coffman Cove by mail at PO Box 18135, Coffman Cove, Alaska, 99918, or by phone at (907) 329-2233.
<b>Homeowners Association</b>	None



Vicinity Map  
Township 67 South, Range 81 East, Section 36  
Copper River Meridian, Alaska

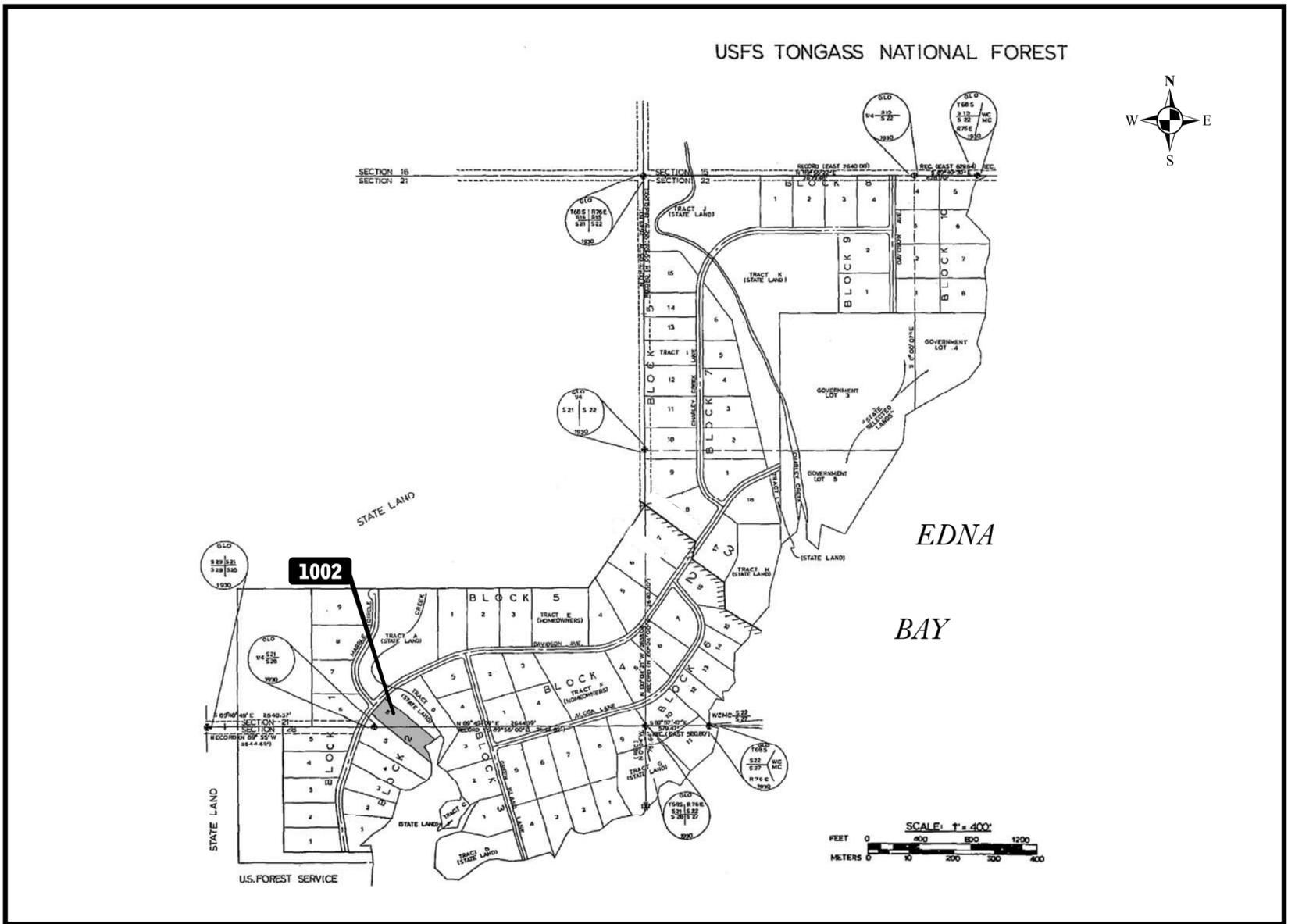
\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

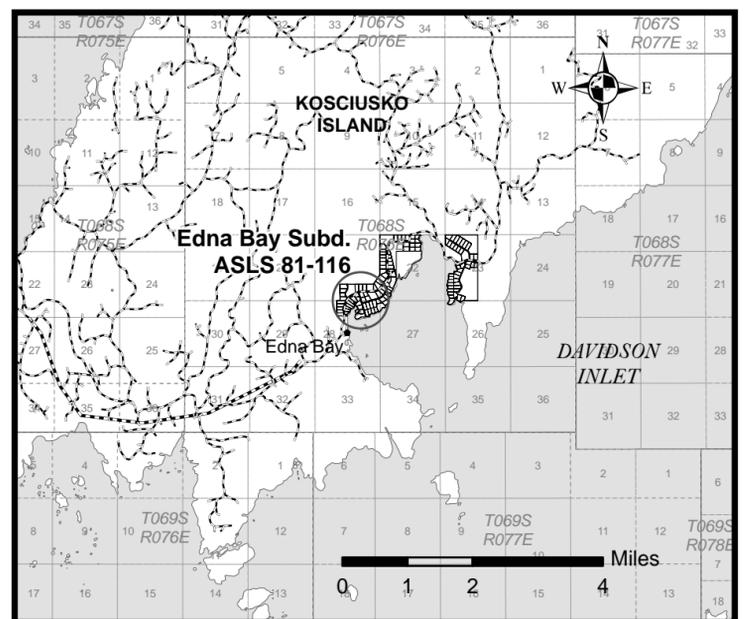
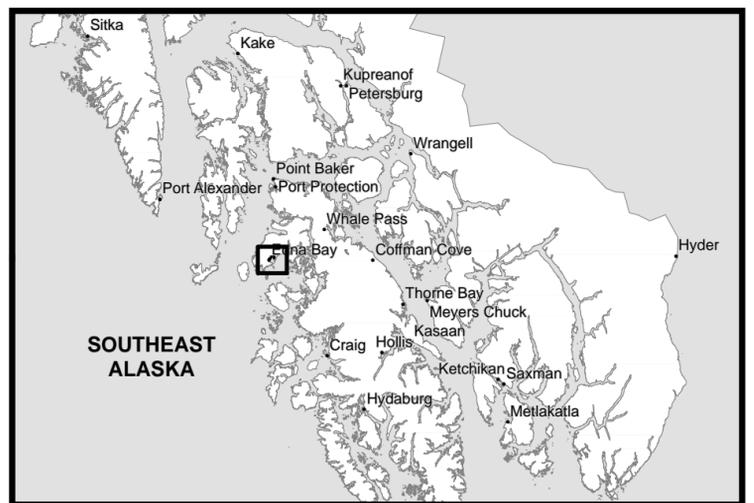
# Map 2 - Edna Bay Subdivision, ASLS 81-116

## Southeast Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1002	103112	C068S076E21,28	ASLS 81-116	6	2	2.959	CHECK ERRATA*

<b>Location</b>	The community of Edna Bay is located on the southeast coast of Kosciusko Island, west of Prince of Wales Island. It is 40 miles northwest of Craig and 65 miles southwest of Petersburg. The parcel is located in a cove at the west end of Edna Bay Subdivision.
<b>Topo Map</b>	USGS Quad Craig D-5
<b>Access</b>	Water access by boat and floatplane is the only practical access available to Edna Bay Subdivision. The cove contains a large area of mud flats, which restrict access to the subdivision by boat except at high tides. There is a small community dock that has room for up to four vessels. The parcel is also accessible from a gravel road that connects East Edna Bay with West Edna Bay. The road does not connect to the Prince of Wales Island road system.
<b>Terrain</b>	The site rises to the northwest away from the water, with a total elevation gain of 75 feet. The rear of the parcel, which fronts the road, is level.
<b>Soils</b>	The subject soils are unknown, but appear to be good given the slope of the parcel and the quality of the vegetation. There is a small amount of organic muskeg over a few areas of rock outcroppings.
<b>Vegetation</b>	The parcel is heavily treed with a mix of old and second growth cedar, spruce, and hemlock.
<b>Water Front</b>	This parcel has water frontage on Edna Bay. The quality of the frontage is below average due to the mud flats that extend from the termination of the cove and creek estuary to the mouth of the cove. There are a large number of shoals and rocks off shore of the subdivision that make entrance with boats and floatplanes difficult at all tides.
<b>View</b>	The view is primarily of the extensive mud flats.
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 100 inches.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-soil absorption wastewater treatment systems.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-116. 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.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	The Edna Bay Community Association can be contacted by mail at PO Box EDB, Edna Bay, Alaska, 99950 or by phone at (907) 594-6301.
<b>Other</b>	The parcel contains a one story, wood framed, 200 square foot cabin that is in poor condition. The age and integrity of the structure are unknown. The salvage value of the cabin is equal to demolition costs. Any clean up or removal will become the responsibility of the purchaser.



Vicinity Map  
Township 68 South, Range 76 East, Sections 21 & 28  
Copper River Meridian, Alaska

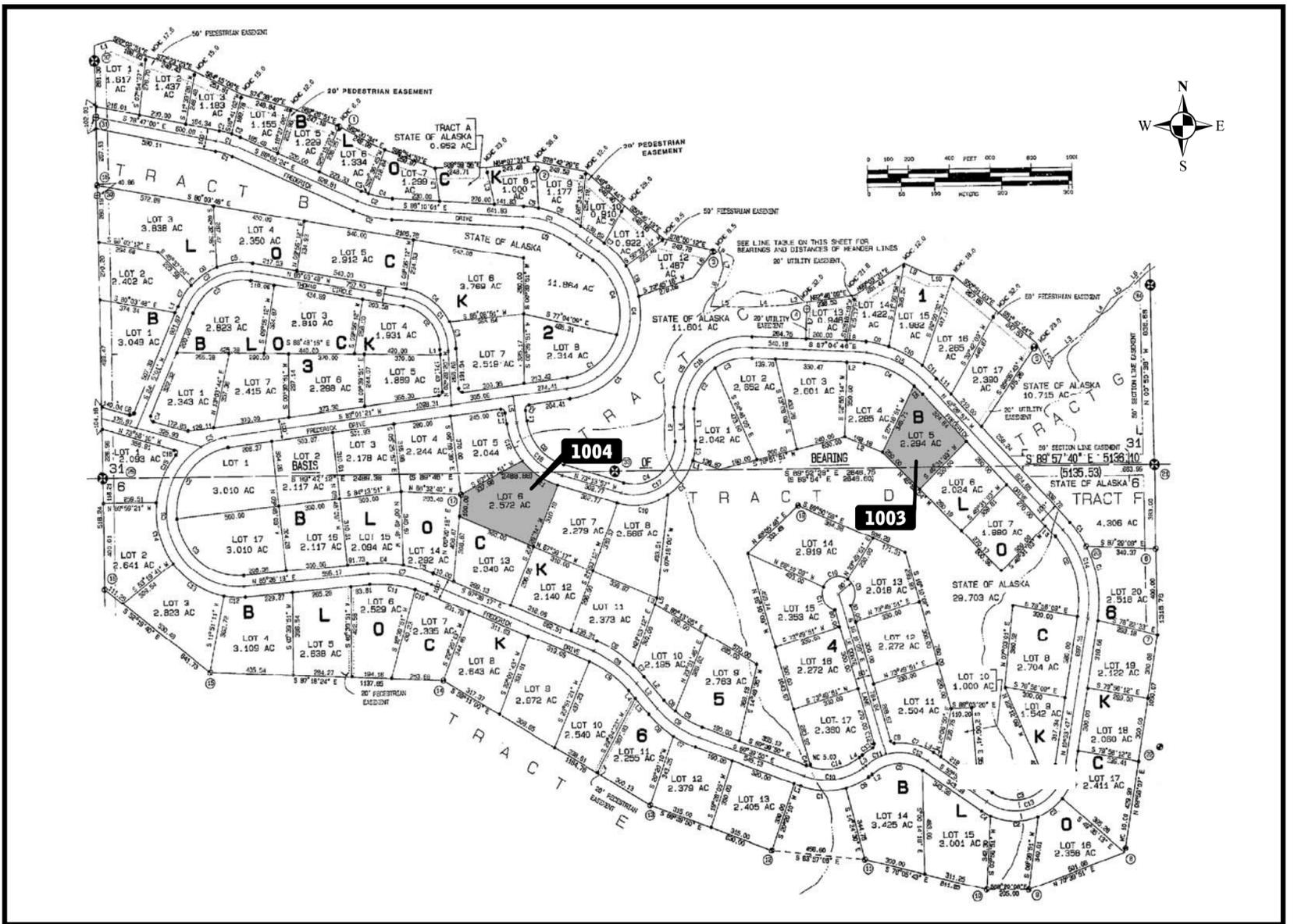
\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

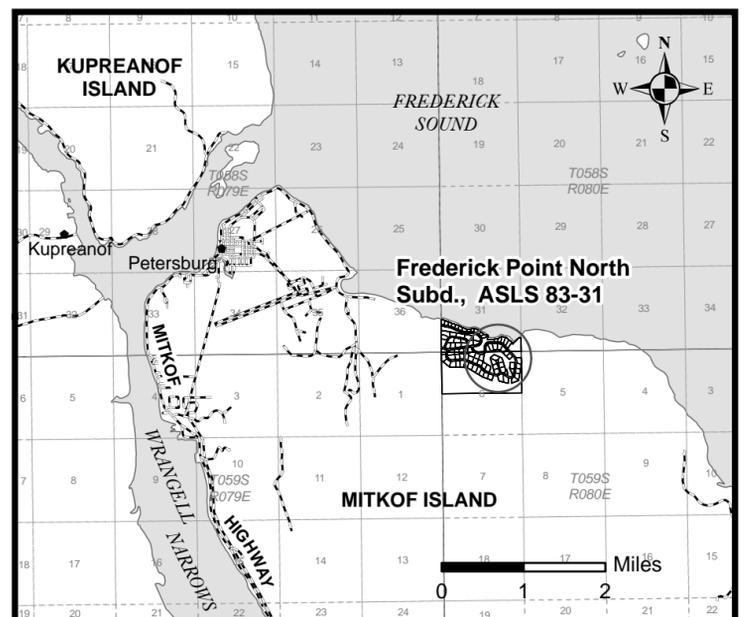
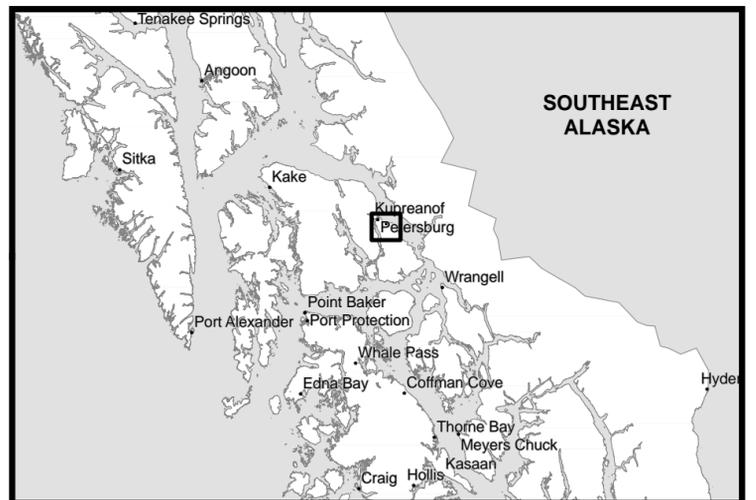
# Map 3 - Frederick Point North Subdivision, ASLS 83-31

## Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1003	104207	C058S080E31 C059S080E06	ASLS 83-31	5	4	2.294	CHECK ERRATA*
1004	104225	C058S080E31 C059S080E06	ASLS 83-31	6	5	2.572	CHECK ERRATA*

<b>Location</b>	This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.
<b>Topo Map</b>	USGS Quad Petersburg D-3
<b>Access</b>	Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are along a platted road right-of-way, Frederick Drive, which has been constructed as a one lane gravel road 30 feet wide.
<b>Terrain</b>	Parcel X is level, with a moderate north facing slope. Parcel Y is generally level, with an embankment along the road that rises from road level at the northwest corner to about 8 feet in the middle of the road front lot line.
<b>Soils</b>	The subject soils are unknown, but both lots appear to contain large amounts of wetlands.
<b>Vegetation</b>	On the eastern portion of Parcel X, there is a small drainage with hemlock, cedar, and pine trees. Parcel Y contains several stands of trees. A seasonal creek drains the southeast corner of Parcel Y.
<b>Water Front</b>	None
<b>View</b>	Parcel X has a view of Frederick Sound. The view from Parcel Y is unknown.
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 22 to 37 degrees F; average summer temperatures range from 45 to 64 degrees F. Average annual precipitation is 106 inches, including 97 inches of snow.
<b>Water Source</b>	A public water system has been developed along Frederick Drive.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 83-31. This subdivision is zoned 'Rural Residential' by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. 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.
<b>Municipal Authority</b>	These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.
<b>Homeowners Association</b>	None



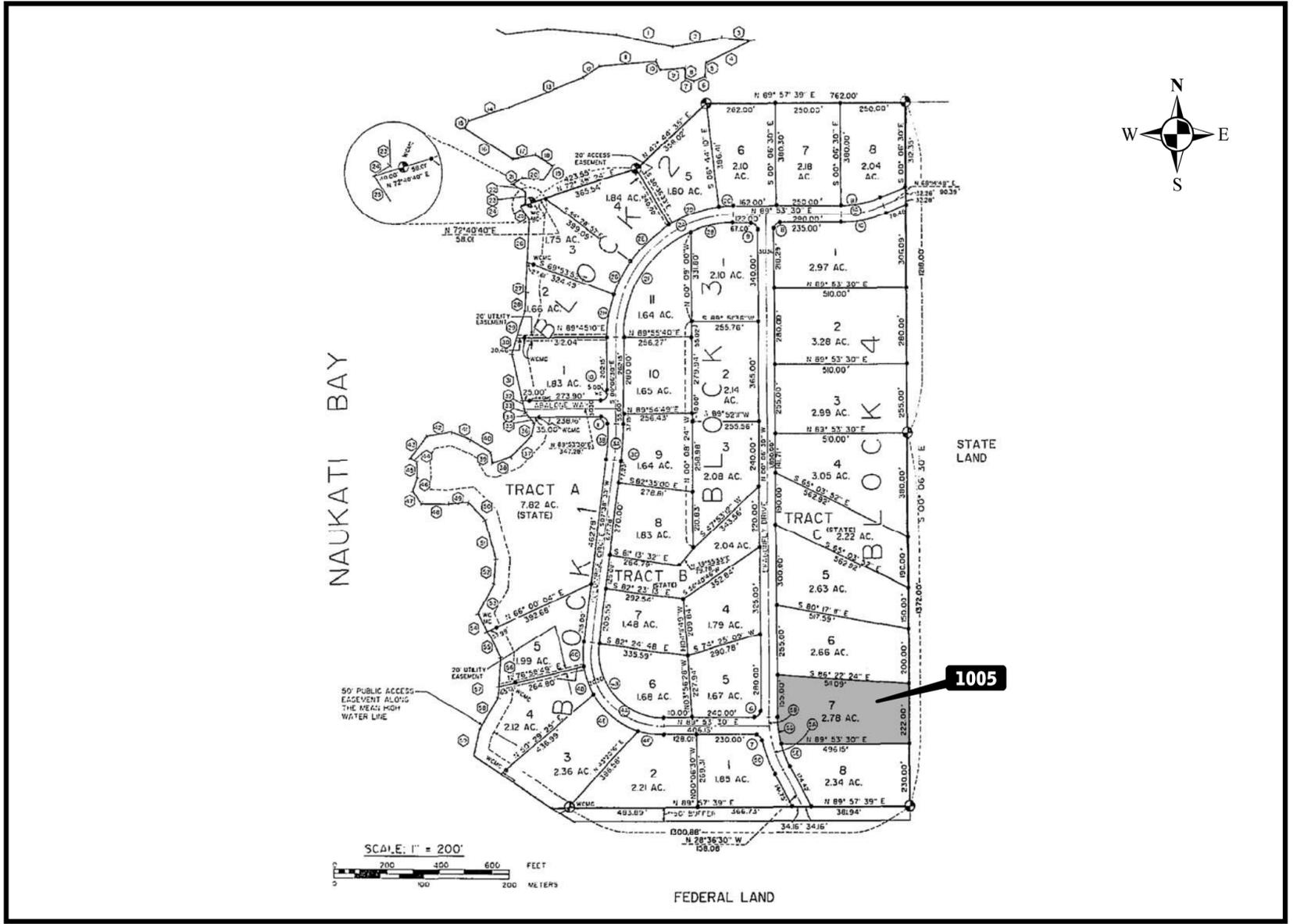
Vicinity Map  
Township 58 South, Range 80 East, Section 31  
Township 59 South, Range 80 East, Section 6  
Copper River Meridian, Alaska

\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.

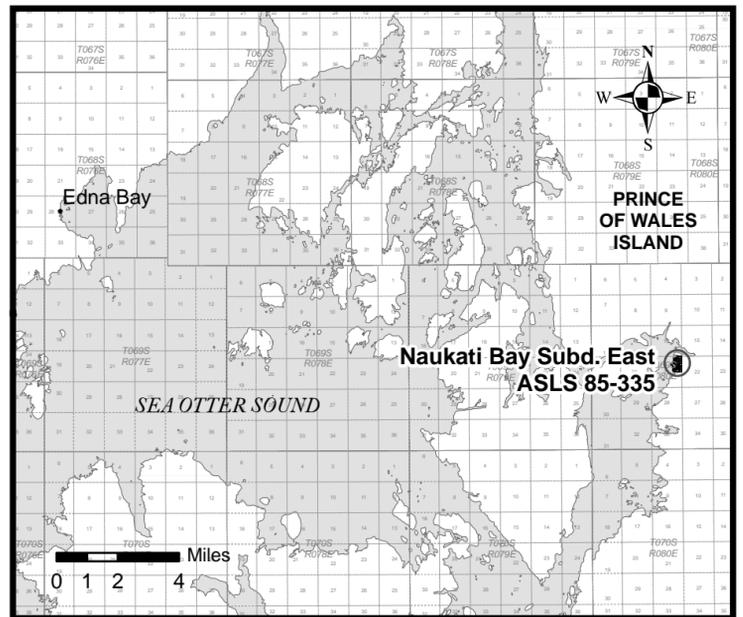
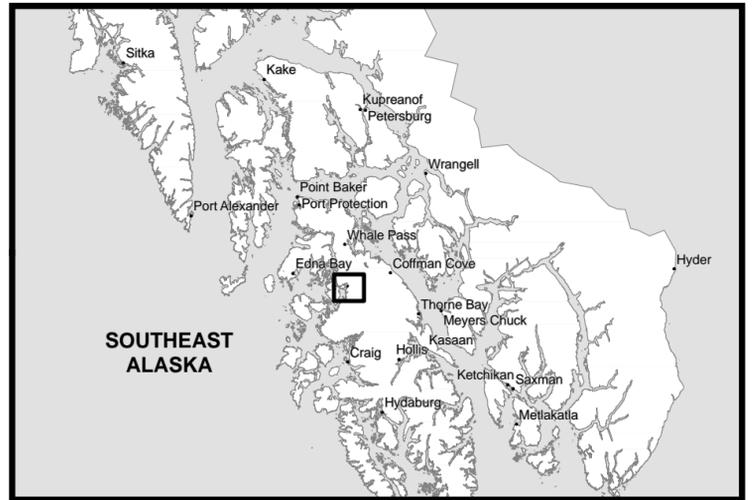
# Map 4 - Naukati Bay Subdivision East, ASLS 85-335

Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1005	105104	C069S080E21	ASLS	7	4	2.780	CHECK ERRATA*

<b>Location</b>	Naukati Bay is located on the northwest coast of Prince of Wales Island, 28 miles north of Craig and 65 miles south of Petersburg.
<b>Topo Map</b>	USGS Quad Craig D-4
<b>Access</b>	This parcel is along a platted road right-of-way, which has been constructed as a fair quality, gravel road.
<b>Terrain</b>	The southern portion of this parcel is level, while the north half slopes steeply to the north.
<b>Soils</b>	Subject soils appear to be shallow forest soil, with a fair amount of rocks.
<b>Vegetation</b>	This parcel was logged in the early 1990s. It is now densely forested with young spruce and hemlock.
<b>Water Frontage</b>	None
<b>View</b>	Potentially excellent view of Naukati Bay.
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems, such as sealed vault privies.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 85-335.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	The Naukati Bay East Community Association can be contacted by mail at c/o Carlyle Preston, President, PO Box NKI, Ketchikan, Alaska, 99950.
<b>Other</b>	The transfer of this land to the State of Alaska from the federal government has been Tentatively Approved. For more information about Tentatively Approved lands, refer to the information in the narrative of this brochure.



Vicinity Map  
Township 69 South, Range 80 East, Section 21  
Copper River Meridian, Alaska

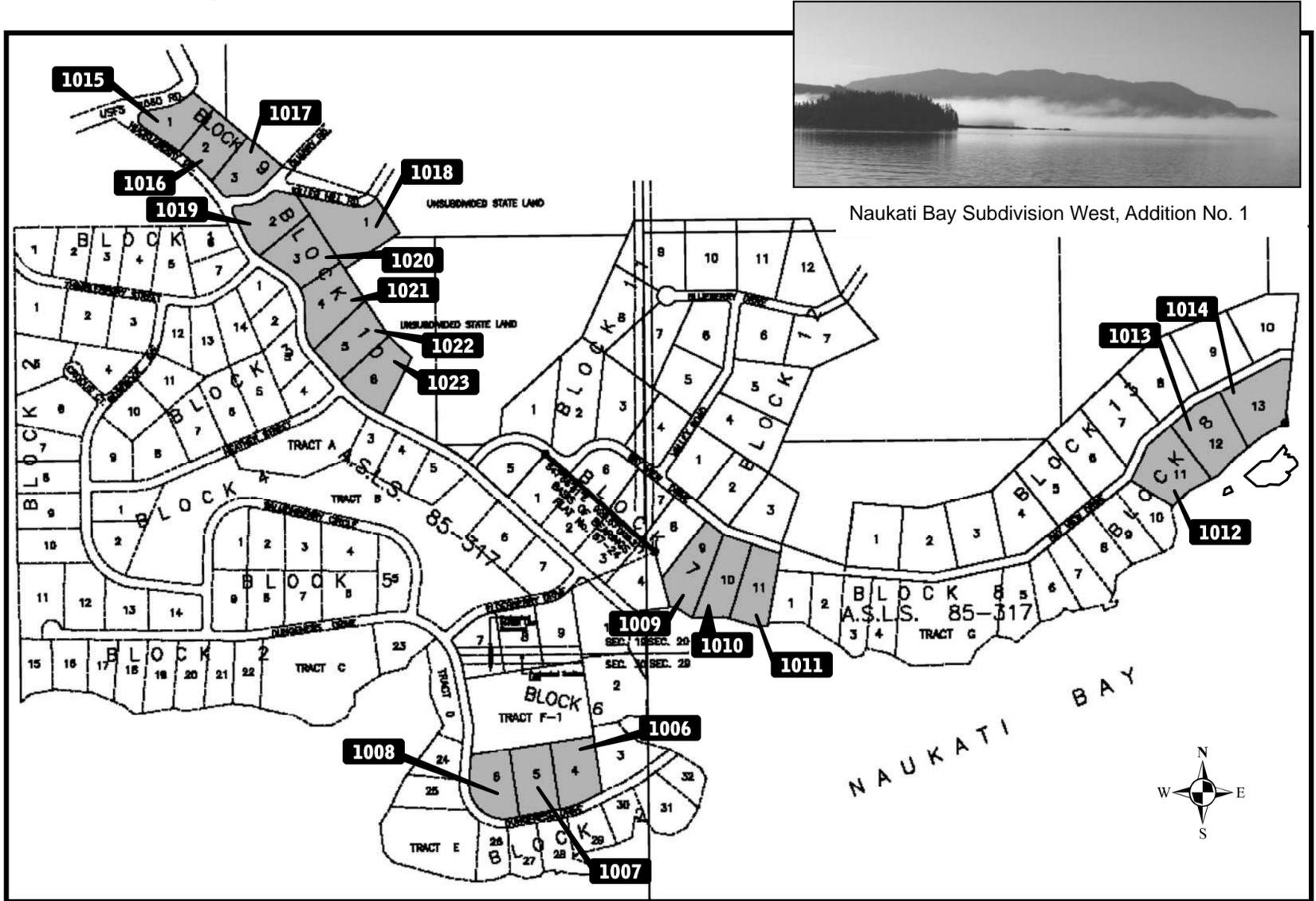
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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. 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>.

Spring 2005 Alaska State Land Offering -- Auction #435

Map 5 - Naukati Bay Subd. West, Addition No. 1, ASLS 2004-3

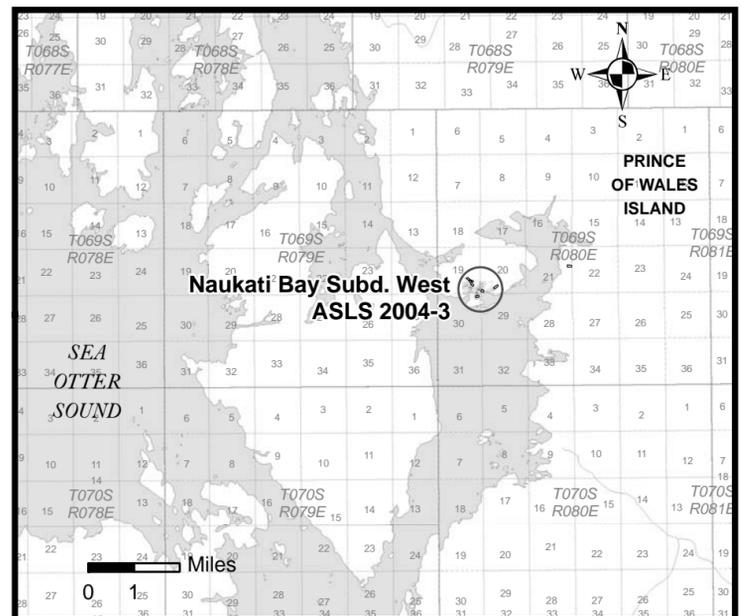
Southeast Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1006	107246	C069S080E30	ASLS 2004-3	4	6	2.560	\$25,300
1007	107247	C069S080E30	ASLS 2004-3	5	6	2.540	\$25,100
1008	107248	C069S080E30	ASLS 2004-3	6	6	2.530	\$26,300
1009	107256	C069S080E20	ASLS 2004-3	9	7	2.700	\$53,200
1010	107257	C069S080E20	ASLS 2004-3	10	7	2.460	\$48,500
1011	107258	C069S080E20	ASLS 2004-3	11	7	2.430	\$47,900
1012	107259	C069S080E20	ASLS 2004-3	11	8	3.130	\$53,200
1013	107260	C069S080E20	ASLS 2004-3	12	8	3.280	\$53,000
1014	107261	C069S080E20	ASLS 2004-3	13	8	3.410	\$55,100
1015	107262	C069S080E19	ASLS 2004-3	1	9	2.090	\$21,900
1016	107263	C069S080E19	ASLS 2004-3	2	9	2.180	\$22,900
1017	107264	C069S080E19	ASLS 2004-3	3	9	2.150	\$22,600
1018	107265	C069S080E19	ASLS 2004-3	1	10	3.520	\$35,100
1019	107266	C069S080E19	ASLS 2004-3	2	10	2.600	\$27,300
1020	107267	C069S080E19	ASLS 2004-3	3	10	2.710	\$28,500
1021	107268	C069S080E19	ASLS 2004-3	4	10	2.820	\$29,600
1022	107269	C069S080E19	ASLS 2004-3	5	10	2.600	\$27,300
1023	107270	C069S080E19	ASLS 2004-3	6	10	2.600	\$27,300



<b>Location</b>	Naukati Bay is located on the northwest side of Prince of Wales Island about 60 miles northwest of Ketchikan and 28 miles north of Craig.
<b>Topo Map</b>	USGS Quad Craig D-4
<b>Access</b>	The road entering the Naukati area from the Prince of Wales Island road system is the Forest Development Road (FDR) 2060. Access to waterfront parcels is by water or foot trail only. Other roads that have been developed within the community access the remainder of the parcels.
<b>Terrain</b>	Topography within the subdivision is moderate to steep.
<b>Soils</b>	The subject soils are unknown, but appear to be good given the slope and quality of vegetation.
<b>Vegetation</b>	Many of the lots were extensively clear cut over the past 30 years and the resulting re-growth is quite dense. Tree cover consists of smaller, second growth spruce, hemlock and cedar.
<b>Water Frontage</b>	Parcels in Blocks 7 and 8 have water frontage consisting of a rocky shore. Parcels in Block 8 are located behind an island on a small slough that is inaccessible during low tides.
<b>View</b>	Potentially excellent views of Naukati Bay from some of the waterfront parcels.
<b>Climate</b>	The area is dominated by a cool, maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). The Prince of Wales Sanitation Company picks up solid waste and takes it to the Thorne Bay landfill.
<b>Utilities</b>	Telephone and electricity are available from the Alaska Power and Telephone Company to Blocks 9 and 10.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2004-3. 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.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	The Naukati West, Inc. community association can be contacted by mail at P.O. Box NKI-1, Naukati, AK 99950, or by phone at (907) 629-4266.
<b>Other</b>	The transfer of this land to the State of Alaska from the federal government has been Tentatively Approved. For more information about Tentatively Approved lands, refer to the information in the narrative of this brochure.



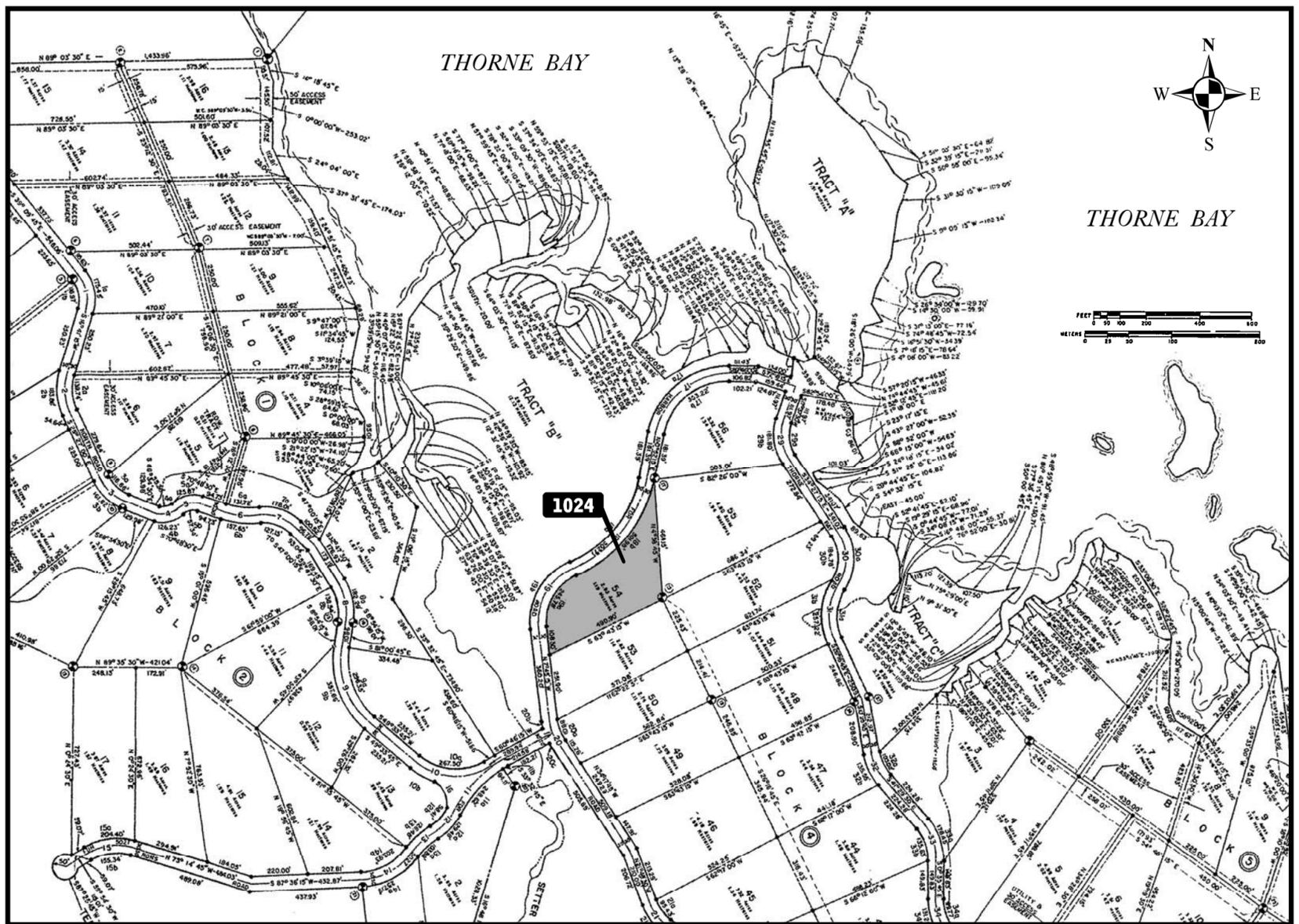
Vicinity Map  
Township 69 South, Range 80 East, Sections 19, 20 & 30  
Copper River Meridian, Alaska

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

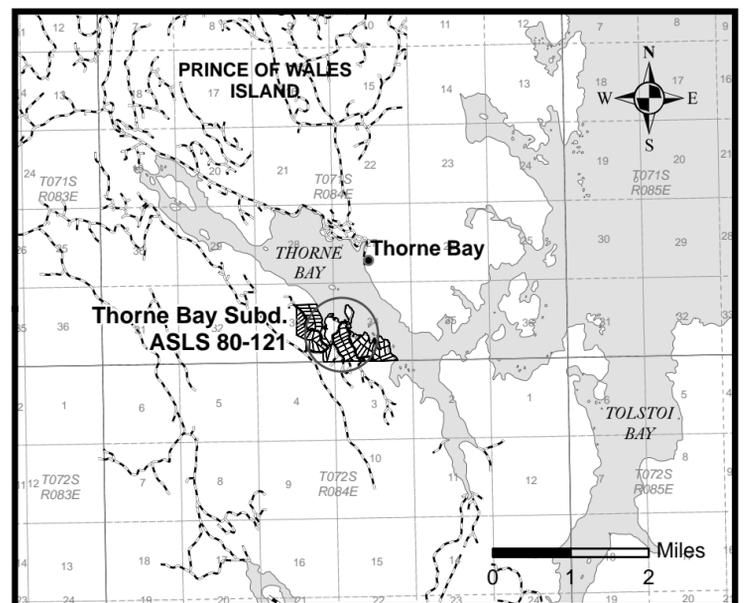
# Map 6 - Thorne Bay Subdivision, ASLS 80-121

## Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1024	102157	C071S084E33,34	ASLS 80-121	54	4	2.930	CHECK ERRATA*

<b>Location</b>	Located on the east coast of Prince of Wales Island, approximately 41 miles northwest of Ketchikan and about 45 miles by road east of Craig. This parcel is located across the bay from the City of Thorne Bay.
<b>Topo Map</b>	USGS Quad Craig C-2
<b>Access</b>	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 Hollis, about a 1.5 hour drive southwest of Thorne Bay. The parcel is accessible from Thorne Bay Road, which connects the subdivision to Thorne Bay, Coffman Cove, Craig, Klawock, and Hollis.
<b>Terrain</b>	The area is generally level to gently sloping, with a few steep slopes and rock outcrops.
<b>Soils</b>	Soils on the parcel consist of well to poorly drained mineral soil, with a layer of forest litter. Soil depth is variable from shallow to several feet deep, interrupted occasionally by rock outcrops.
<b>Vegetation</b>	The area is covered by young stands of hemlock and cedar.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range 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.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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. ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e., sealed-vault privy, chemical, humus, incendiary, etc.).
<b>Utilities</b>	Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the City of Thorne Bay, a second class city, and is subject to applicable local ordinances and property assessments. Contact the City of Thorne Bay by mail at PO Box 19110, Thorne Bay, Alaska, 99919, or by phone at (907) 828-3380.
<b>Homeowners Association</b>	None



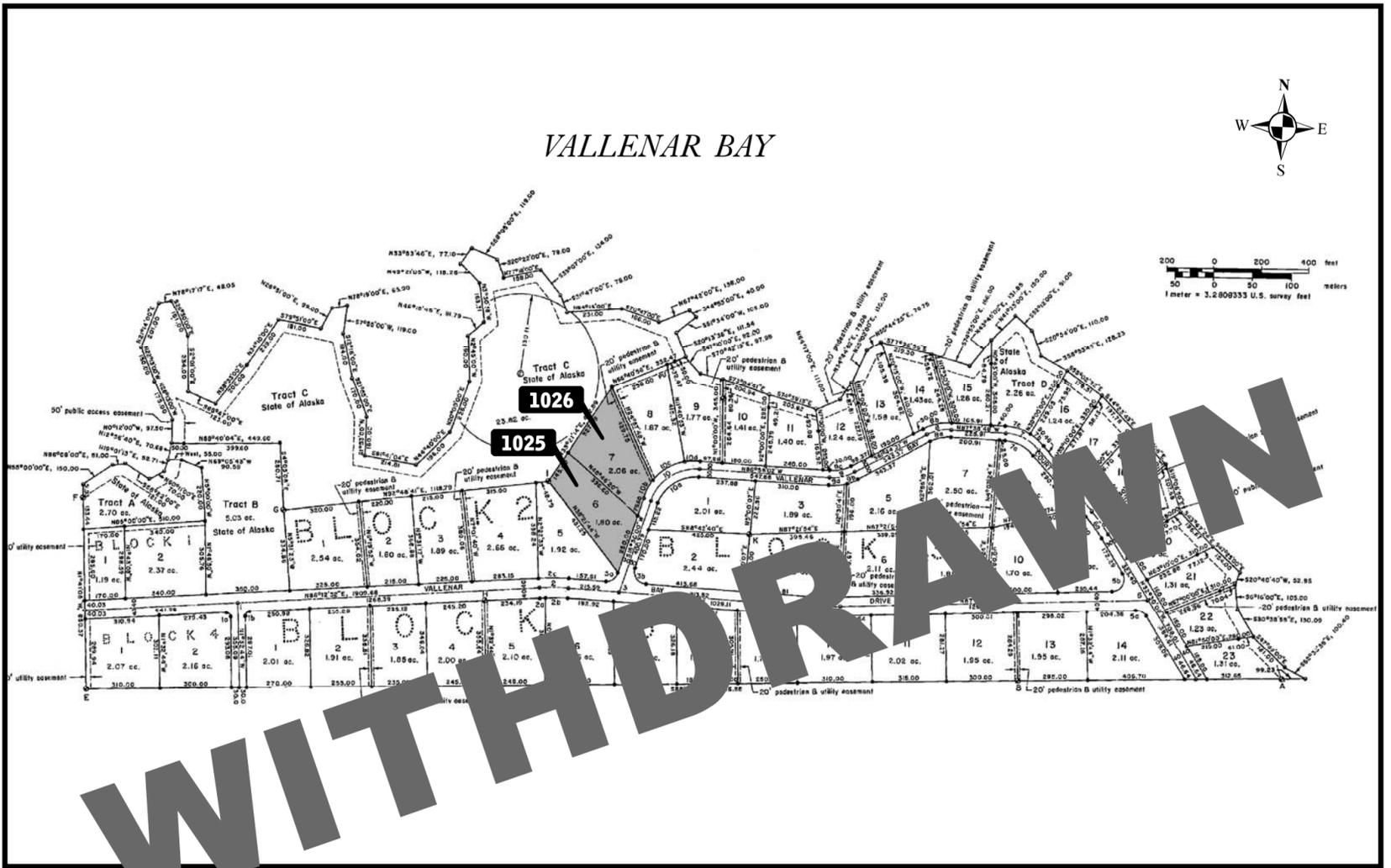
Vicinity Map  
Township 71 South, Range 84 East, Sections 33 & 34  
Copper River Meridian, Alaska

\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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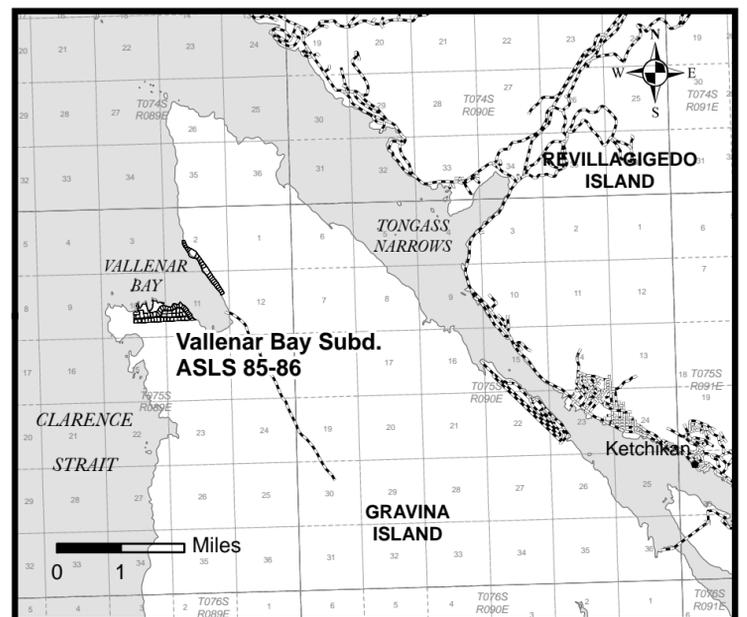
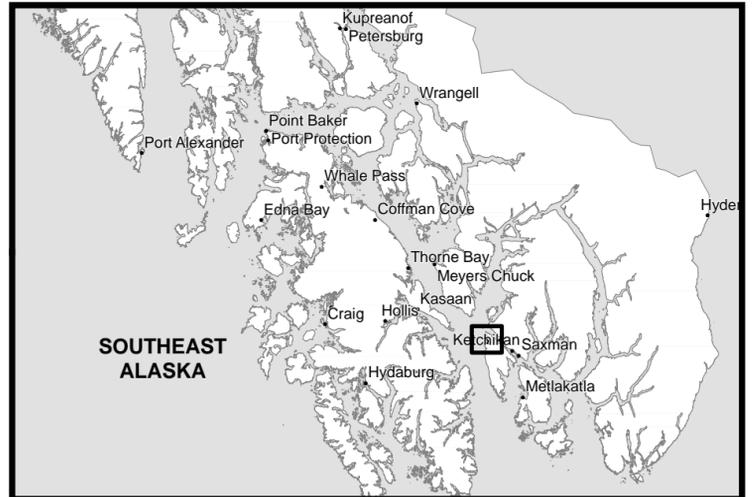
# Map 7 - Vallendar Bay Subdivision, ASLS 85-86

Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1025	106639	C075S089E10	ASLS 85-86	6	2	1.800	\$XXXX
1026	106640	C075S089E10	ASLS 85-86	7	2	2.060	\$XXXX

<b>Location</b>	Vallendar Bay is located on the northwest coast of Gravina Island, approximately 7 air miles and 12 miles by boat northwest of Ketchikan.
<b>Topo Map</b>	USGS Quad Ketchikan B-6
<b>Access</b>	Water access by boat and floatplane, is the only practical access available to the subdivision. Vallendar Bay has limited potential to provide safe boat anchorage or dock facilities. During periods of southerly winds, Gravina Island provides some shelter to the bay, but during periods of northerly winds, the area is very exposed and not suitable for boat moorage. Parcels may be accessed across state land by foot, a distance of approximately 600 feet. There are old US Forest Service roads on Gravina Island that extend partially to this subdivision from the center of the island, near the airport. Parcels are along a platted road right-of-way, which may not have been constructed.
<b>Terrain</b>	The topography is diverse ranging from mild rolling hills to steep side hills. The subdivision has slopes of 0 percent to 35 percent rising from the shoreline to small hills and wet areas in the interior portion of the subdivision.
<b>Soils</b>	The subject soils consist of a mineral mix. The Karta-Wadleigh complex, which makes up the soil, has more rounded stones and gravel in its matrix, are poor to moderately well drained, have a medium to moderately high erosion hazard, and overlay compact till. There are areas of poorly drained wetlands.
<b>Vegetation</b>	In the poorly drained areas Sitka spruce, western red cedar and western hemlock are typical. On better-drained soils with steep gradients the forest is primarily western hemlock, Sitka Spruce, mountain hemlock, western red cedar and Alaska cedar.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 28 to 48 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 150 inches, including 37 inches of snow. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems. Vallendar Creek is an anadromous fish stream and should not be relied upon to supply water for domestic use. A permit must be obtained from Alaska Department of Fish and Game prior to installing a water intake device on any anadromous stream.
<b>Water/Sewage Disposal</b>	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. ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e., sealed-vault privy, chemical, humus, incendiary, etc.).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 85-86. This subdivision is zoned 'Rural Residential' by the Ketchikan Gateway Borough. 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.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Ketchikan Gateway Borough, a second class borough, and are subject to applicable local ordinances and property assessments. Contact the Ketchikan Gateway Borough by mail at 344 Front Street, Ketchikan, Alaska, 99901, or by phone at (907) 228-6625.
<b>Homeowners Association</b>	None
<b>Other</b>	The U.S. Forest Service and the State of Alaska are planning to conduct timber sales on the west side of Gravina Island, possibly as close as 2 miles south of the subdivision.

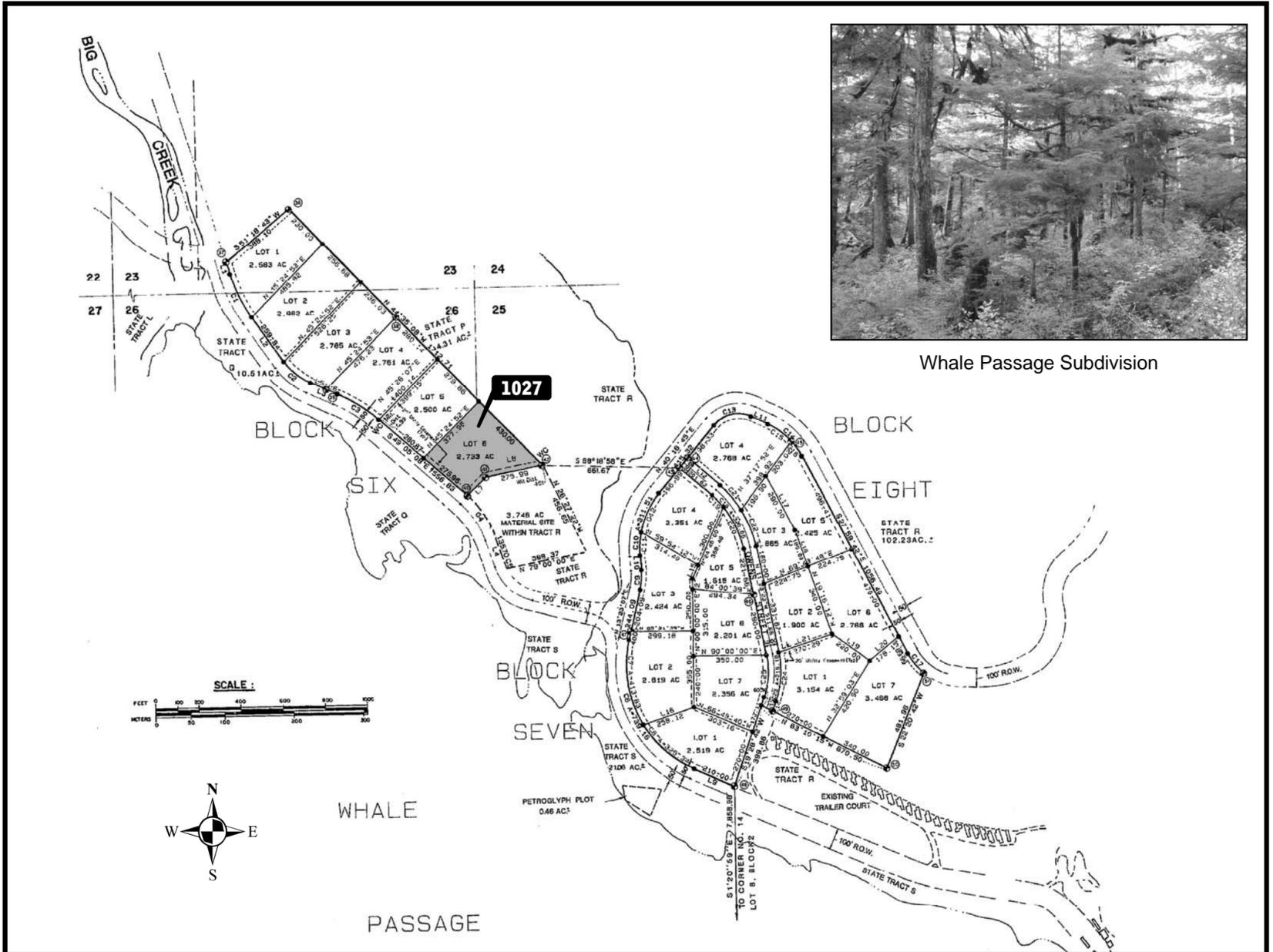


Vicinity Map  
Township 75 South, Range 89 East, Section 10  
Copper River Meridian, Alaska

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>.

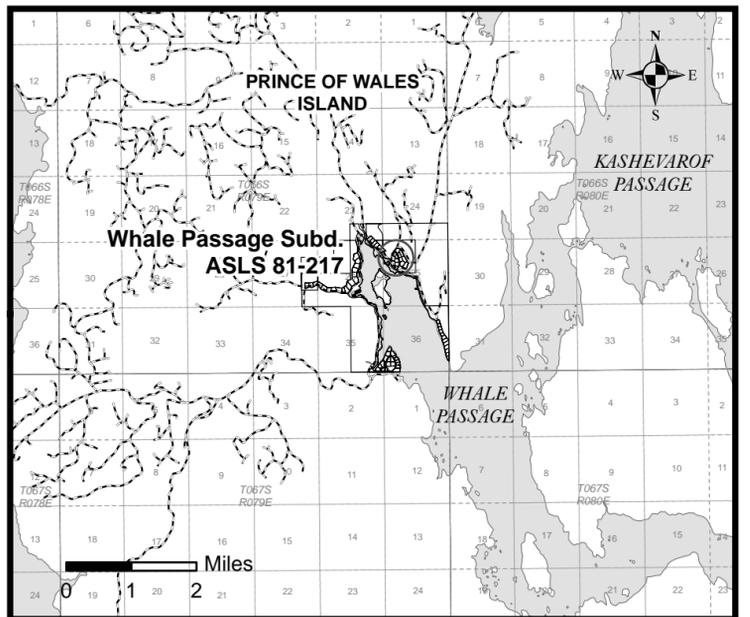
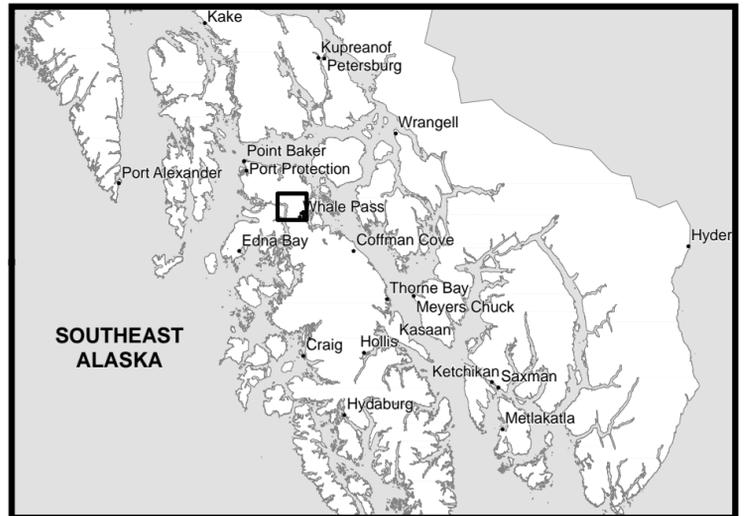
# Map 8 - Whale Passage Subdivision, ASLS 81-217

## Southeast Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1027	103613	C066S079E25,26	ASLS 81-217	6	6	2.733	CHECK ERRATA*

<b>Location</b>	This subdivision is in the community of Whale Pass on the northeast coast of Prince of Wales Island about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg.
<b>Topo Map</b>	USGS Quad Petersburg A-4
<b>Access</b>	This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a state owned float plane float, dock, mooring slips, and boat launch ramp in the community.
<b>Terrain</b>	The subdivision has gentle to moderate slopes towards the rear of the lot, with elevations from 40 to 275 feet above sea level. The parcel is level at road grade.
<b>Soils</b>	Primarily poorly drained soils consisting of decomposed forest litter, peat, silt loam and gravelly loam.
<b>Vegetation</b>	Forested with western hemlock, red cedar and Sitka spruce with alder, blueberry bushes, and salal.
<b>Water Front</b>	None
<b>View</b>	Potential views of the estuary and Whale Passage.
<b>Climate</b>	The area is dominated by a cool maritime climate. Average winter temperatures range from 15 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).
<b>Utilities</b>	Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-217. 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.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	The Whale Pass Community Association can be contacted by mail at PO Box WWP, Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.



Vicinity Map  
Township 66 South, Range 79 East, Sections 25 & 26  
Copper River Meridian, Alaska

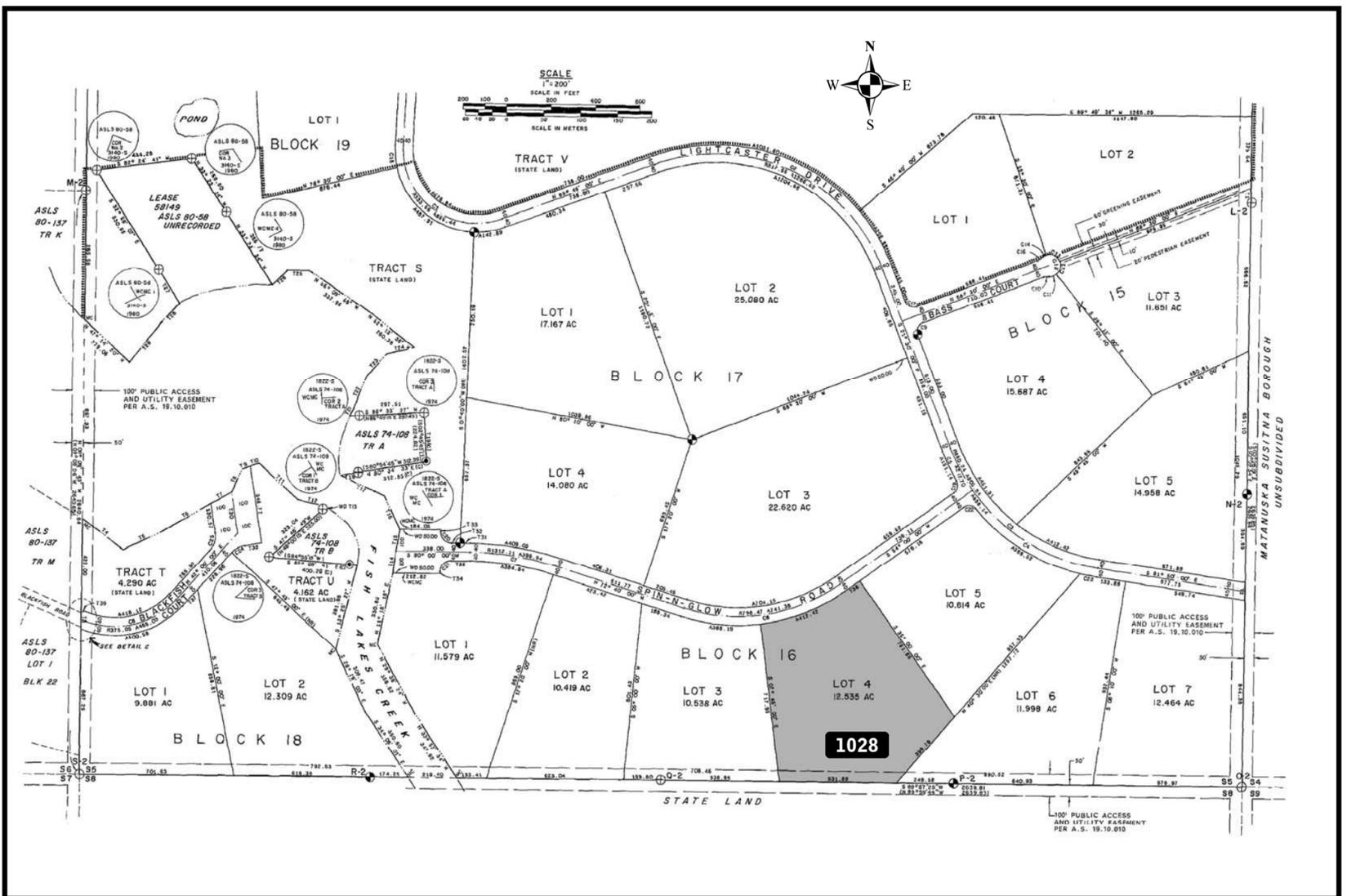
\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

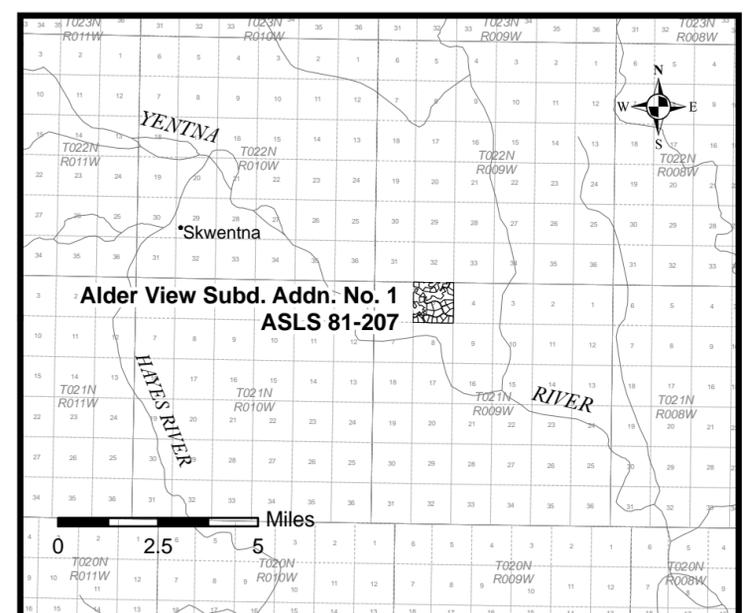
Map 9 - Alder View Subdivision, Addn. No. 1, ASLS 81-207

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1028	216708	S021N009W05	ASLS 81-207	4	16	12.535	\$9,200

<b>Location</b>	Located approximately 60 miles northwest of Anchorage and 7 miles east of Skwentna, north of the Yentna River.
<b>Topo Map</b>	USGS Quad Tyonek D-3
<b>Access</b>	Access to the subdivision is by float plane to one of several small lakes within the area or onto the Yentna River. Tract U of ASLS 80-137 is designated as a landing strip, condition of which is unknown. Access is also gained via the Yentna River, by boat in the summer or snowmachine during the winter. The parcel is along a platted right-of-way, which may not have been constructed.
<b>Terrain</b>	The terrain is flat to moderately sloping, with an elevation of approximately 200 feet above sea level. The area is dotted with small lakes.
<b>Soils</b>	The area consists mostly of loamy type soils that vary from poor to good.
<b>Vegetation</b>	Vegetation in the area consists of birch on higher elevations, spruce forests on well-drained soils with no permafrost, and predominantly muskeg bogs in low lying open areas.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -30 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.
<b>Water Source</b>	Water for domestic use may be obtained by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for pit privy solid waste disposal systems.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-207. 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 85, Page 172 and Book 85, Page 177 at the Talkeetna Recorder's Office.
<b>Other</b>	A dilapidated cabin, outbuildings, and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.



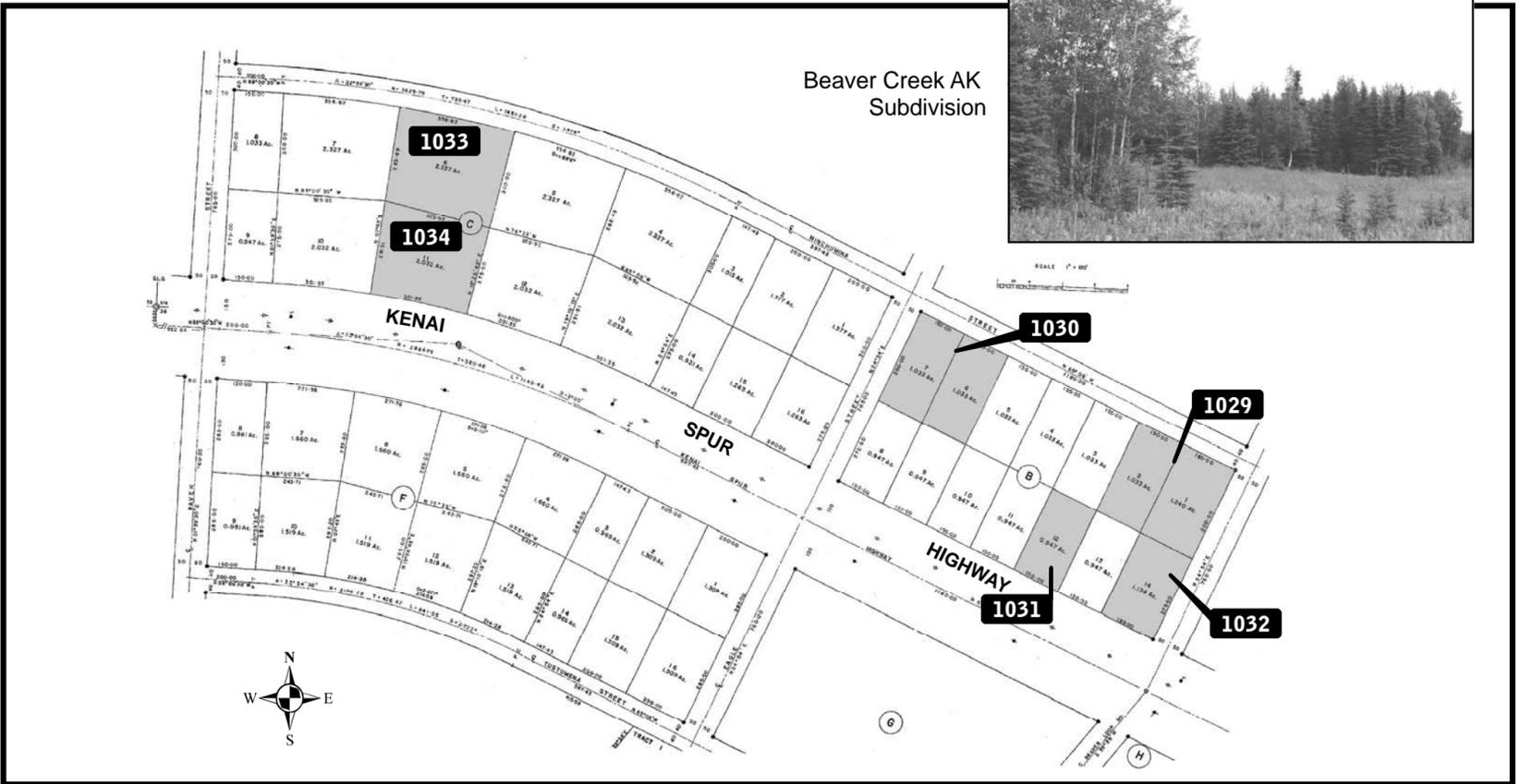
Vicinity Map  
Township 21 North, Range 9 West, Section 5  
Seward Meridian, Alaska

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

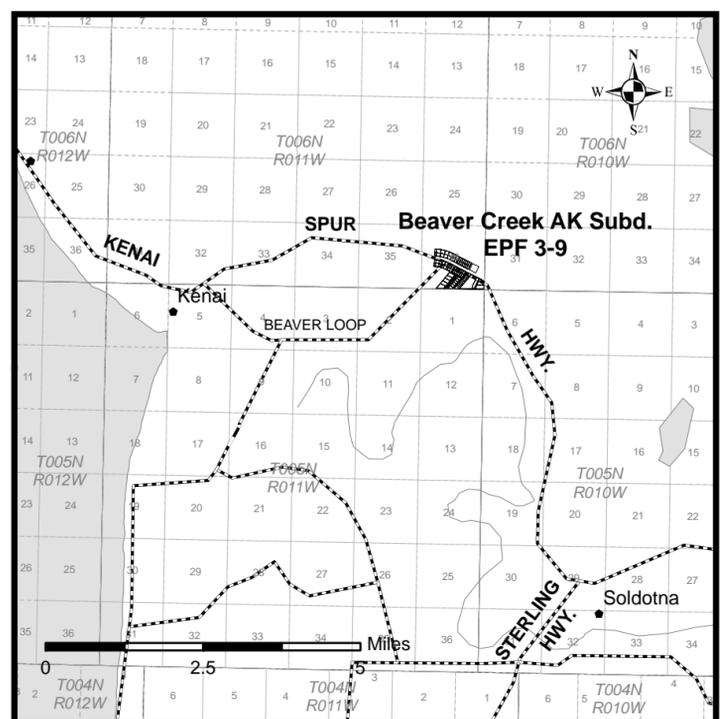
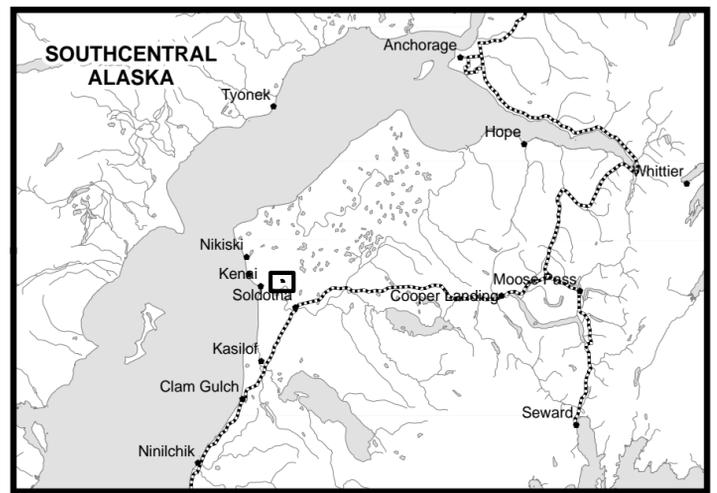
# Map 10 - Beaver Creek AK Subdivision, EPF 3-9

## Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1029	228870	S006N011W36	EPF 3-9	1&2	B	2.273	\$6,000
1030	228871	S006N011W36	EPF 3-9	6&7	B	2.066	\$3,500
1031	3121	S006N011W36	EPF 3-9	12	B	0.947	\$21,500
1032	228874	S006N011W36	EPF 3-9	14	B	1.136	\$21,500
1033	228875	S006N011W36	EPF 3-9	6	C	2.327	\$4,000
1034	228876	S006N011W36	EPF 3-9	11	C	2.032	\$18,600

<b>Location</b>	These parcels within the Beaver Creek Alaska Subdivision are located on the Kenai Peninsula on the north side of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
<b>Topo Map</b>	USGS Quad Kenai C-3 & C-4
<b>Access</b>	Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Currently, Minchumina Avenue has not been developed, and Eagle Street is only partially developed. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.
<b>Terrain</b>	Parcels are level or gradually sloping and are slightly below road grade.
<b>Soils</b>	Soils consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand.
<b>Vegetation</b>	Vegetation consists of mixed forest of spruce and aspen on some parcels and low bushes and grasses on others.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches.
<b>Water Source</b>	Public water service is available to lots adjacent to the Kenai Spur Highway.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity, telephone, and natural gas service are available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Road, but may need to be extended to the other parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned the lots adjacent to the Kenai Spur Hwy as General Commercial (CG). The remaining lots are zoned Rural Residential (RR). 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.
<b>Municipal Authority</b>	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	Parcels 1029, 1030, and 1033 are eligible for a Veterans Preference Auction. For more information about the qualifications, procedures, and restrictions of the Veterans Preference Auction, refer to the information in the narrative of this brochure.



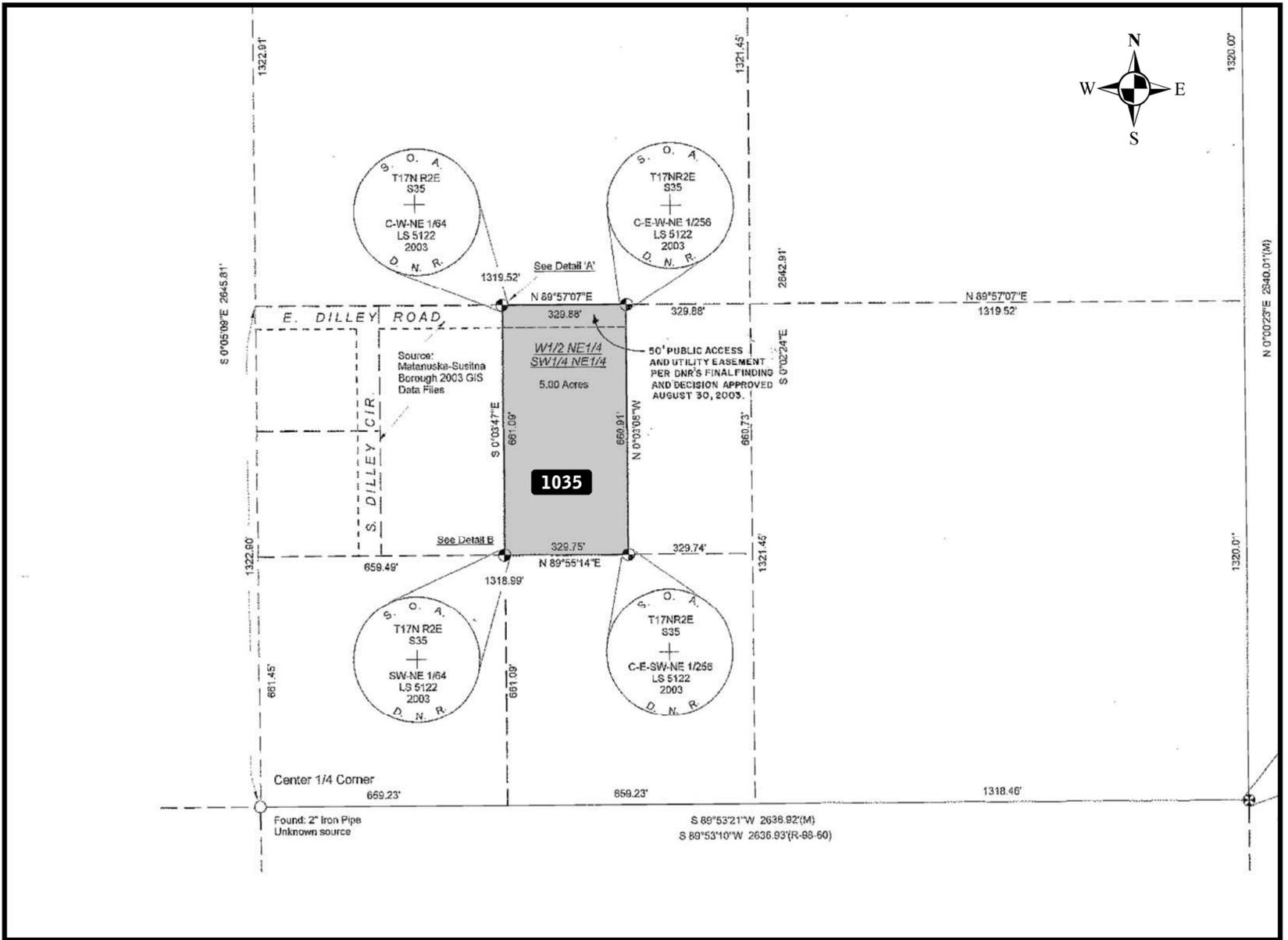
Vicinity Map  
Township 6 North, Range 11 West, Section 36  
Seward Meridian, Alaska

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

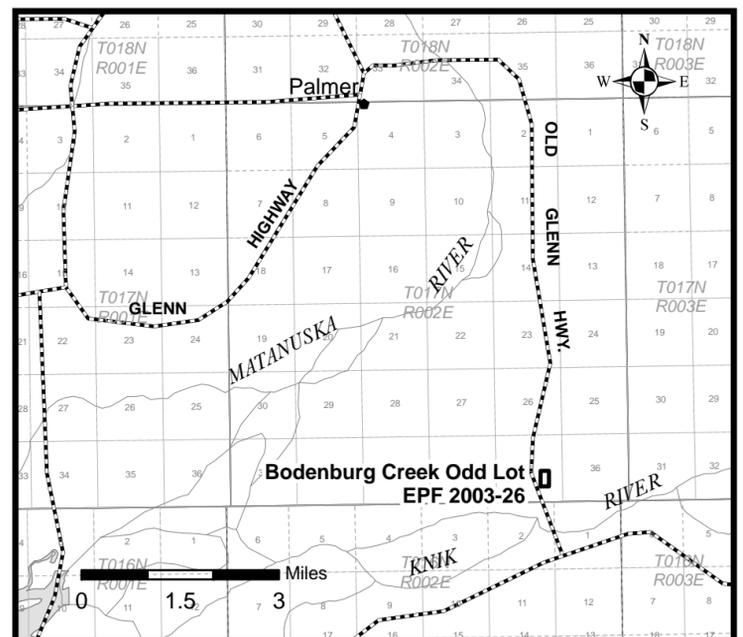
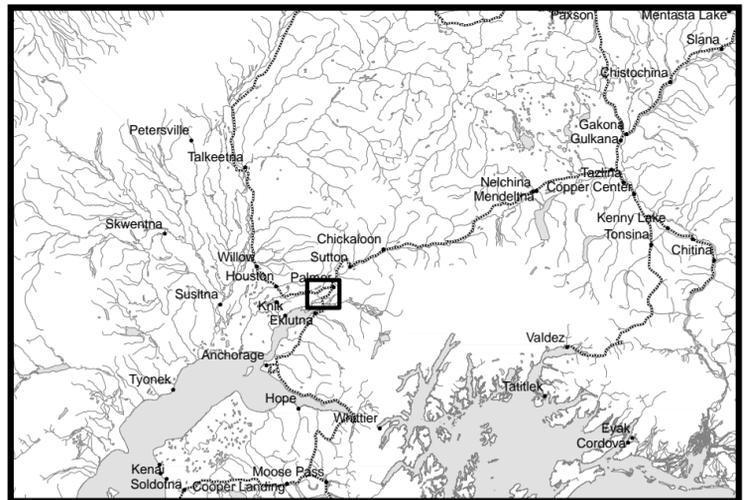
# Map 11 - Bodenburg Creek Odd Lot, EPF 2003-26

## Southcentral Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1035	228186	S017N002E35	EPF 2003-26	5.00	\$25,000

<b>Location</b>	This parcel is located approximately 8 miles southeast of Palmer and 2 miles south of Butte, near Bodenburg Creek.
<b>Topo Map</b>	USGS Quad Anchorage C-6
<b>Access</b>	Access is from the Old Glenn Highway and then east onto East Dilley Avenue. The parcel is located at the end of East Dilley Avenue.
<b>Terrain</b>	The parcel is generally flat.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Vegetation on the parcel is mixed black spruce, cottonwood, and alders.
<b>Water Frontage</b>	None
<b>View</b>	Potentially good views of the surrounding Chugach Mountains.
<b>Climate</b>	Average winter temperatures range from -35 to 33 degrees F; average summer temperatures range from 42 to 85 degrees F. Average annual precipitation is 17 inches, including 43 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electric and phone utilities are located near the parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 2003-26.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None



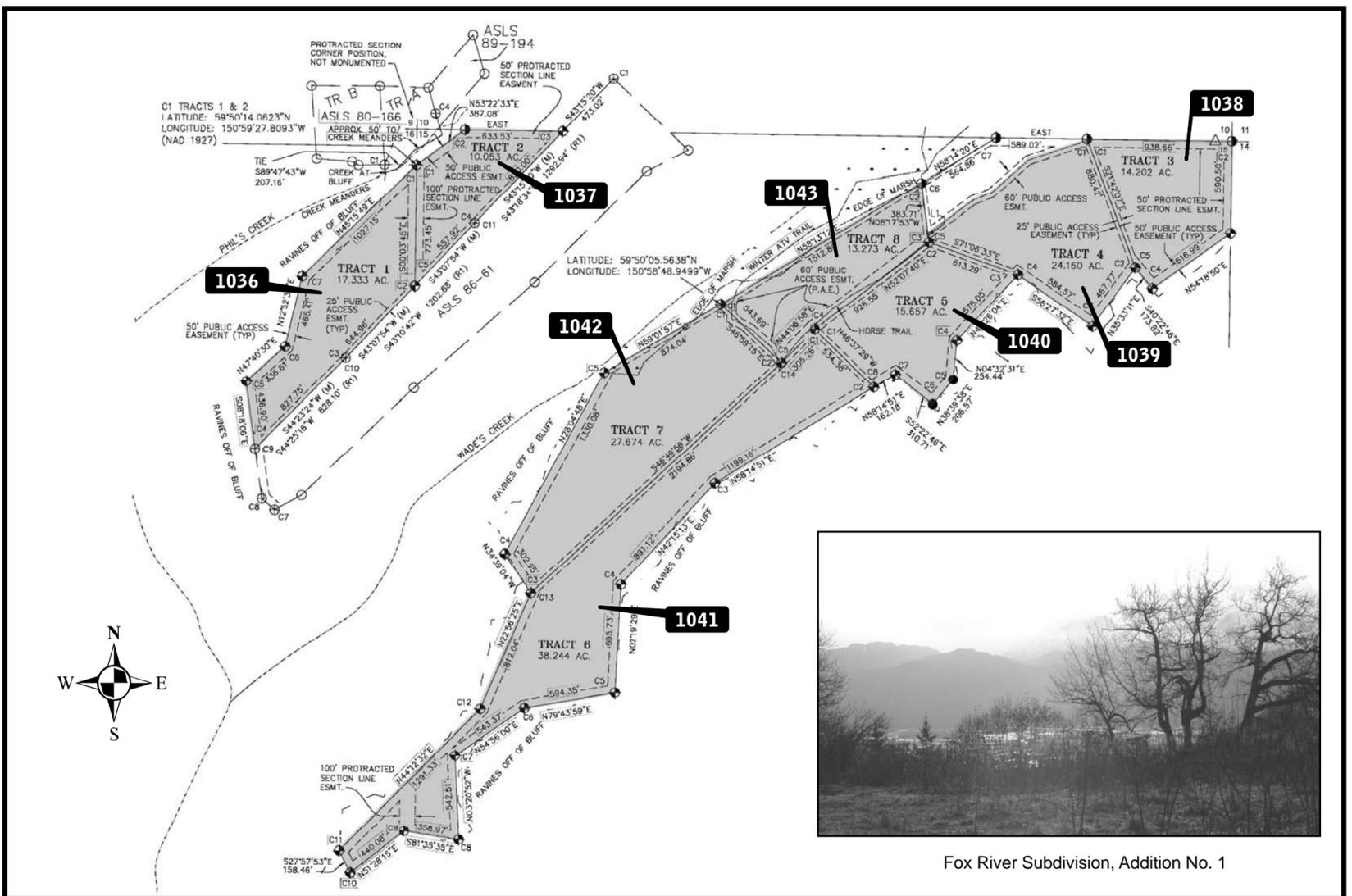
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Vicinity Map  
Township 17 North, Range 2 East, Section 35  
Seward Meridian, Alaska

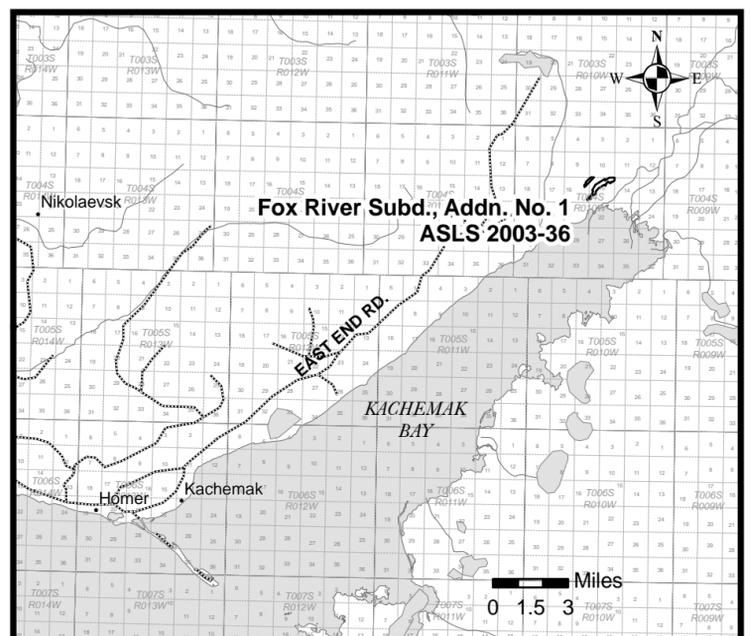
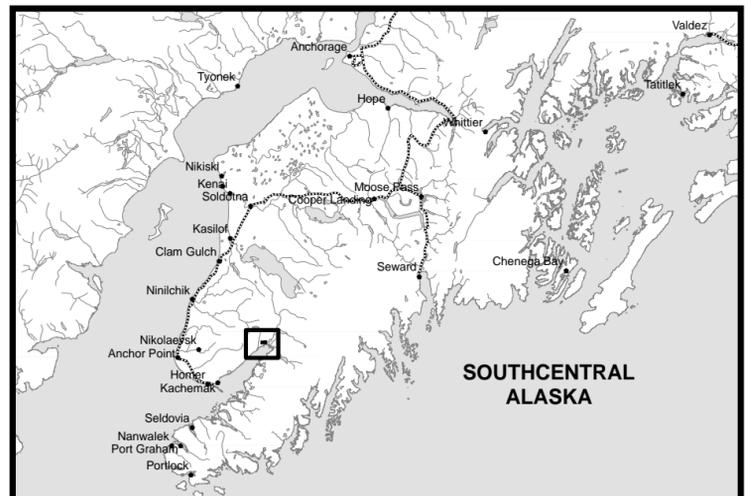
Spring 2005 Alaska State Land Offering -- Auction #435

Map 12 - Fox River Subdivision, Addition No. 1, ASLS 2003-36

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1036	229170	S004S010W16	ASLS 2003-36	1	17.333	\$8,100
1037	229171	S004S010W15	ASLS 2003-36	2	10.053	\$5,200
1038	229172	S004S010W15	ASLS 2003-36	3	14.202	\$7,800
1039	229173	S004S010W15	ASLS 2003-36	4	24.160	\$10,500
1040	229174	S004S010W15	ASLS 2003-36	5	15.657	\$8,600
1041	229175	S004S010W15, 16	ASLS 2003-36	6	38.244	\$43,800
1042	229176	S004S010W15	ASLS 2003-36	7	27.674	\$11,900
1043	229177	S004S010W15	ASLS 2003-36	8	13.273	\$6,600



<b>Location</b>	The subdivision is located approximately 24 miles northeast of Homer, at the northeast end of Kachemak Bay atop the bluffs north of Fox River, and 5 miles south of Caribou Lake.
<b>Topo Map</b>	USGS Quad Seldovia D-3
<b>Access</b>	Access to the subdivision is by reserved public trails, platted easements and rights-of-way, or across undesignated State lands. Access to parcels within the subdivision is by reserved public access easements.
<b>Terrain</b>	The subdivision is located atop of the bluffs north of Kachemak Bay, approximately 500 feet above sea level. The parcels are generally flat to gently rolling.
<b>Soils</b>	Unknown
<b>Vegetation</b>	The subdivision consists of a mix of black spruce and alders. The area is heavily affected by spruce bark beetle. Caution should be taken when traveling through the dead fall.
<b>Water Frontage</b>	None
<b>View</b>	Bluff front parcels have a potentially excellent view of Kachemak Bay and the surrounding glaciers and mountains.
<b>Climate</b>	Average winter temperatures range from 14 to 27 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 24 inches, including 55 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2003-36.
<b>Municipal Authority</b>	This parcel is located within the boundary of Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Other</b>	A 2 story log home and several outbuildings are located on Parcel 1041. The improvements have an appraised value of \$29,000 and the land has an appraised value of \$14,800 for a total appraised value of \$43,800. Copies of the appraisal report are available for viewing at the Anchorage Public Information Office and the Homer Division of Mining, Land & Water Office (2156 Kachemak Drive). <b>In addition to submitting a minimum five percent (5%) bid deposit for this parcel, upon notification, the successful high bidder will be required to submit \$29,000 in full for the appraised value of the improvements. This payment may only be in the form of cashier's check, certified check, or money order made out to the Department of Natural Resources.</b> Personal property currently located on the parcel, other than building improvements, will not be included in the sale. Please contact the Homer Division of Mining, Land & Water Office at (907) 235-2874 to schedule an appointment to view the improvements.

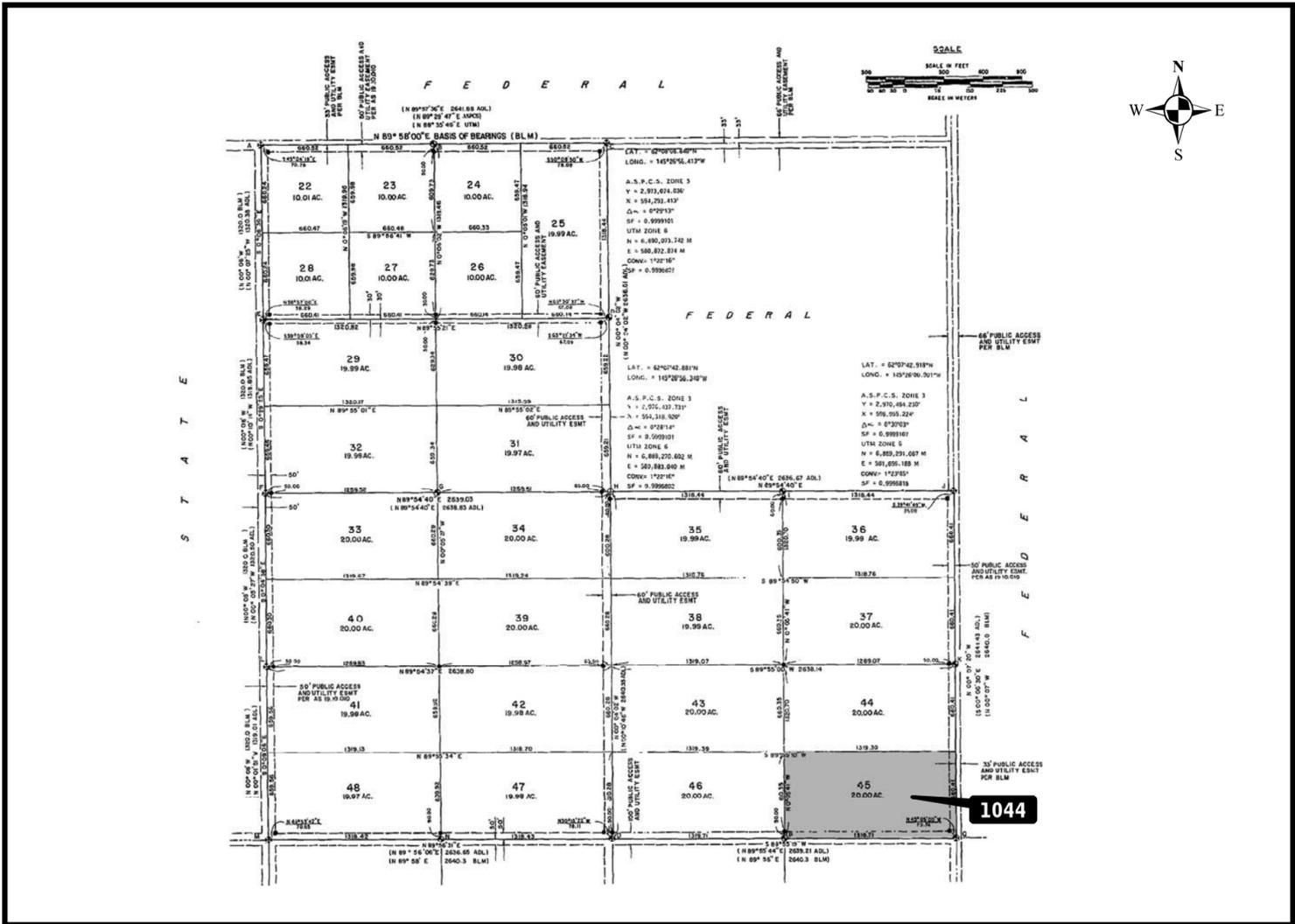
Vicinity Map  
Township 4 South, Range 10 West, Sections 15 & 16  
Seward Meridian, Alaska

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Spring 2005 Alaska State Land Offering -- Auction #435

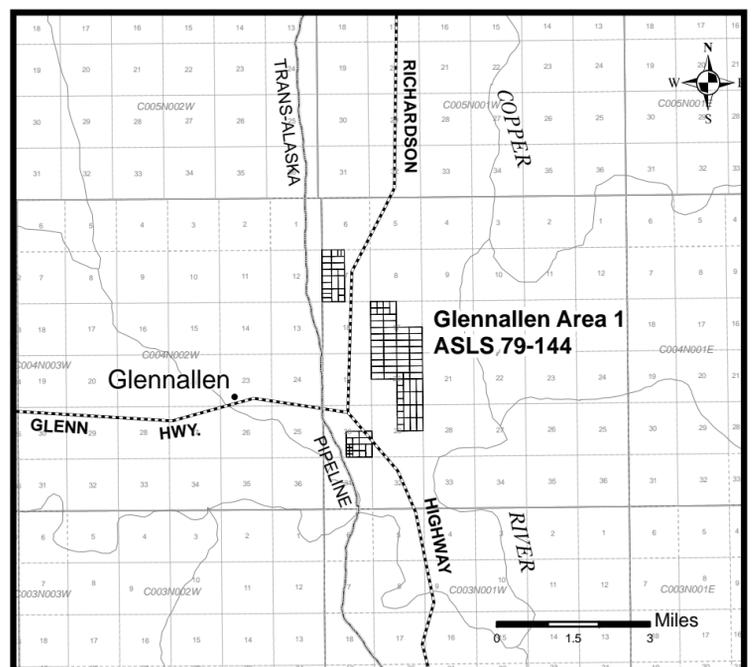
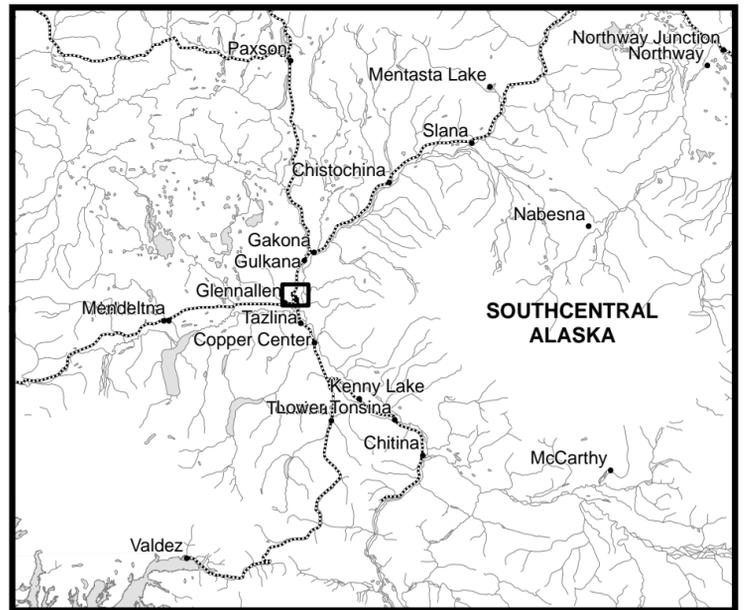
# Map 13 - Glennallen Area 1, ASLS 79-144

## Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1044	203200	C004N001W17	ASLS 79-144	45	20.000	\$8,000

<b>Location</b>	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. This parcel is situated about 4 miles east of Glennallen, 1-1/2 miles east of the intersection of the Glenn Highway and the Richardson Highway, and about 1 mile west of the Copper River.
<b>Topo Map</b>	USGS Quad Gulkana A-3
<b>Access</b>	Access may be gained from the Richardson Highway utilizing platted easements or other dedicated access rights-of-way, which may not have been constructed.
<b>Terrain</b>	Topography consists of generally flat terrain, with an elevation of about 1,450 feet above sea level.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. This parcel contains very wet soil conditions.
<b>Vegetation</b>	Well forested with black spruce and pockets of willow and aspen.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
<b>Water Source</b>	Permafrost, mineralized 'hard' water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring. Water for domestic use may be obtained by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC). This parcel may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-144.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None
<b>Other</b>	This parcel is subject to an oil and gas exploration license (ADL 389724).



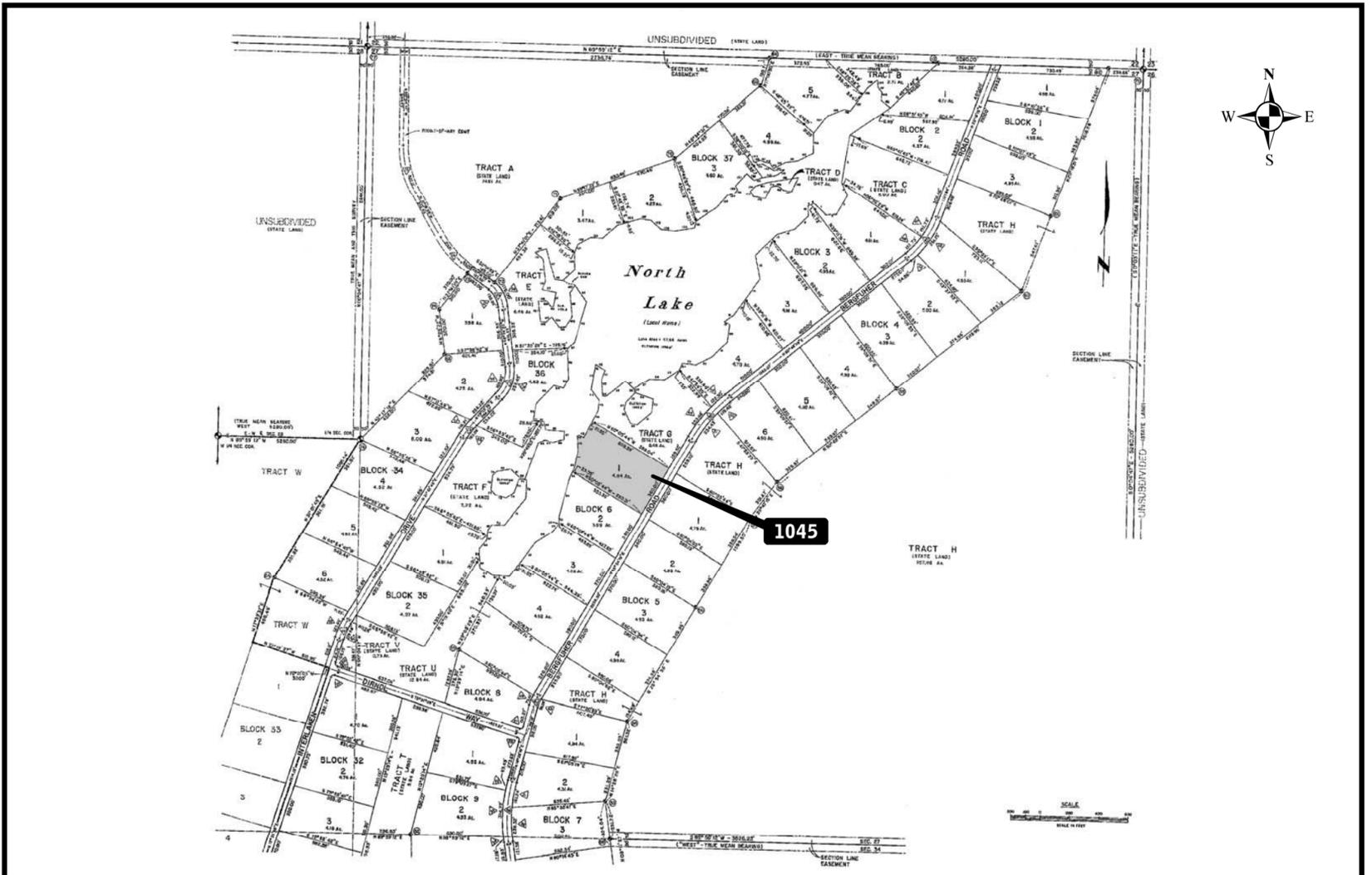
Vicinity Map  
Township 4 North, Range 1 West, Section 17  
Copper River Meridian, Alaska

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Spring 2005 Alaska State Land Offering -- Auction #435

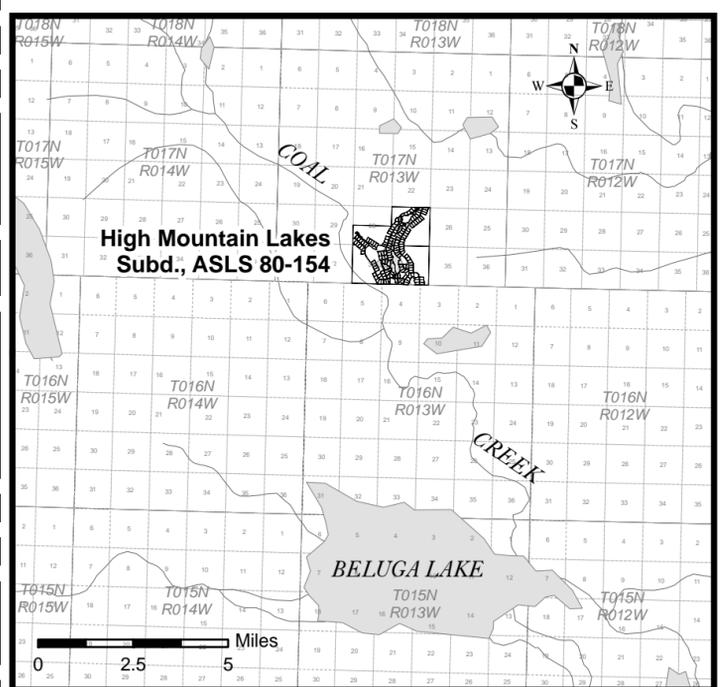
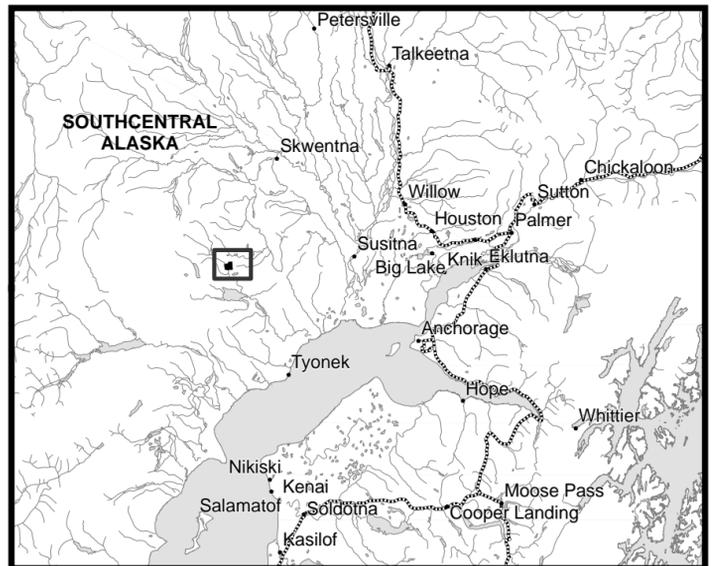
# Map 14 - High Mountain Lakes Subdivision, ASLS 80-154

## Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1045	210381	S017N013W27	ASLS 80-154	1	6	4.940	\$7,900

<b>Location</b>	Located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, 8 miles north of Beluga Lake, and just west of North Lake.
<b>Topo Map</b>	USGS Quad Tyonek C-5
<b>Access</b>	North Lake can be accessed by float plane. Overland access is possible by snowmachine during the winter across unreserved state lands and existing public trails. The parcel is along a platted right-of-way, which may not have been constructed.
<b>Terrain</b>	This area has moderately steep slopes, with an elevation of about 1,500 feet above sea level.
<b>Soils</b>	An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at deeper depths. Ground water is present at a 5 foot minimum depth throughout most of the area.
<b>Vegetation</b>	The well drained areas consist of a mixed forest of alder, birch, cottonwood, white spruce, and willow. Low lying areas primarily consist of low brush and grassy bogs.
<b>Water Front</b>	This parcel has water frontage on North Lake.
<b>View</b>	Potentially excellent views of North Lake and surrounding mountains.
<b>Climate</b>	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow. The subdivision has good southern exposure, as the valley is oriented north-south.
<b>Water Source</b>	Water for domestic use may be obtained rainwater roof catchment systems. Quality of the lake water is unknown.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. pit privies, chemical, humus, incendiary, etc.).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-154.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 588, Page 954 at the Anchorage Recorder's Office.
<b>Other</b>	There is a reasonable amount of beaver activity in the area, which may have a direct impact on the water tables of various lakes within the subdivision.



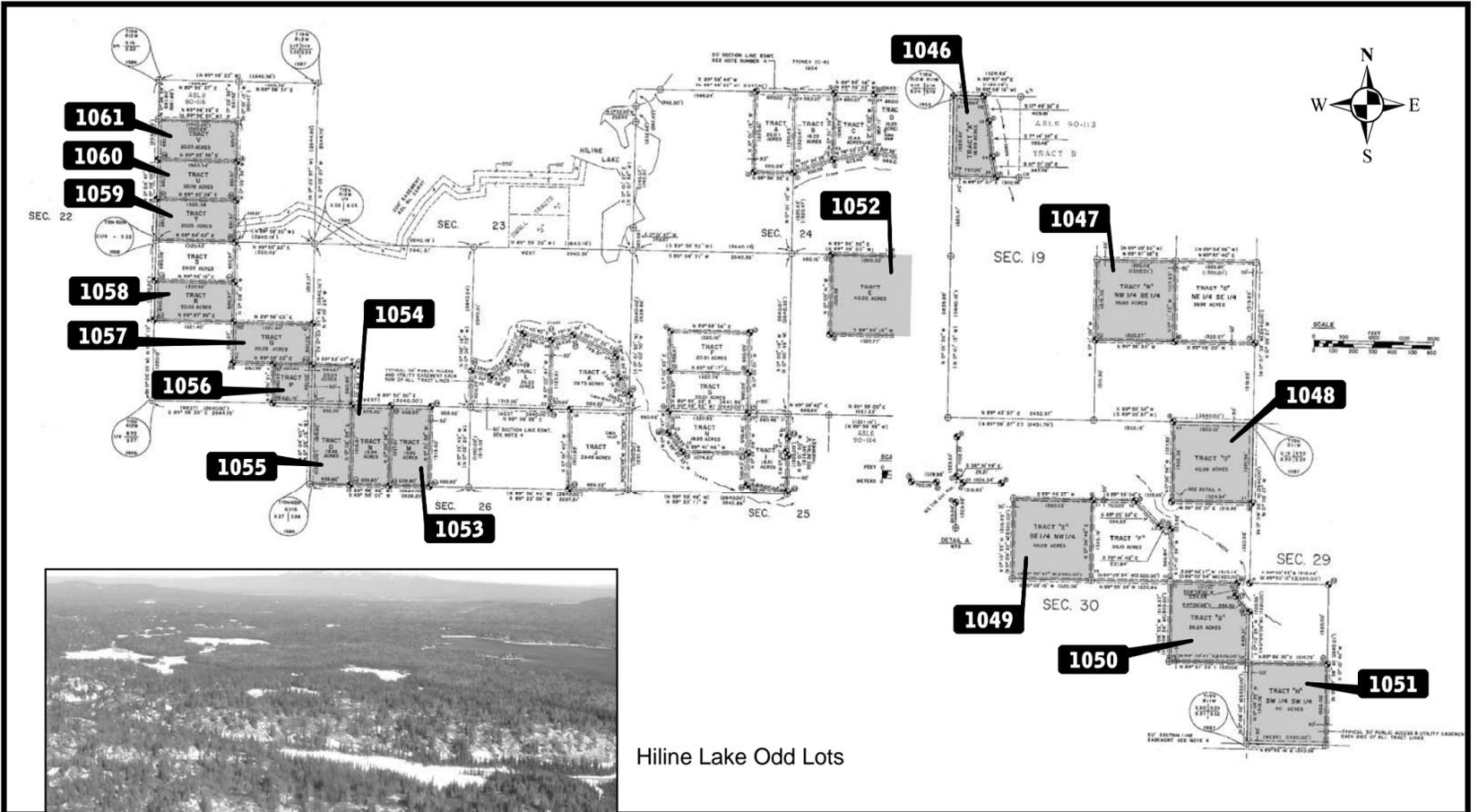
Vicinity Map  
Township 17 North, Range 13 West, Section 27  
Seward Meridian, Alaska

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Spring 2005 Alaska State Land Offering -- Auction #435

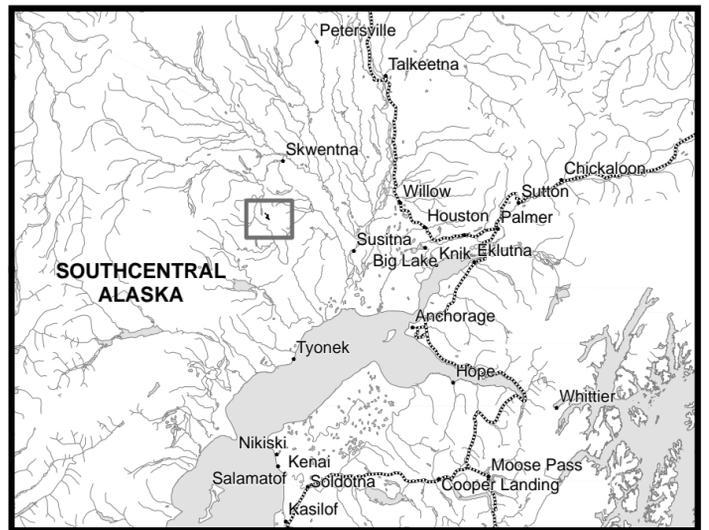
Map 15 - Hiline Lake Odd Lots, ASLS 91-191 and ASLS 91-257

Southcentral Region

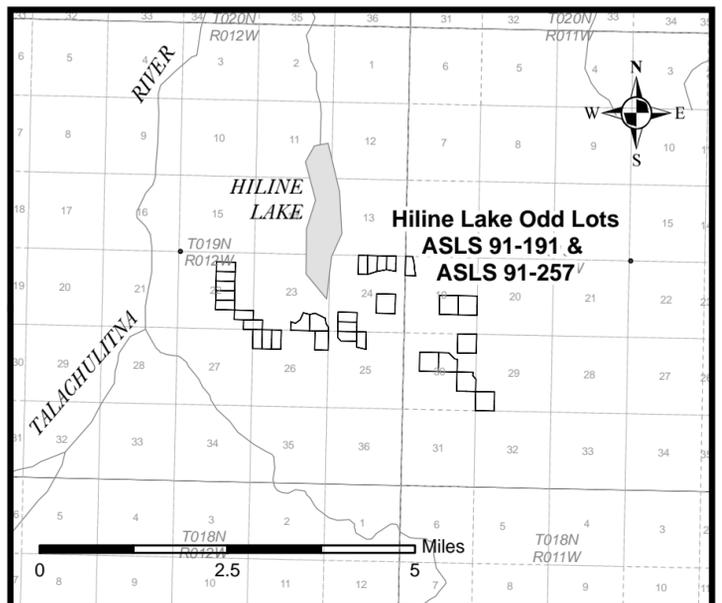


Hiline Lake Odd Lots

PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1046	224473	S019N011W19	ASLS 91-191	A	18.990	\$11,500
1047	224475	S019N011W19	ASLS 91-191	B	39.900	\$17,600
1048	228809	S019N011W30	ASLS 91-191	D	40.060	\$17,700
1049	224487	S019N011W30	ASLS 91-191	E	40.080	\$17,700
1050	228810	S019N011W30	ASLS 91-191	G	38.250	\$17,200
1051	224586	S019N011W29	ASLS 91-191	H	40.000	\$17,600
1052	224472	S019N012W24	ASLS 91-257	E	40.020	\$17,600
1053	224660	S019N012W26	ASLS 91-257	M	19.950	\$11,700
1054	228808	S019N012W26	ASLS 91-257	N	19.940	\$11,700
1055	228807	S019N012W26	ASLS 91-257	O	19.920	\$11,700
1056	224493	S019N012W22, 23	ASLS 91-257	P	20.030	\$11,700
1057	224489	S019N012W22	ASLS 91-257	Q	20.050	\$11,700
1058	228806	S019N012W22	ASLS 91-257	R	20.030	\$11,700
1059	228803	S019N012W22	ASLS 91-257	T	20.050	\$11,700
1060	224611	S019N012W22	ASLS 91-257	U	20.050	\$11,700
1061	224687	S019N012W22	ASLS 91-257	V	20.050	\$11,700



Location	Located approximately 60 miles northwest of Anchorage and 18 miles southwest of Skwentna, in the Talachulitna River drainage.
Topo Map	USGS Quad Tyonek C-4
Access	Access to the area is by float plane during the summer and ski plane during the winter. Conditions of landing areas are unknown. Over land access may be possible by snowmachine during the winter across unreserved State land and reserved public trails.
Terrain	Nearly level to gently rolling along the shoreline of Hiline lake giving way to steep rugged terrain, with elevations ranging from 800 to 1,000 feet above sea level.
Soils	Soils in the area consist of well-drained soils that occur extensively in the low hills, terraces, and the outwash plains. Also present are very poorly drained fibrous organic soils in depressions in and between glacial moraines and low parts of terraces and floodplains.
Vegetation	Area vegetation includes forests dominated by white spruce and paper birch in the well-drained areas. The poorly drained soils support mosses and shrubs.
Water Front	None
View	Potential views of Mt. Susitna and the Alaska Range.
Climate	Average winter temperatures range from 4 to 22 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 for domestic use may be obtained by rainwater roof catchment systems.
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 (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 91-257 and ASLS 91-191.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	A collapsed shed and debris may be located on Parcel 1046. Any clean up or removal of these items will become the responsibility of the purchaser.

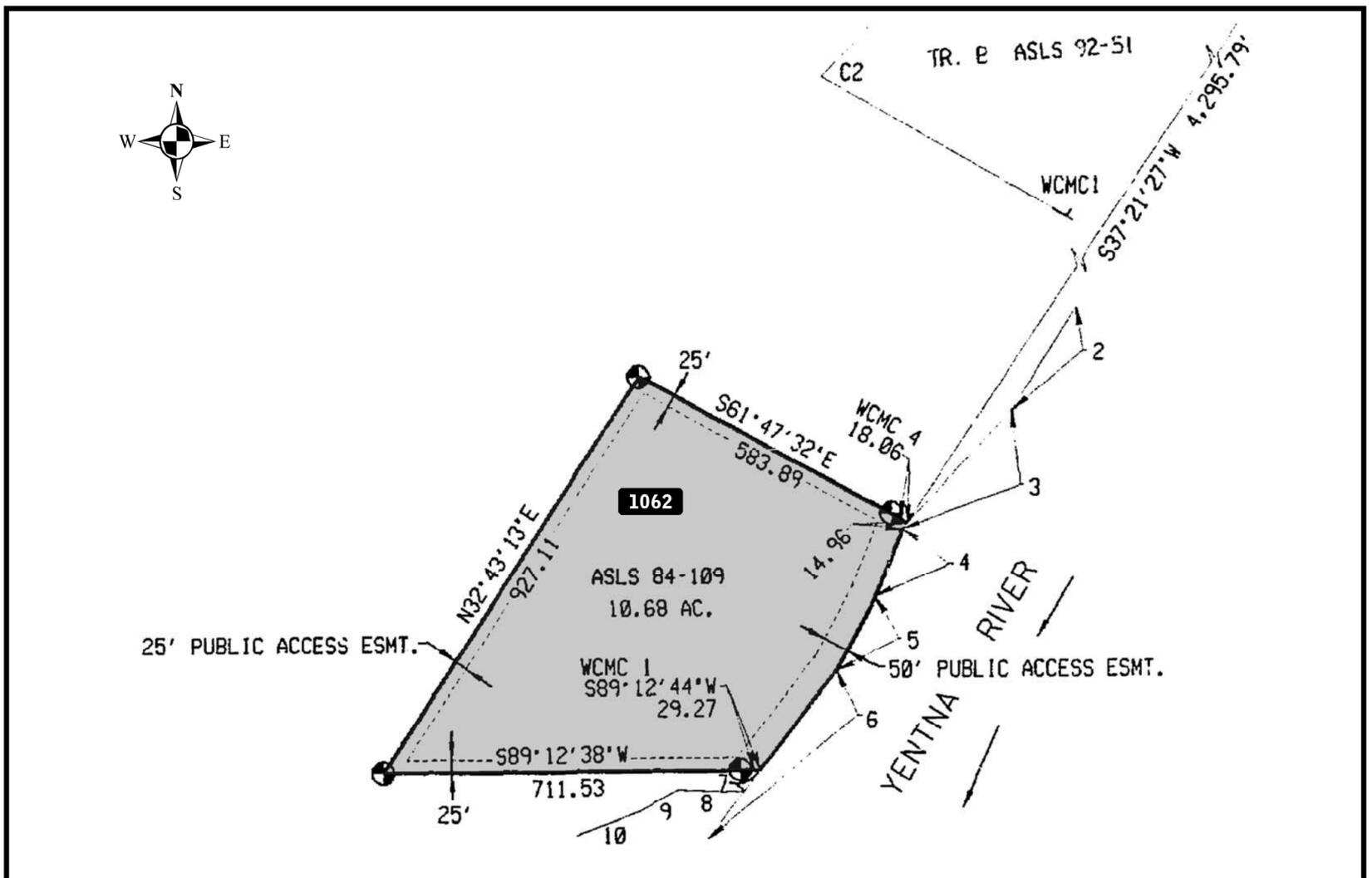


Vicinity Map  
Township 19 North, Range 11 West, Sections 19, 29 & 30  
Township 19 North, Range 12 West, Sections 22, 23, 24, & 26  
Seward Meridian, Alaska

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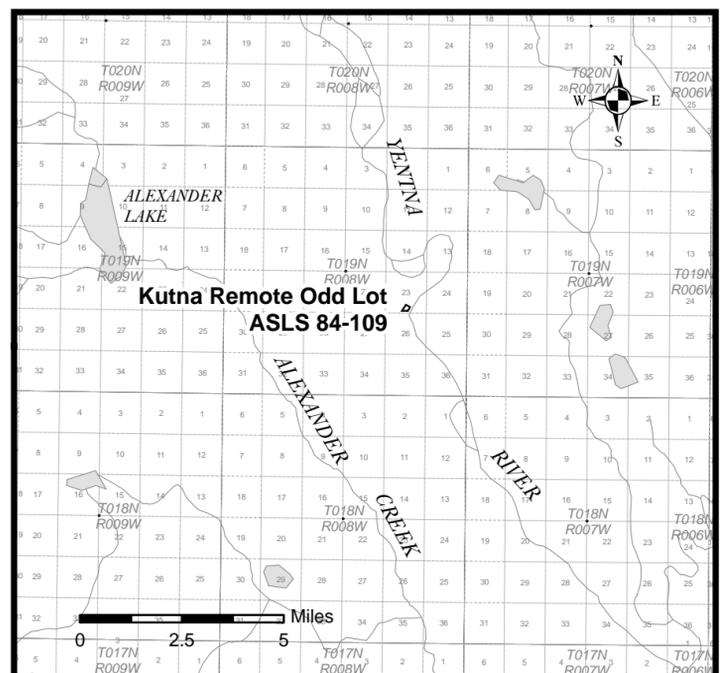
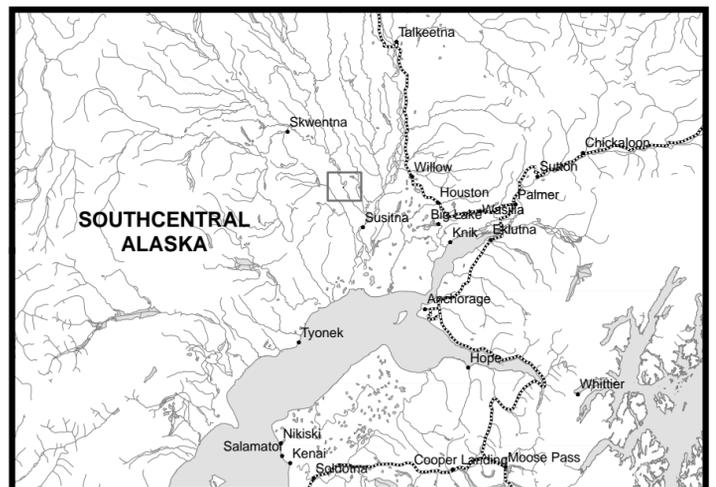
# Map 16 - Kutna Remote Odd Lot, ASLS 84-109

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1062	217566	S019N008W23	ASLS 84-109	10.680	\$17,900

<b>Location</b>	This parcel is located on the west shore of the Yentna River, about 13 miles northwest of the confluence with the Susitna River, approximately 43 miles northwest of Anchorage, 23 miles southeast of Skwentna, and 3 miles downstream from Yentna Station.
<b>Topo Map</b>	USGS Quad Tyonek C-2
<b>Access</b>	Primary access is by the Susitna and Yentna Rivers, by boat during the summer and snow machine during the winter. Access via wheeled aircraft may be possible along gravel bars of the Yentna River or floatplane onto the river or one of several small lakes within the area. Landing conditions are unknown.
<b>Terrain</b>	Lands along the Yentna River are characterized as broad, nearly level floodplains extending to well defined banks, which rise steeply to a plateau overlooking the river.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Vegetation in the Yentna River area consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskeg, sedges, mosses, low shrubs, and black spruce may be found in the poorly drained or frequently flooded areas.
<b>Water Front</b>	This parcel has water frontage along the Yentna River.
<b>View</b>	Potentially excellent views of the Yentna River.
<b>Climate</b>	Average winter temperatures range from 4 to 23 degrees F; average summer temperatures range from 47 to 68 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
<b>Water Source</b>	Water for domestic use may be obtained by rainwater roof catchment systems. Quality of the river water is unknown.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 84-109.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Other</b>	This parcel is subject to an oil and gas exploration license (ADL 390078).



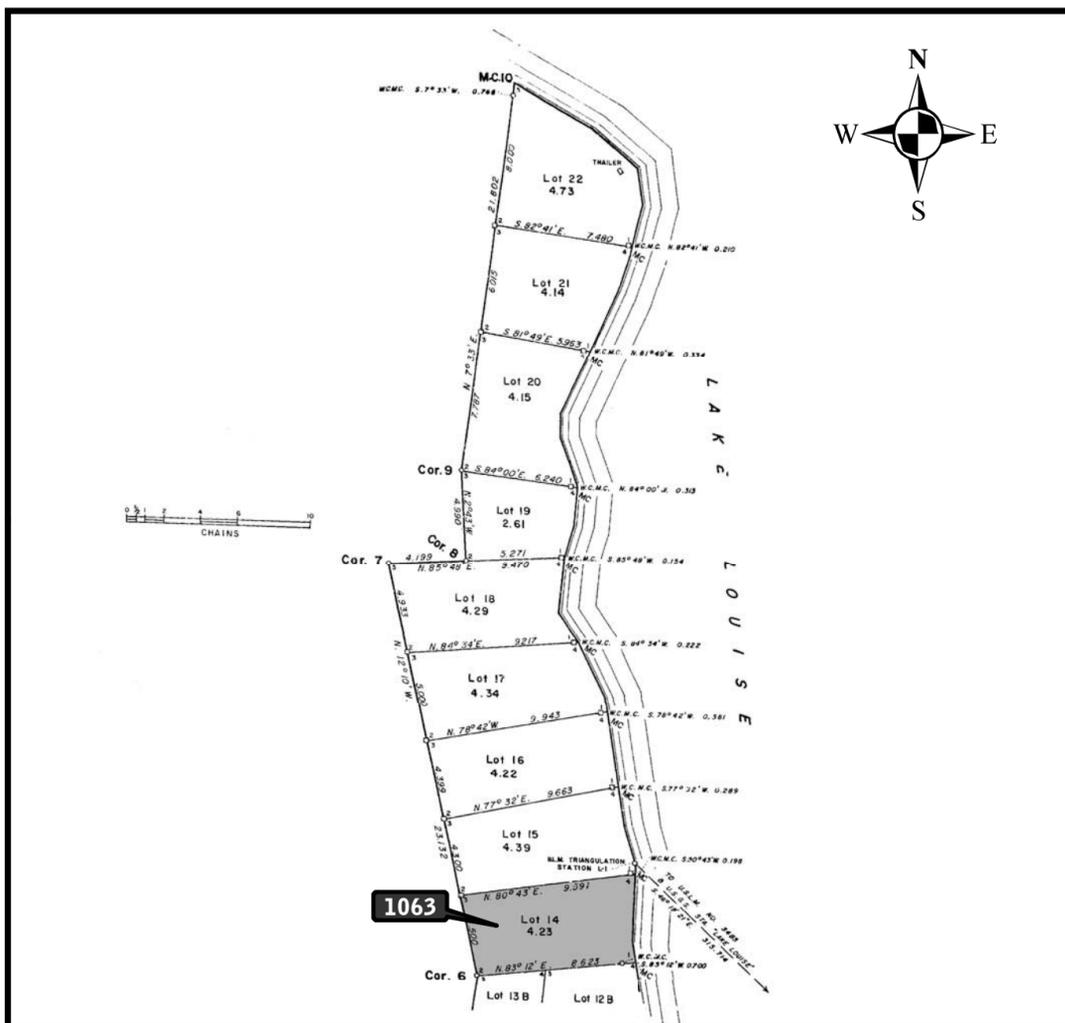
Vicinity Map  
Township 19 North, Range 8 West, Section 23  
Seward Meridian, Alaska

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Spring 2005 Alaska State Land Offering -- Auction #435

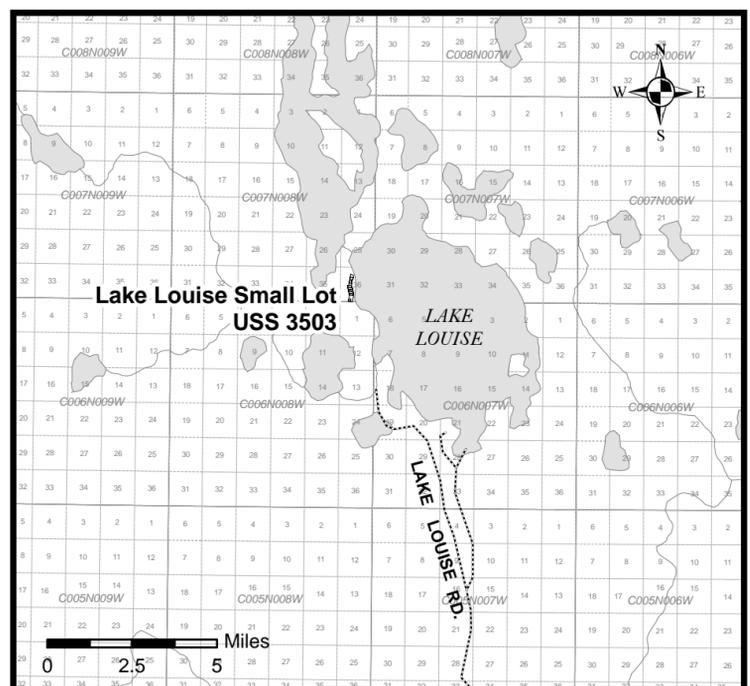
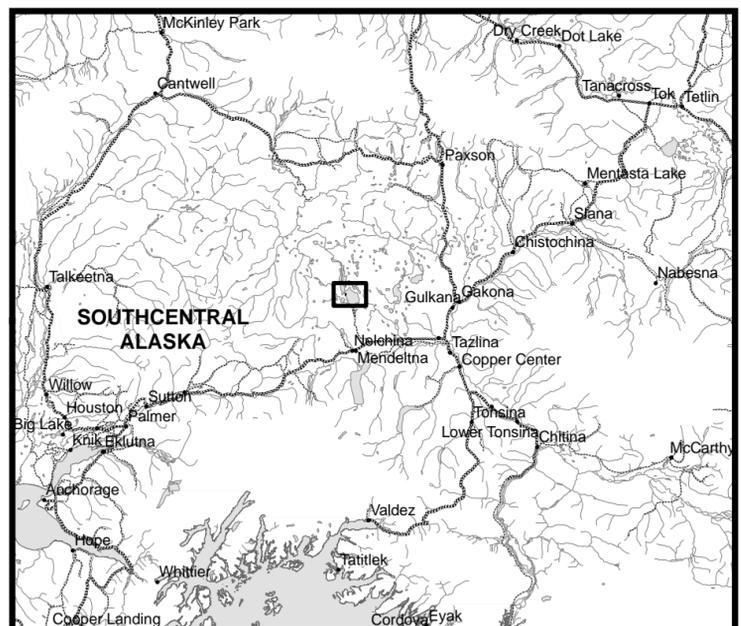
# Map 17 - Lake Louise Small Lot, USS 3503

## Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1063	216646	C007N008W36	USS 3503	14	4.230	\$25,000

<b>Location</b>	This parcel is located along the west shore of Lake Louise, about 32 miles northwest of Glennallen and 130 miles northeast of Anchorage.
<b>Topo Map</b>	USGS Quad Gulkana B-6
<b>Access</b>	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. Boat access from the end of Lake Louise Road to the lots can often be dangerous as the lake is susceptible to strong wind and wave action. Airplane access to Lake Louise is also possible. There is a state owned gravel airstrip located at the south end of Lake Louise.
<b>Terrain</b>	The elevation of Lake Louise is 2,362 feet above sea level. This parcel has slopes that steeply rise from lake level.
<b>Soils</b>	Soils may contain permafrost in some areas.
<b>Vegetation</b>	The vegetation around the lake contains stunted spruce on the wetter lands, and small to medium diameter spruce on the well drained areas.
<b>Water Front</b>	This parcel has water frontage on Lake Louise.
<b>View</b>	Potentially excellent view of Lake Louise and the Wrangell and Talkeetna Mountains.
<b>Climate</b>	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.
<b>Water Source</b>	Water for domestic use may be obtained by rainwater roof catchment systems. Quality of the lake water is unknown.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see USS 3503. This parcel is also subject to a 50 foot public access easement along the ordinary high water mark and a 25 foot public access and utility easement on all upland lot lines.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None



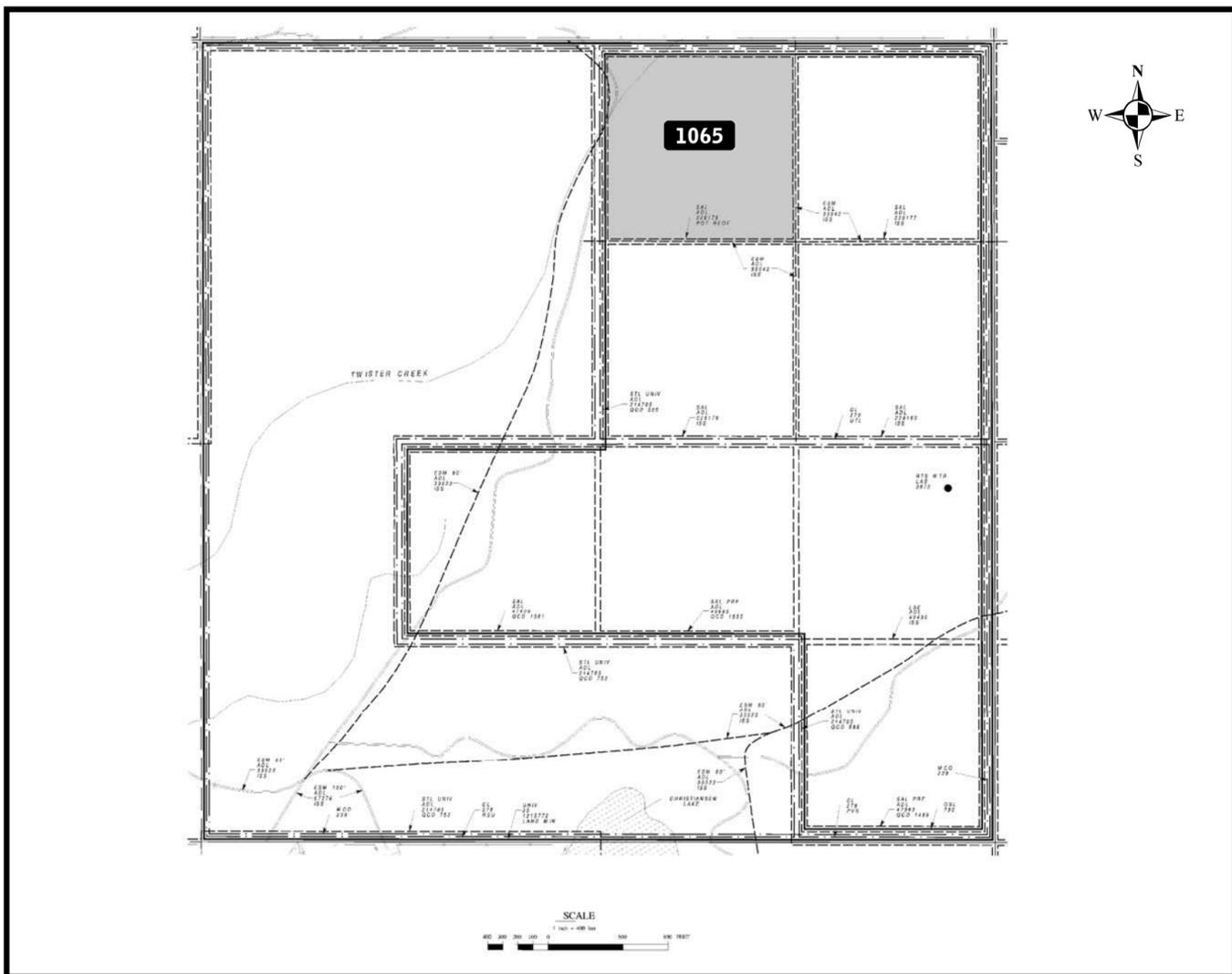
Vicinity Map  
Township 7 North, Range 8 West, Section 36  
Copper River Meridian, Alaska

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Spring 2005 Alaska State Land Offering -- Auction #435

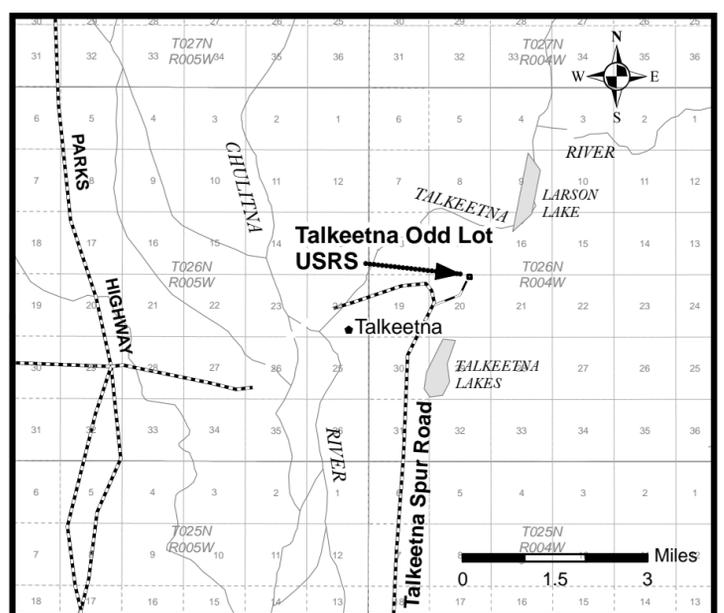
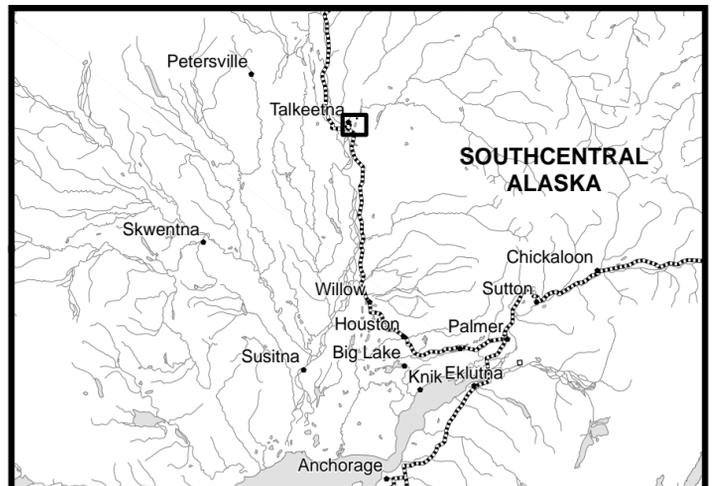
# Map 18 - Talkeetna Odd Lot, USRS

## Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
1065	228178	S026N004W20	USRS	NW 1/4 NE 1/4	40.000	\$48,400

<b>Location</b>	Located approximately 2 miles northeast of Talkeetna and 1 mile north of Christiansen Lake.
<b>Topo Map</b>	USGS Quad Talkeetna B-1
<b>Access</b>	From Talkeetna Spur Highway turn right onto Comsat Road. After approximately 3/4 mile, turn left onto Christiansen Lake Road and continue north approximately 1-1/2 miles. Access from Christiansen Lake Road to the parcel is by an existing dirt road.
<b>Terrain</b>	This parcel has a steep bluff in the northwest corner, with elevation ranging between 400 and 600 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Unknown
<b>Water Front</b>	Twister Creek bisects the northwest corner.
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservations of record. This parcel is subject to a 30 foot public access easement along all interior lot lines (ADL 33042). This parcel is also subject to a 100 foot wide right-of-way for a public access road, for the section that transects the property. The right-of-way is 60 feet wide outside of the parcel (ADL 33023). This parcel is further subject to a 50 public access easement and 75 foot building setback from the ordinary high water mark of Twister Creek.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None



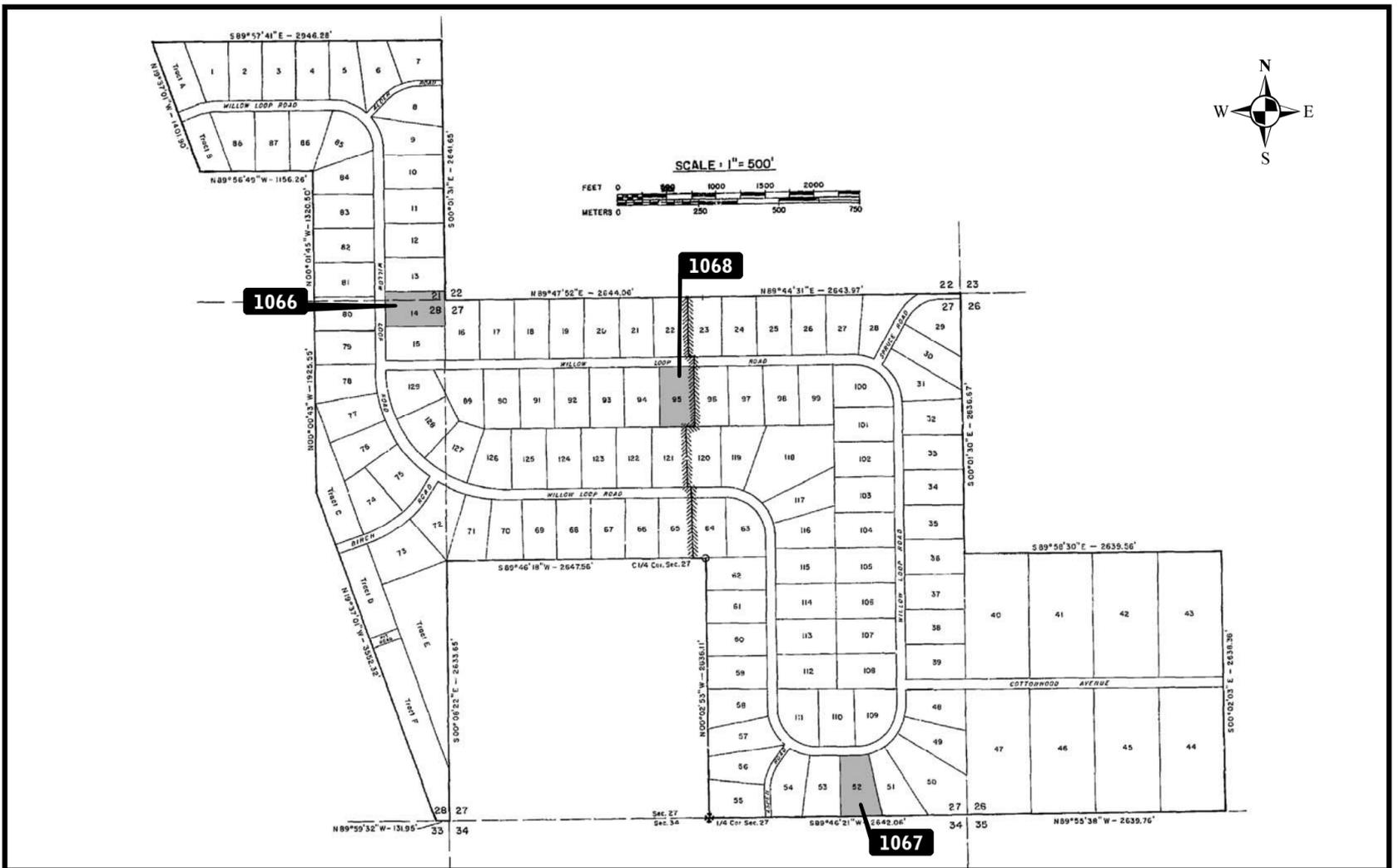
Vicinity Map  
Township 26 North, Range 4 West, Section 20  
Seward Meridian, Alaska

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>.

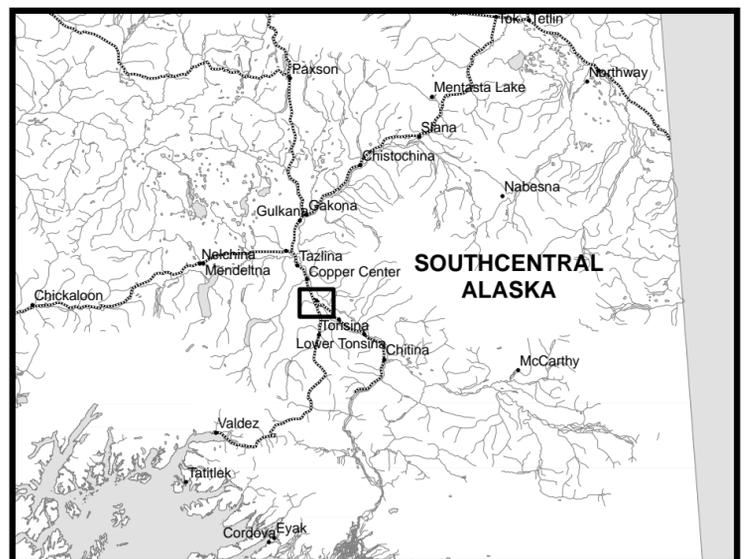
Spring 2005 Alaska State Land Offering -- Auction #435

# Map 19 - Willow Creek Subdivision, ASLS 79-122

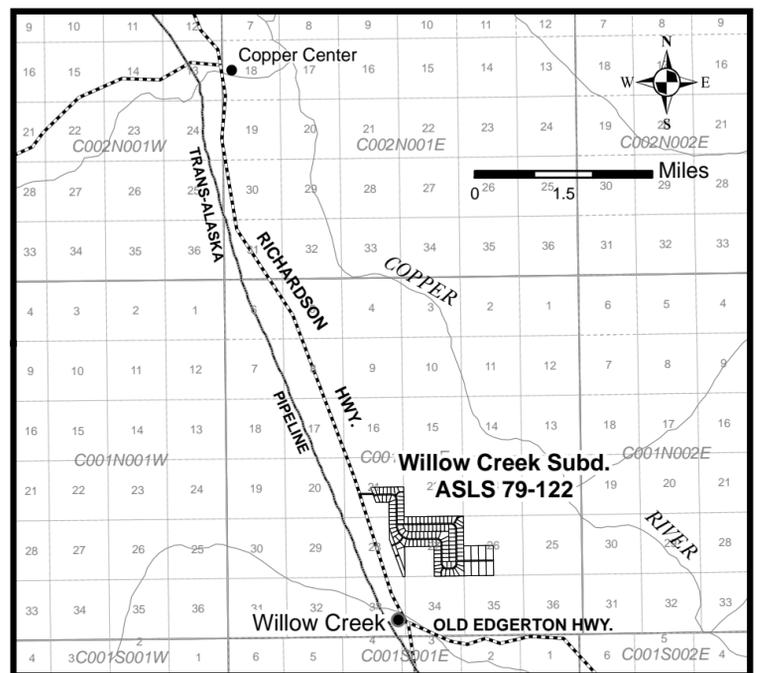
## Southcentral Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1066	203309	C001N001E21,28	ASLS 79-122	14	4.847	\$9,700
1067	203073	C001N001E27	ASLS 79-122	52	4.999	\$10,000
1068	203100	C001N001E27	ASLS 79-122	95	5.000	\$9,500



<b>Location</b>	This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately 8 miles south of Copper Center.
<b>Topo Map</b>	USGS Quad Valdez D-4
<b>Access</b>	Access is provided by the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road and Birch Road provide easterly access off the Richardson Highway. Willow Loop Road is improved as a two-lane, gravel road to Parcel 1066, where it becomes a dirt four-wheeler trail. Birch Road is a single-lane, gravel road. All parcels are along platted road rights-of-way, which may not have been constructed.
<b>Terrain</b>	The terrain is generally flat, with an elevation of about 1,450 feet above sea level.
<b>Soils</b>	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent in some areas of the subdivision.
<b>Vegetation</b>	Vegetation consists of spruce forest broken up with muskeg formations.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -22 to 27 degrees F; average summer temperatures range from 39 to 68 degrees F. Average annual precipitation is 10 inches, including 39 inches of snow.
<b>Water Source</b>	Water availability may be affected by low yields, permafrost, mineralized 'hard' water, and sporadic areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity and telephone service extends along Willow Loop Road from the Richardson Highway to Parcel 1066 and would have to be extended to the other parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-122.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	Trails going through private property within the subdivision are not to be used without the express permission of the current landowners.



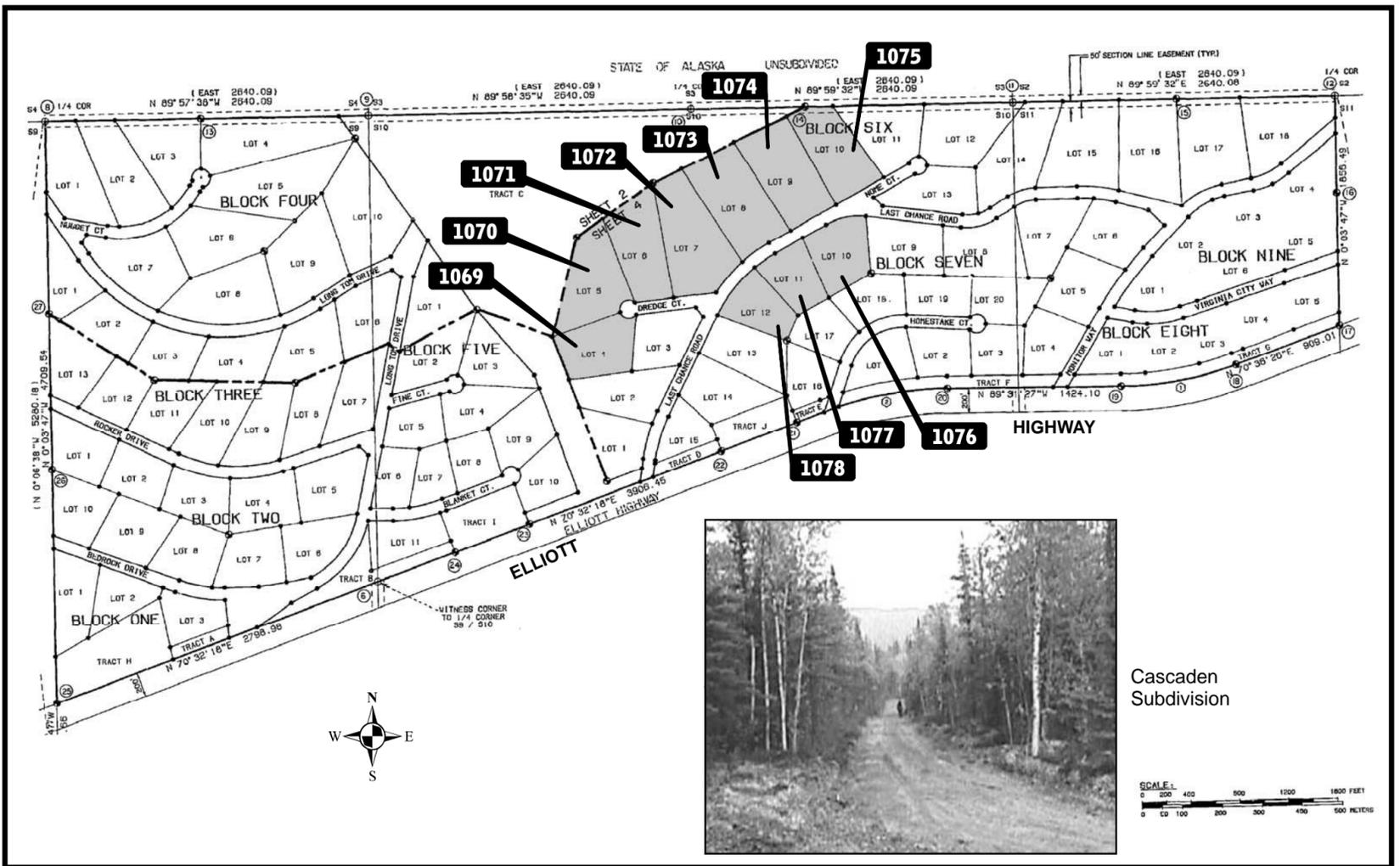
Vicinity Map  
Township 1 North, Range 1 East, Sections 21, 27, 28  
Copper River Meridian, Alaska

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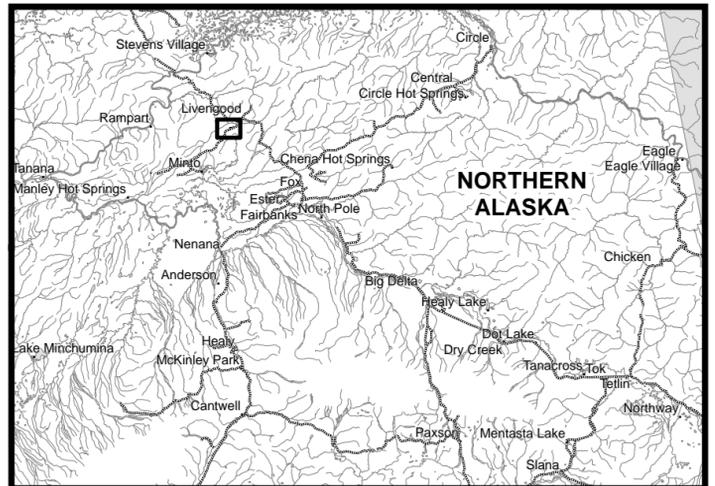
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Map 20 - Cascaden Subdivision, ASLS 86-98

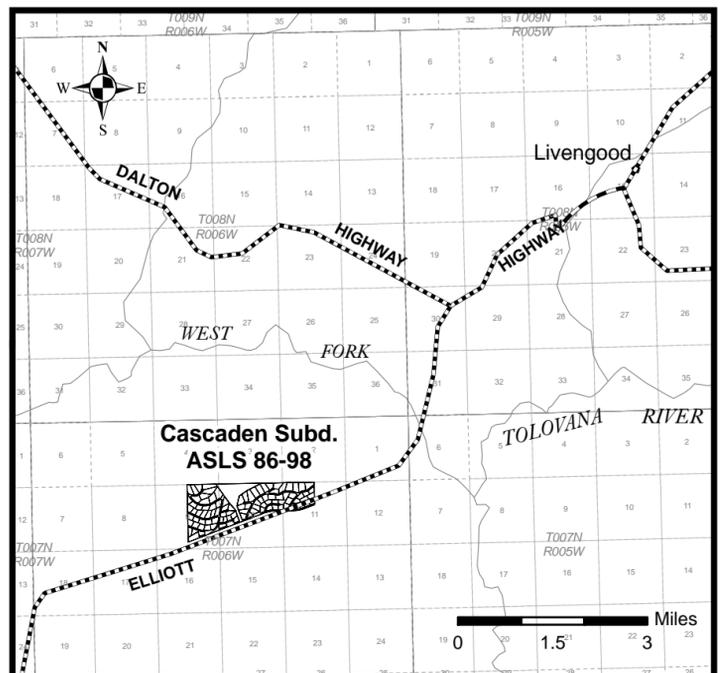
Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1069	417363	F007N006W010	86-98	4	6	6.037	\$9,600
1070	417364	F007N006W010	86-98	5	6	7.803	\$11,300
1071	417365	F007N006W010	86-98	6	6	7.527	\$10,900
1072	417366	F007N006W010	86-98	7	6	10.044	\$13,100
1073	417367	F007N006W010	86-98	8	6	9.400	\$12,950
1074	417368	F007N006W010	86-98	9	6	8.729	\$12,650
1075	417369	F007N006W010	86-98	10	6	7.384	\$10,700
1076	417370	F007N006W010	86-98	10	7	5.631	\$9,300
1077	417371	F007N006W010	86-98	11	7	4.540	\$7,900
1078	417372	F007N006W010	86-98	12	7	4.675	\$8,150



<b>Location</b>	Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.
<b>Topo Map</b>	USGS Quad Livengood B-4
<b>Access</b>	Access to the subdivision is via the Elliott Highway and then via Last Chance Road, which intersects the Elliott Highway at approximately Milepost 78.2. Last Chance Road has been partially constructed through Block 6; be careful to avoid trespassing on driveways leading from Last Chance Road to privately owned lots. Where not yet constructed, the centerlines of Last Chance Road and Dredge Court have been cleared of vegetation to better locate the rights-of-way.
<b>Terrain</b>	The subdivision lies primarily on a south facing slope with elevation ranging from 900 to 1,500 feet above sea level.
<b>Soils</b>	Soils are generally well drained. Discontinuous permafrost may be present in some areas.
<b>Vegetation</b>	Primarily open hardwood stands, with some small pockets of black and white spruce.
<b>Water Frontage</b>	None
<b>View</b>	View of the surrounding woods as well as lakes within the valley to the south.
<b>Climate</b>	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, including 68 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Telephone service is available to portions of the subdivision. Service to individual lots will need to be established.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 86-98. Driveways must be established from dedicated rights-of-way within the subdivision.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	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.



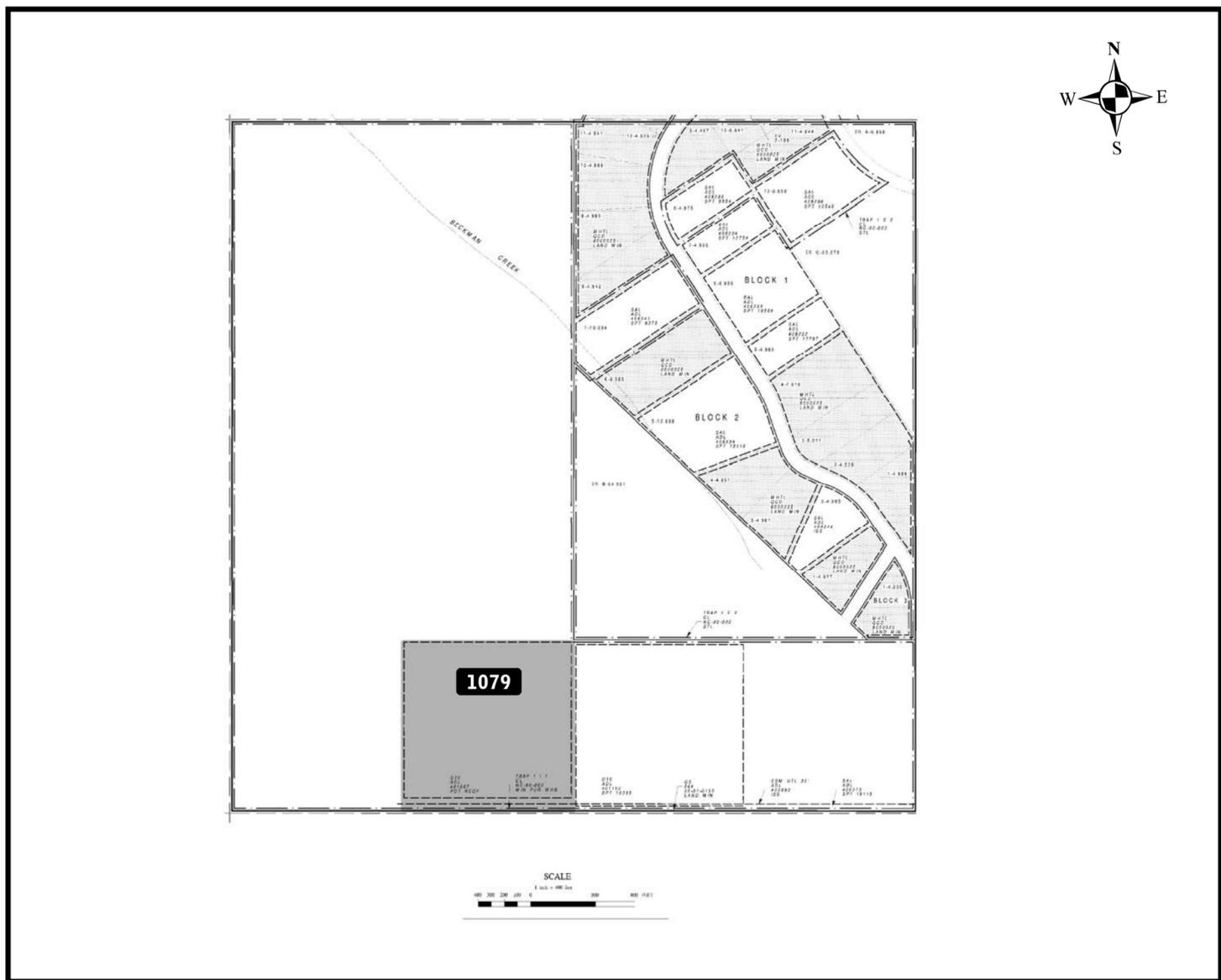
Vicinity Map  
Township 7 North, Range 6 West, Section 10  
Fairbanks Meridian, Alaska

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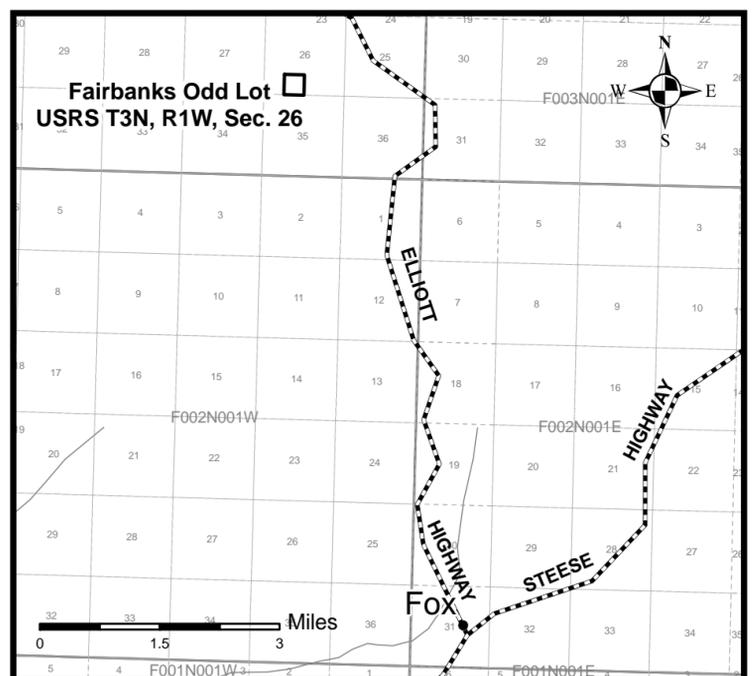
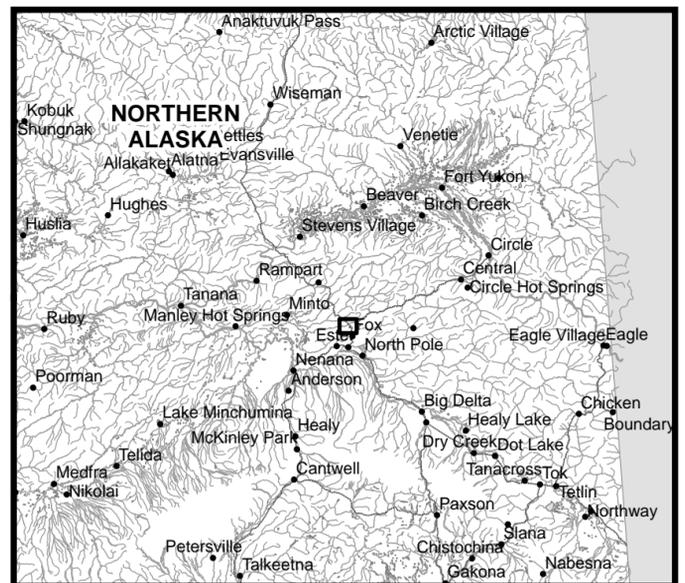
# Map 21 - Fairbanks Odd Lot, USRS

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
1079	401087	F003N001W26	USRS	SE 1/4 SW 1/4	40.000	\$30,000

<b>Location</b>	This parcel is located in the Chatanika River Drainage, 14 miles north of Fairbanks.
<b>Topo Map</b>	USGS Quad Livengood A-2
<b>Access</b>	Access to this parcel is from approximately mile 7 of the Elliott Highway, then west using section line easements.
<b>Terrain</b>	The parcel rises to the east, with an elevation of 1,050 to 1,250 feet above sea level.
<b>Soils</b>	Predominantly Gilmore silt loam and the Gilmore-Ester complex, permafrost likely on portions of this lot.
<b>Vegetation</b>	Primarily stands of birch and aspen, with dense stands of primarily black spruce in the northeast corner.
<b>Water Frontage</b>	None
<b>View</b>	Potential views of the Vault Creek valley.
<b>Climate</b>	Average winter temperatures range from -66 to 50 degrees F; average summer temperatures range from 30 to 99 degrees F. Average annual precipitation is 11 inches, including 68 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservations of record. Also subject to a utility easement within the north 30 feet of the south 80 feet (ADL 400850).
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None
<b>Other</b>	There are active mining claims within the vicinity of this parcel. The parcel 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.



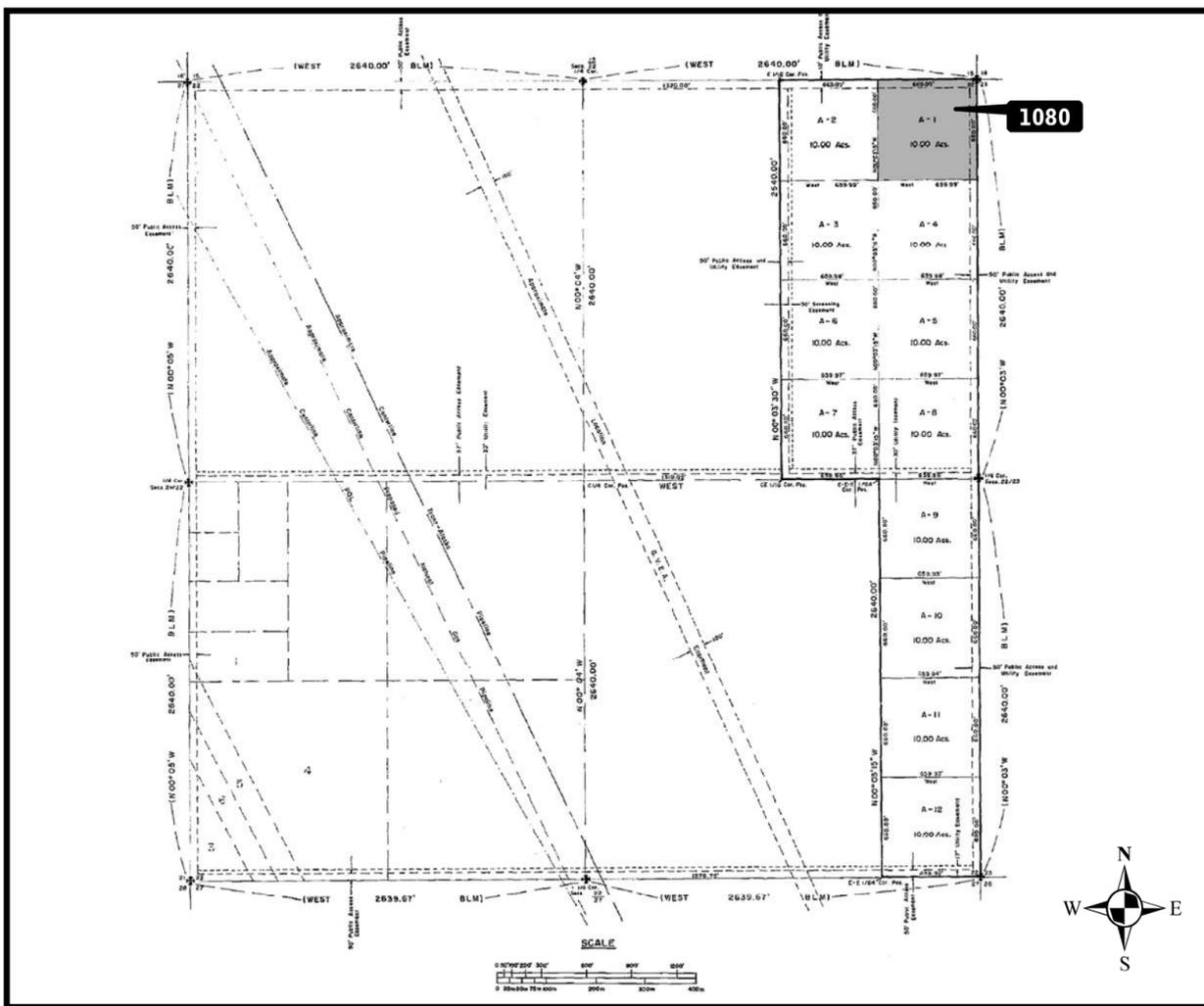
Vicinity Map  
Township 3 North, Range 1 West, Section 26  
Fairbanks Meridian, Alaska

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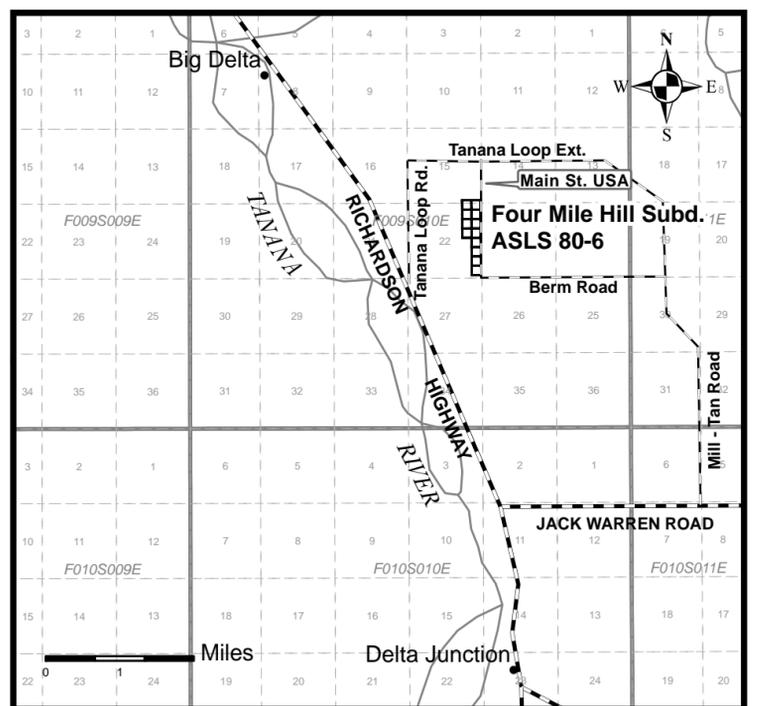
# Map 22 - Four Mile Hill Subdivision, ASLS 80-6

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1080	402612	F009S010E22	ASLS 80-6	A-1	10.000	\$22,500

<b>Location</b>	This subdivision is approximately 6 miles north of Delta Junction, 75 miles southeast of Fairbanks, and is adjacent to the Tanana Loop Agricultural Development area, about 2 miles south of the confluence of the Delta and Tanana Rivers.
<b>Topo Map</b>	USGS Quad Big Delta A-4
<b>Access</b>	Three miles south of the Tanana River Bridge, turn left on Tanana Loop Road. Travel 1 mile then turn right on Tanana Loop Extension and continue 1 mile to Mainstreet, USA.
<b>Terrain</b>	Mostly flat, with an elevation of about 1,050 feet above sea level.
<b>Soils</b>	Sandy or silty loam, sandy gravel, or gravelly sand.
<b>Vegetation</b>	The area consists of black spruce with some stands of white spruce, birch, and aspen.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -22 to 20 degrees F; average summer temperatures range from 49 to 78 degrees F. Average annual precipitation is 12 inches, including 37 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity is available along Tanana Loop Extension, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and restrictions of record, see ASLS 80-6. This parcel is also subject to a 100 foot public access easement along the east lot line (ADL 400062).
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	This subdivision is located adjacent to an area of large scale agricultural development. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides. This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: <a href="http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm">http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm</a> . The parcel 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.



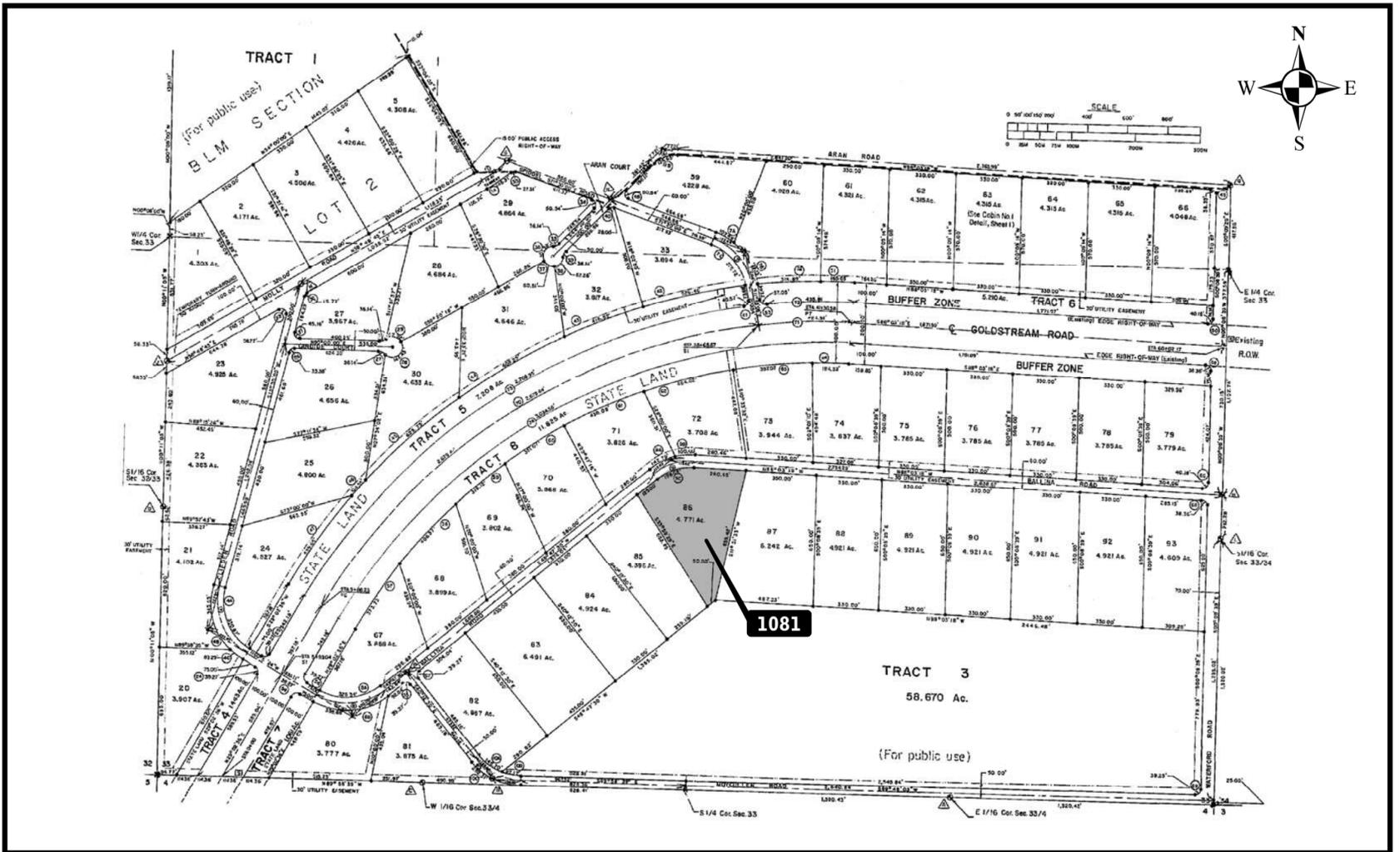
Vicinity Map  
Township 9 South, Range 10 East, Section 22  
Fairbanks Meridian, Alaska

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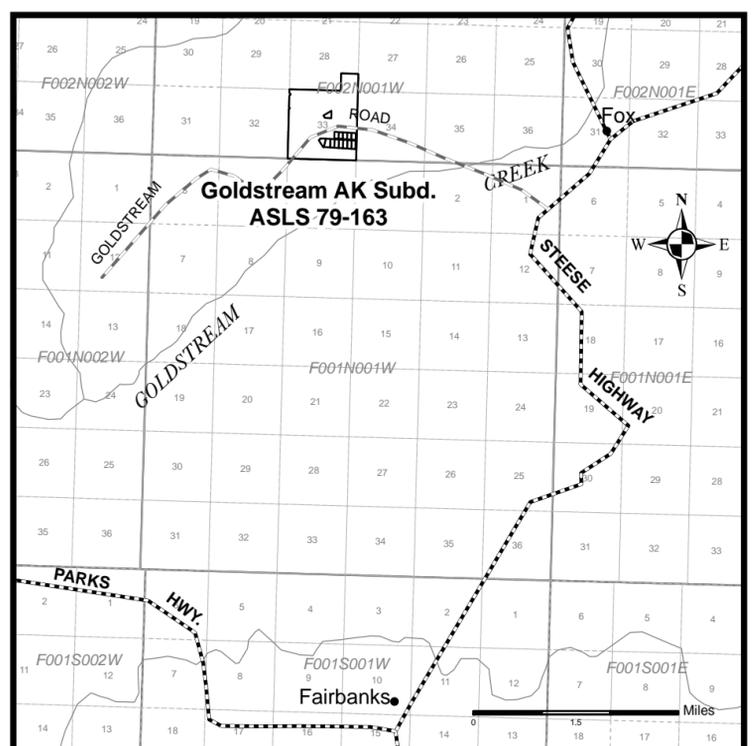
# Map 23 - Goldstream AK Subdivision, ASLS 79-163

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1081	405689	F002N001W33	ASLS 79-163	86	4.771	\$14,300

<b>Location</b>	Located 8 miles north of Fairbanks, in Goldstream Valley, off of Goldstream Road.
<b>Topo Map</b>	USGS Fairbanks D-2
<b>Access</b>	From Fairbanks, take the Steese Highway north to Goldstream Road. Turn left onto Goldstream Road and continue to Ballina Road. The parcel is along this platted road right-of-way, which has been constructed.
<b>Terrain</b>	This subdivision is moderately sloping, with elevations ranging between 800 and 1,000 feet above sea level.
<b>Soils</b>	Soil profile includes Fairbanks series, Ester series, and Minto series.
<b>Vegetation</b>	Birch, willow and black spruce are dominant in the area south of Goldstream Road.
<b>Water Frontage</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -22 to 28 degrees F; average summer temperatures range from 35 to 60 degrees F. Average annual precipitation is 15 inches, including 63 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity is available along Ballina Road, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-163.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	There may be garbage present on the property. Any clean up or removal will become the responsibility of the purchaser. The parcel 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.



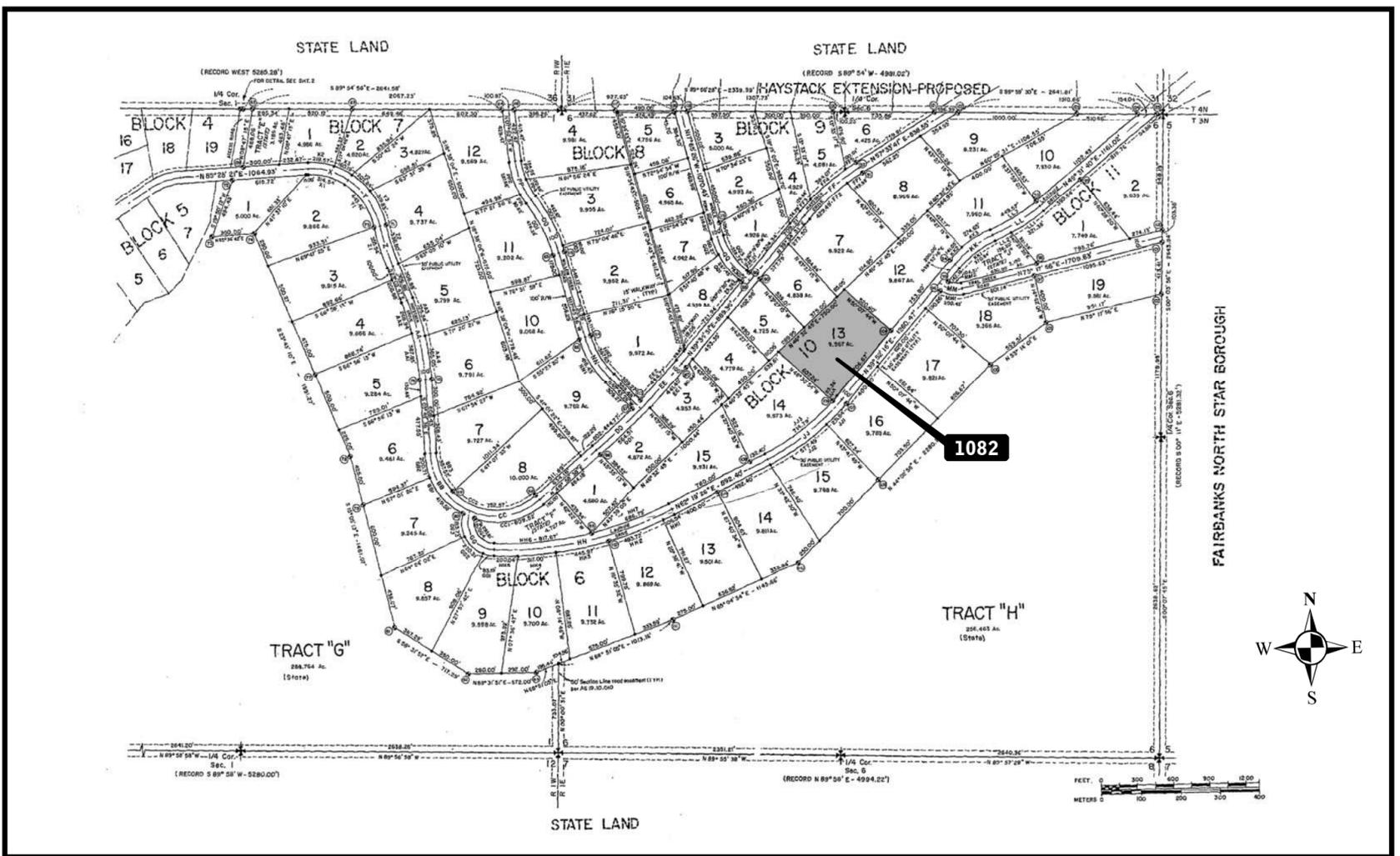
Vicinity Map  
Township 2 North, Range 1 West, Section 33  
Fairbanks Meridian, Alaska

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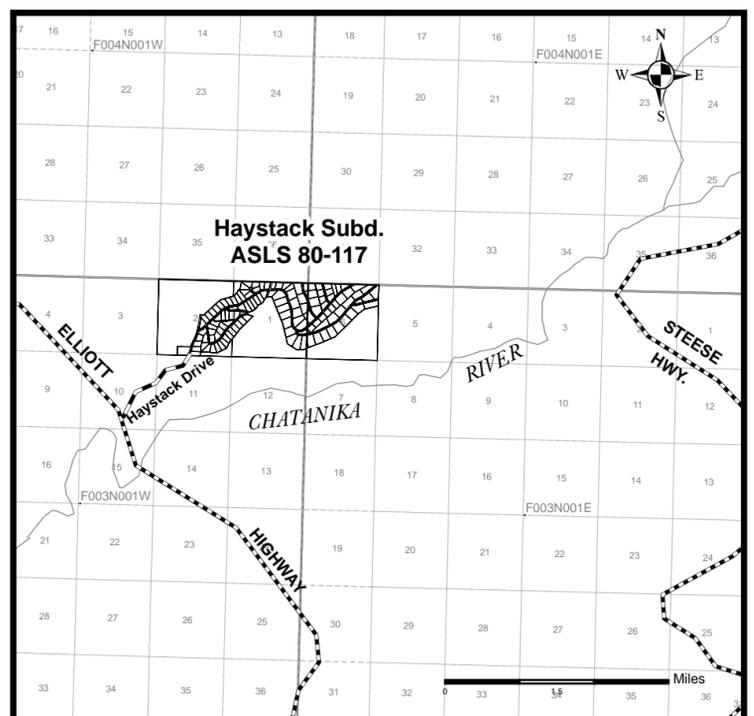
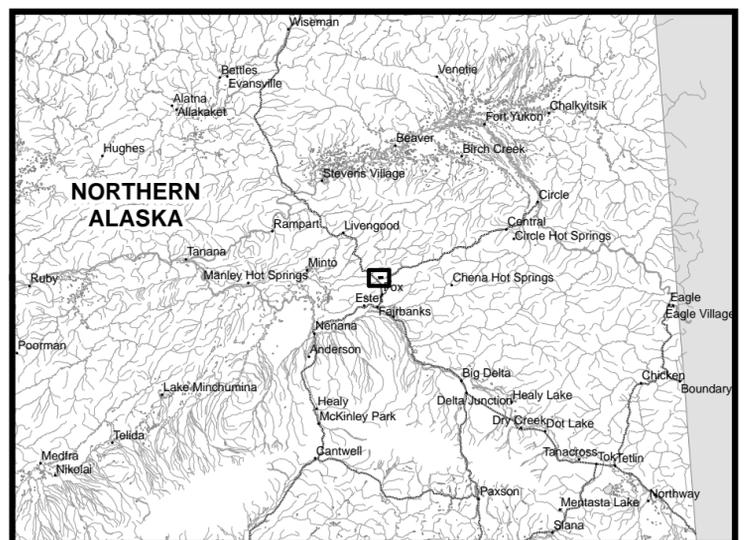
# Map 24 - Haystack Subdivision, ASLS 80-117

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1082	408340	F003N001E06	ASLS 80-117	13	10	9.967	\$16,900

<b>Location</b>	Haystack Subdivision is located approximately 24 miles north of Fairbanks, about 1 mile north of the Chatanika River, east of the Elliott Highway.
<b>Topo Map</b>	USGS Quad Livengood A-2
<b>Access</b>	At approximately mile 11 of the Elliott Highway, turn east onto Haystack Drive. Follow Haystack Drive until Leuthold Drive. Turn left and follow Leuthold Drive for 1/2 mile to the parcel.
<b>Terrain</b>	Moderate to gentle sloping terrain with a southern aspect, with elevations ranging between 1,400 and 1,900 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Vegetation in this area consists mainly of spruce, birch, aspen, and willow.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 12 inches, including 65 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electric and phone utilities are available along Leuthold Drive, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-117.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	There are active mining claims in the vicinity of this subdivision. 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.



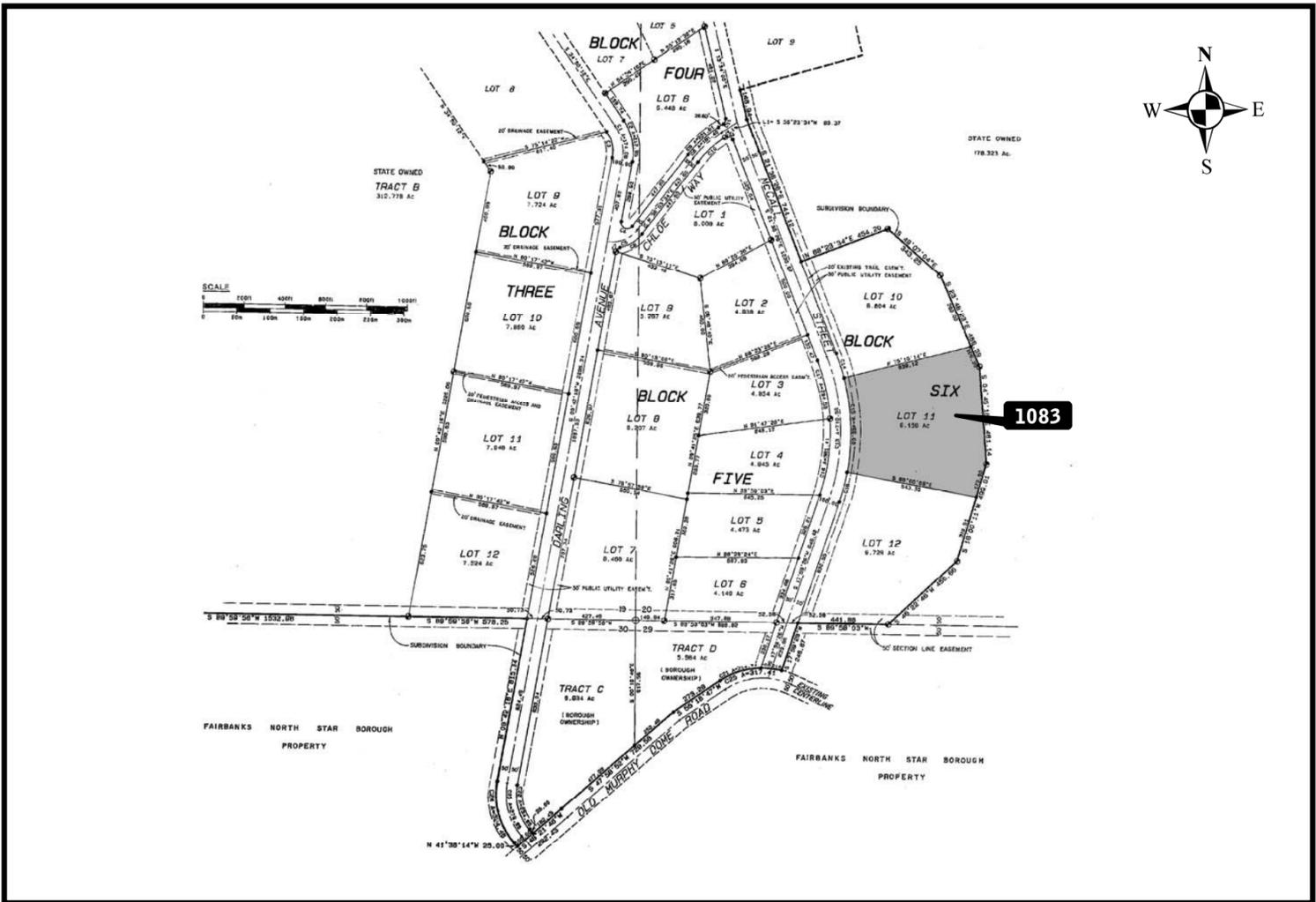
Vicinity Map  
Township 3 North, Range 1 East, Section 6  
Fairbanks Meridian, Alaska

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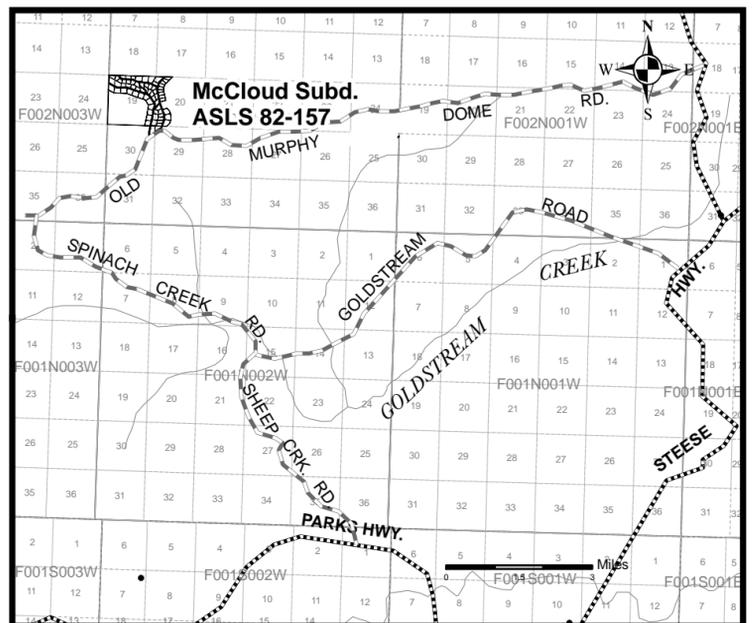
# Map 25 - McCloud Subdivision, ASLS 82-157

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1083	409972	F002N002W20	ASLS 82-157	11	6	9.150	\$15,400

<b>Location</b>	This subdivision is located approximately 12 miles northwest of Fairbanks, approximately 9 miles east of Murphy Dome.
<b>Topo Map</b>	USGS Quad Fairbanks D-2 and D-3
<b>Access</b>	Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Turn left onto McCall Street into the subdivision. The parcel is along this platted road right-of-way, which has been constructed. Access along Old Murphy Dome Road can at times require four-wheel drive vehicles.
<b>Terrain</b>	The terrain in this area is variable, with moderate to steep slopes and an elevation ranging from 1,000 to 1,650 feet above sea level.
<b>Soils</b>	Soils primarily contain Fairbanks silt loam with some sand and gravel. Permafrost is likely present.
<b>Vegetation</b>	Vegetation in the area is mostly black spruce and a thick ground cover of mosses, lichen, and willows. The drainages are brushy with willows, alders, and small spruce. Some slopes support small stands of aspen. This parcel is forested with dense black spruce.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	Average winter temperatures range from -66 to 50 degrees F; average summer temperatures range from 30 to 99 degrees F. Average annual precipitation is 11 inches, including 68 inches of snow.
<b>Water Source</b>	The Division of Geological and Geophysical Surveys has cautioned that groundwater may contain arsenic. Wells are expected to be deep.
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for on-lot sewage disposal systems.
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 82-157. 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	A burned trailer and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser. Placer mining operations are currently active along Our Creek, to the east of the subdivision area. The parcel 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.

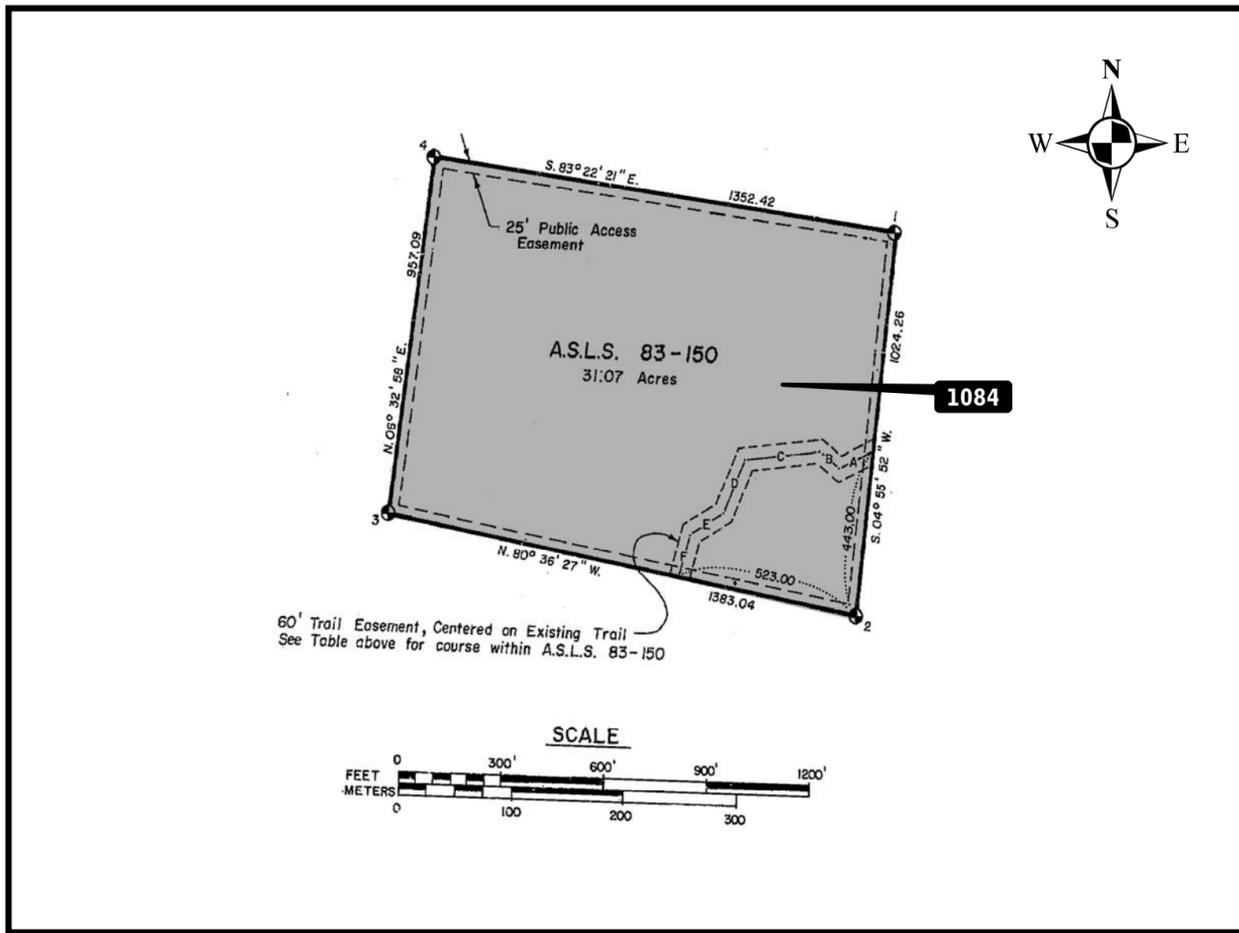


Vicinity Map  
Township 2 North, Range 2 West, Section 20  
Fairbanks Meridian, Alaska

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>.

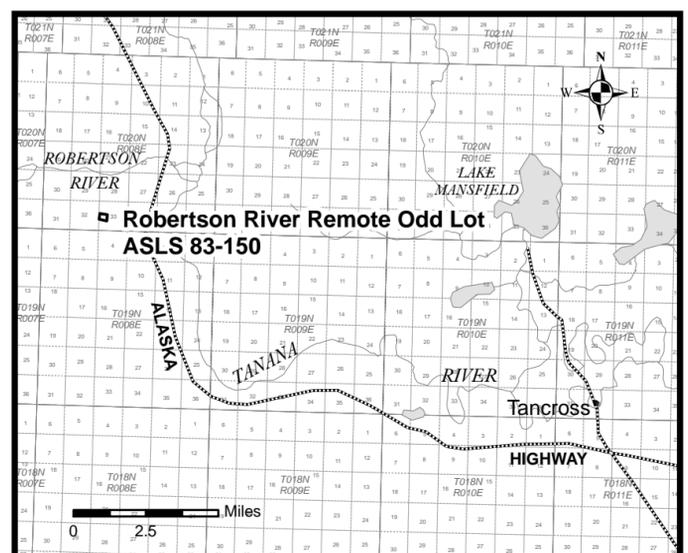
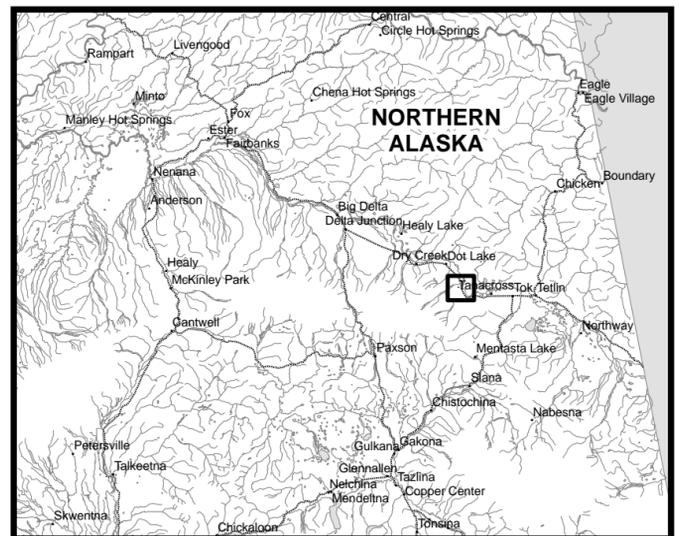
# Map 26 - Robertson River Remote Odd Lot, ASLS 83-150

Northern Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	TRACT	ACRES	MINIMUM BID
1084	409589	C020N008E33	ASLS 83-150	A	31.070	\$26,500

<b>Location</b>	This parcel is located approximately 77 miles southeast of Delta Junction, west of the Alaska Highway.
<b>Topo Map</b>	USGS Quad Tanacross B-6
<b>Access</b>	Approximately 77 miles southeast of Delta Junction, along the Alaska Highway, about 2 miles south of the Robertson River Bridge, turn west onto a dirt road. Proceed northwest approximately 1-1/2 miles to a fork that turns left. The parcel is located approximately 1/4 mile west on an unimproved trail that runs through the parcel.
<b>Terrain</b>	This parcel has nearly level topography, with elevation ranging between 1,800 to 1,900 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Vegetation consists mainly of spruce, aspen, birch, willow, and alder.
<b>Water Frontage</b>	No
<b>View</b>	Unknown
<b>Climate</b>	The parcel lies in the continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -22 to 11 degrees F; average summer temperatures range from 55 to 80 degrees F. Average annual precipitation is 9 inches, including 27 inches of snow. In the winter, ice fog and smoke conditions are common.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 83-150. This parcel is also subject to a 60 foot trail easement (ADL 402724) and a 25 foot access easement (ADL 415250).
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None
<b>Other</b>	The state status plat does not correctly depict the location of the trail easement ADL 402724. Please verify the location of the trail by using the survey plat ASLS 83-150. The parcel 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.



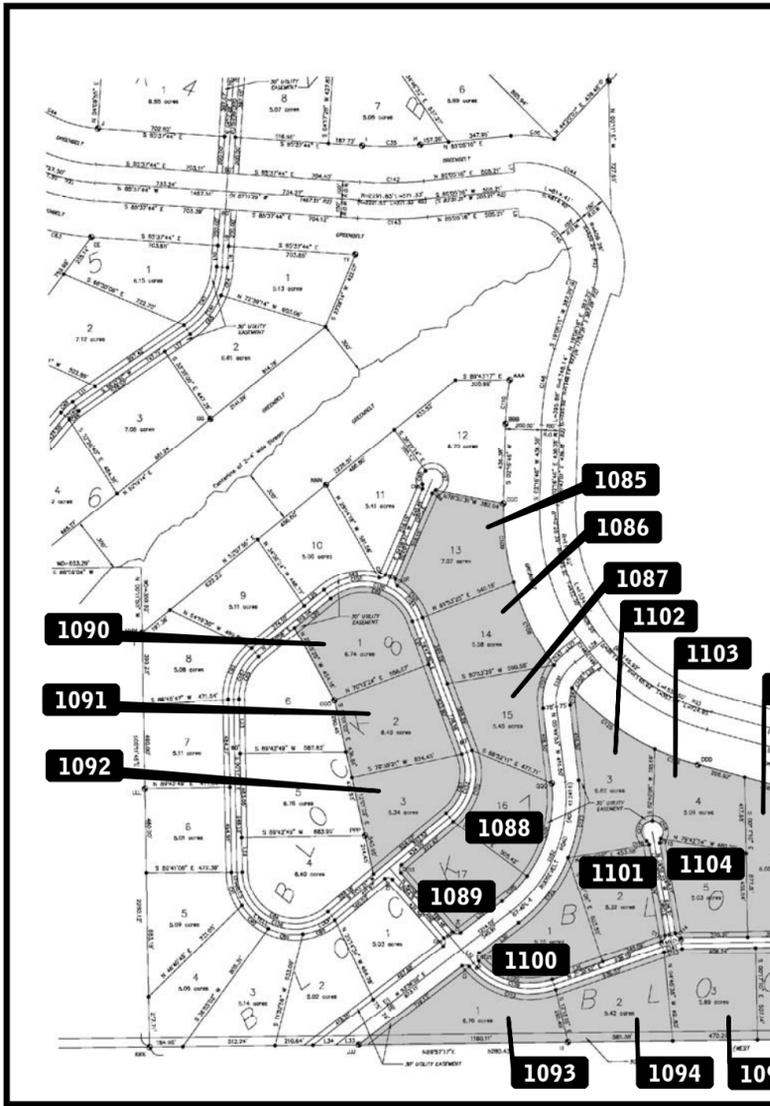
Vicinity Map  
Township 20 North, Range 8 East, Section 33  
Copper River Meridian, Alaska

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>.

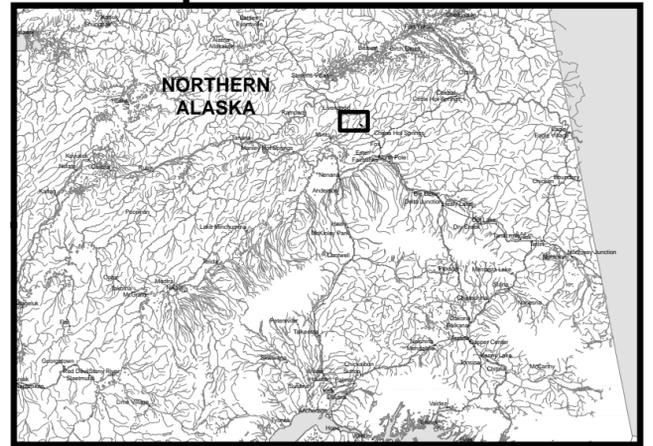
Spring 2005 Alaska State Land Offering -- Auction #435

# Map 27 - Tatalina Subdivision, ASLS 2003-14

## Northern Region



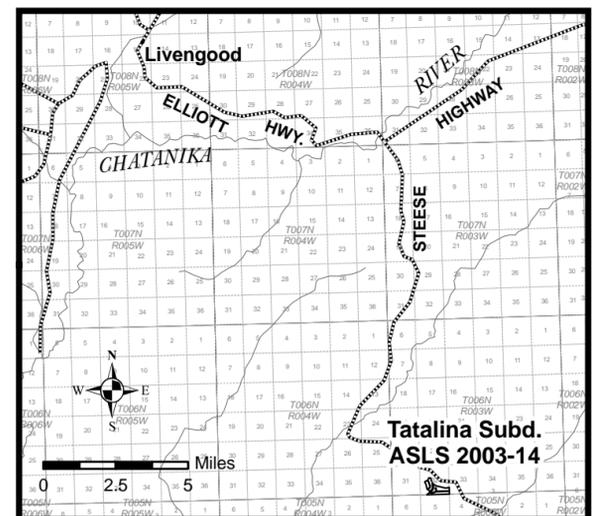
Tatalina Subdivision



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>.

<b>Location</b>	Tatalina Subdivision is located approximately 40 miles north of Fairbanks and 30 miles southeast of Livengood along the Elliott Highway.
<b>Topo Map</b>	USGS Quad Livengood B-3.
<b>Access</b>	Access to the subdivision is via Alyeska Pipeline Access Road, ADL 413416, at approximately mile 41 of the Elliott Highway. This road is depicted on ASLS 2003-14 as Roosevelt Road. Direct access to lots within Blocks 9 and 10 are from Pinchot Drive and Livengood Circle. Direct access to lots within Blocks 7 and 8 is from Linda's Lane, Charles Lyell Loop and Berry Circle. Interior subdivision roads, except for Roosevelt Road, have not been constructed.
<b>Terrain</b>	This subdivision is situated on lands overlooking the Tatalina River valley and the Globe Creek valley. A small unnamed tributary of the Tatalina River runs through the western portion of the subdivision. The subdivision lies primarily on a south facing slope with elevation ranging from 950 to 1,400 feet above sea level. This subdivision is located within 5 miles of Grapefruit Rocks, a popular rock climbing area.
<b>Soils</b>	Soils are generally well drained. Discontinuous permafrost may be present in some areas.
<b>Vegetation</b>	Primarily open hardwood stands, with some pockets of spruce understory.
<b>Water Frontage</b>	None. Lots are set back from the steep valley on either side of the unnamed tributary running through the western portion of the subdivision.
<b>View</b>	View of the surrounding woods, with potential views of the Globe Creek valley to the south and the Tatalina River valley to the southwest.
<b>Climate</b>	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.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 2003-14. Individual driveways must be established from dedicated rights-of-way within the subdivision, and may not directly access Roosevelt Road or the Elliott Highway. Roosevelt Road, which provides access to the Trans-Alaska Pipeline west of this subdivision, is gated west of the intersection with Linda's Lane and Pinchot Drive.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Tatalina Subdivision homeowners association, if active.
<b>Other</b>	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. Land uses in the area surrounding this subdivision include mining, hunting, fishing, trapping, and hiking. The Trans-Alaska Pipeline runs west of this area, and is visible from elevated portions of the subdivision. Proposed Natural Gas pipeline corridors (ADL 413342 and ADL 403427) are also in the vicinity of Tatalina Subdivision. For more information regarding proposed gas line routes, contact the State Pipeline Coordinator's Office.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1085	417283	F006N003W32	2003-14	13	7	7.07	\$8,000
1086	417284	F006N003W32	2003-14	14	7	5.58	\$7,000
1087	417285	F006N003W32	2003-14	15	7	5.45	\$7,600
1088	417286	F006N003W32	2003-14	16	7	5.06	\$7,100
1089	417287	F006N003W32	2003-14	17	7	5.29	\$7,400
1090	417288	F006N003W32	2003-14	1	8	6.74	\$7,700
1091	417289	F006N003W32	2003-14	2	8	6.49	\$7,500
1092	417290	F006N003W32	2003-14	3	8	5.34	\$6,700
1093	417294	F006N003W32	2003-14	1	9	6.76	\$8,600
1094	417295	F006N003W32	2003-14	2	9	5.42	\$6,800
1095	417296	F006N003W32	2003-14	3	9	5.69	\$7,200
1096	417297	F006N003W32	2003-14	4	9	5.48	\$6,900
1097	417298	F006N003W32	2003-14	5	9	5.49	\$6,900
1098	417299	F006N003W32	2003-14	6	9	5.50	\$6,900
1099	417300	F006N003W32	2003-14	7	9	5.82	\$7,300
1100	417301	F006N003W32	2003-14	1	10	5.35	\$7,500
1101	417302	F006N003W32	2003-14	2	10	5.32	\$7,400
1102	417303	F006N003W32	2003-14	3	10	6.82	\$8,700
1103	417304	F006N003W32	2003-14	4	10	5.09	\$6,400
1104	417305	F006N003W32	2003-14	5	10	5.03	\$6,300
1105	417306	F006N003W32	2003-14	6	10	6.00	\$7,200
1106	417307	F006N003W32	2003-14	7	10	5.98	\$7,200
1107	417308	F006N003W32	2003-14	8	10	5.56	\$7,000
1108	417309	F006N003W32	2003-14	9	10	6.02	\$7,200
1109	417310	F006N003W32	2003-14	10	10	6.02	\$7,200

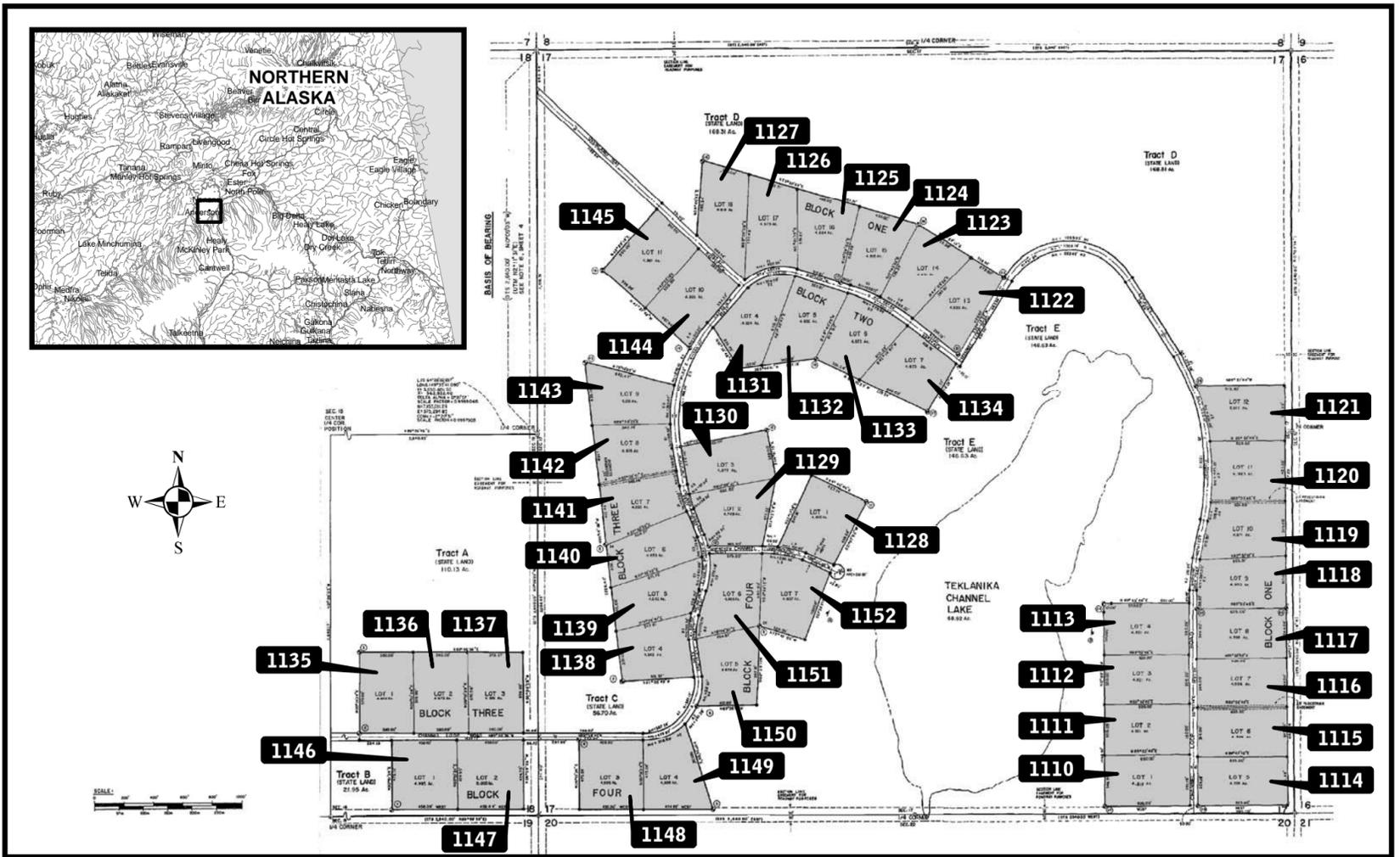


Vicinity Map  
Township 6 North, Range 3 West, Section 32  
Fairbanks Meridian, Alaska

Spring 2005 Alaska State Land Offering -- Auction #435

Map 28 - Teklanika Channel Lake Subdivision, ASLS 81-58

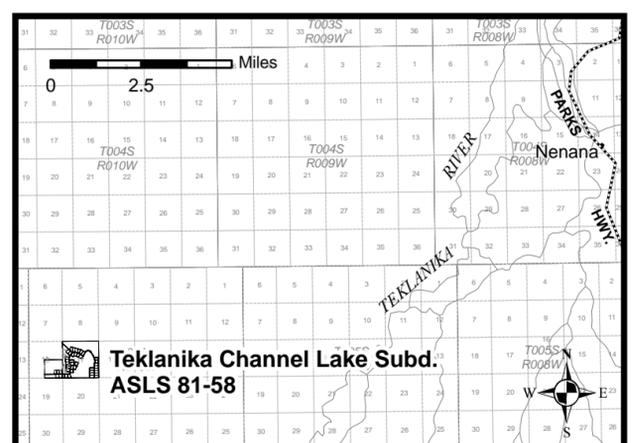
Northern Region



<b>Location</b>	Teklanika Channel Lake Subdivision is located approximately 15 air miles southwest of Nenana and 3 miles west of the Teklanika River.
<b>Topo Map</b>	USGS Quad Fairbanks B-6
<b>Access</b>	Access is available by ski-plane and float-plane, and by snowmachine via the Nenana-Kantishna Trail and other existing trails, including a well-established seismic line trail (application ADL 417386) which runs northwest from the Nenana-Kantishna Trail and passes within 1/2 mile of the subdivision. Due to fluctuating lake levels, pilots should carefully inspect conditions before landing float planes.
<b>Terrain</b>	Lots are situated back from the shores of Teklanika Channel Lake. The subdivision is generally level, with elevation ranging from 425 to 450 feet above sea level.
<b>Soils</b>	Soils are generally a well-drained sandy-loam, with pure sand found at 2 to 4 feet. Care should be taken not to expose this underlying sand because wind erosion may be experienced. Although discontinuous permafrost may be present, the soils investigation did not encounter any ice.
<b>Vegetation</b>	Lots are primarily situated in open hardwood stands, with some pockets of spruce understorey. Dense willow thickets and bogs are present within the vicinity of the subdivision.
<b>Water Frontage</b>	None. Subdivision lots are set back from the lake shore, which is marshy.
<b>View</b>	View of the surrounding forest, with potential views of the Teklanika Channel Lake from many lots.
<b>Climate</b>	Average winter temperatures range from -20 to 20 degrees F; average summer temperatures range from 38 to 72 degrees F. Average annual precipitation is 11 inches.
<b>Water Source</b>	Water quality unknown. Wells are expected to be shallow.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-58.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	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. Teklanika Channel Lake, along with much of the land within the Nenana Basin, is within the boundaries of oil and gas exploration license ADL 390079. Seismic studies (permit MLUP/ AK 04-05) associated with this exploration license are currently underway near Teklanika Channel Lake. Future oil and gas development in this area is possible. Contact the Division of Oil and Gas for further information regarding exploration activities. The mineral estate underlying this subdivision, as well as the land and mineral estate for the surrounding area have been proposed for possible conveyance to the University of Alaska. This proposal is currently under consideration by the legislature. If this transfer takes place, requirements regarding surface owner compensation in the event of resource exploration and development will still apply (see the 'Mineral Estate' section of the narrative for this brochure). For more information on the University land transfer, please contact the Division of Mining, Land & Water Director's Office at (907) 269-8600.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1110	417320	F005S010W17	81-58	1	1	4.815	\$6,500
1111	417321	F005S010W17	81-58	2	1	4.821	\$6,500
1112	417322	F005S010W17	81-58	3	1	4.821	\$6,500
1113	417323	F005S010W17	81-58	4	1	4.821	\$6,500
1114	417324	F005S010W17	81-58	5	1	4.739	\$3,600
1115	417325	F005S010W17	81-58	6	1	4.929	\$3,600
1116	417326	F005S010W17	81-58	7	1	4.936	\$3,600
1117	417327	F005S010W17	81-58	8	1	4.938	\$3,600
1118	417328	F005S010W17	81-58	9	1	4.950	\$6,500
1119	417329	F005S010W17	81-58	10	1	4.971	\$6,500
1120	417330	F005S010W17	81-58	11	1	4.983	\$6,500
1121	417331	F005S010W17	81-58	12	1	4.977	\$6,500
1122	417332	F005S010W17	81-58	13	1	4.689	\$6,500
1123	417333	F005S010W17	81-58	14	1	4.631	\$3,600
1124	417334	F005S010W17	81-58	15	1	4.615	\$2,600
1125	417335	F005S010W17	81-58	16	1	4.664	\$2,600
1126	417336	F005S010W17	81-58	17	1	4.973	\$2,600
1127	417337	F005S010W17	81-58	18	1	4.919	\$2,600
1128	417338	F005S010W17	81-58	1	2	4.910	\$6,500
1129	417339	F005S010W17	81-58	2	2	4.749	\$3,600
1130	417340	F005S010W17	81-58	3	2	4.877	\$3,600
1131	417341	F005S010W17	81-58	4	2	4.824	\$2,600
1132	417342	F005S010W17	81-58	5	2	4.832	\$2,600
1133	417343	F005S010W17	81-58	6	2	4.873	\$3,600
1134	417344	F005S010W17	81-58	7	2	4.833	\$6,500
1135	417345	F005S010W18	81-58	1	3	4.972	\$2,600
1136	417346	F005S010W18	81-58	2	3	4.972	\$2,600
1137	417347	F005S010W18	81-58	3	3	4.961	\$2,600
1138	417348	F005S010W17	81-58	4	3	4.592	\$2,600
1139	417349	F005S010W17	81-58	5	3	4.642	\$2,600
1140	417350	F005S010W17	81-58	6	3	4.653	\$2,600
1141	417351	F005S010W17	81-58	7	3	4.553	\$2,600
1142	417352	F005S010W17	81-58	8	3	4.615	\$2,600
1143	417353	F005S010W17	81-58	9	3	4.611	\$2,600
1144	417354	F005S010W17	81-58	10	3	4.899	\$2,600
1145	417355	F005S010W17	81-58	11	3	4.987	\$2,600
1146	417356	F005S010W18	81-58	1	4	4.995	\$2,600
1147	417357	F005S010W18	81-58	2	4	5.000	\$2,600
1148	417358	F005S010W17	81-58	3	4	4.996	\$2,600
1149	417359	F005S010W17	81-58	4	4	4.656	\$3,600
1150	417360	F005S010W17	81-58	5	4	4.876	\$6,500
1151	417361	F005S010W17	81-58	6	4	4.963	\$3,600
1152	417362	F005S010W17	81-58	7	4	4.827	\$6,500

Vicinity Map  
Township 5 South,  
Range 10 West, Sections 17 & 18  
Fairbanks Meridian, Alaska

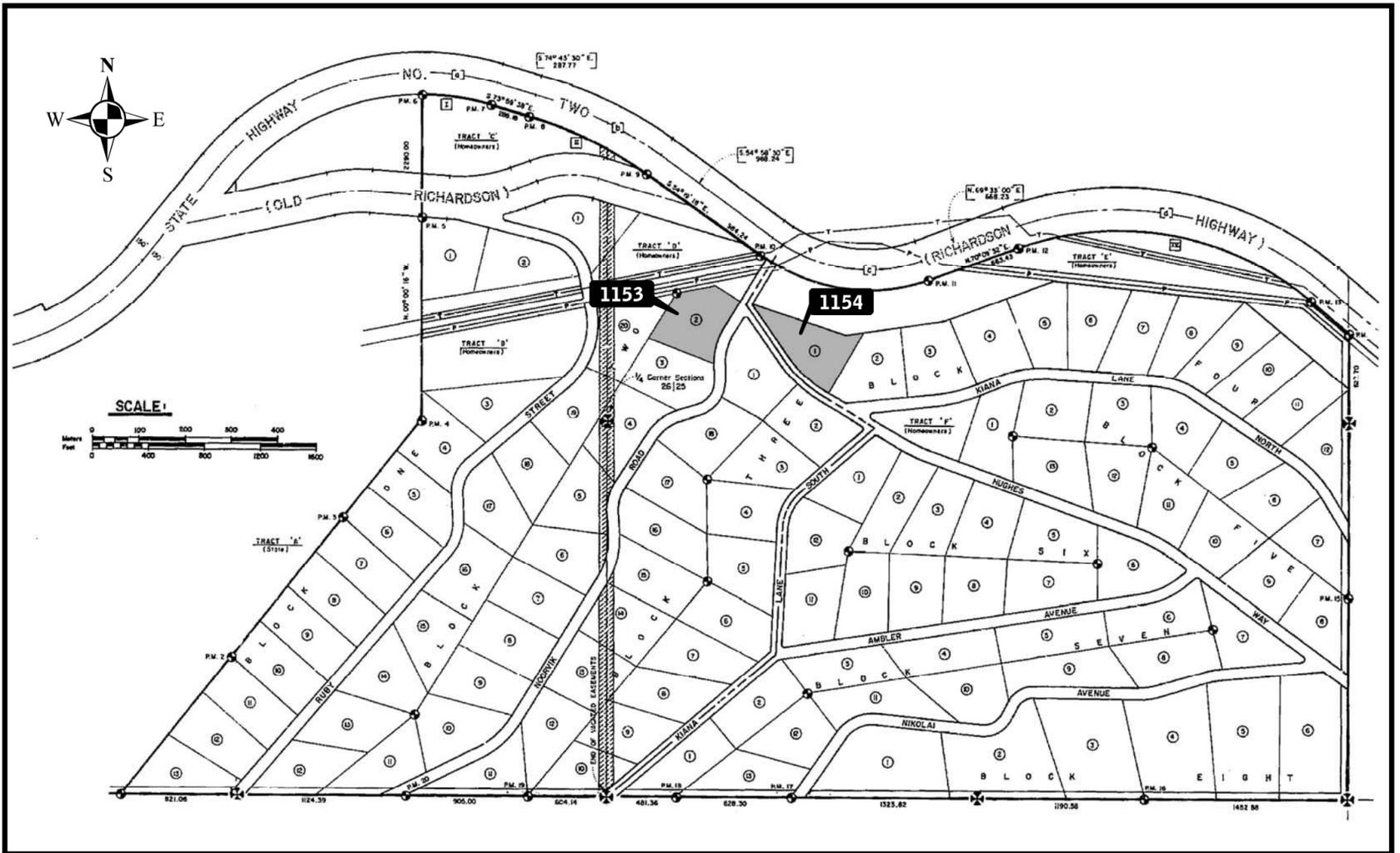


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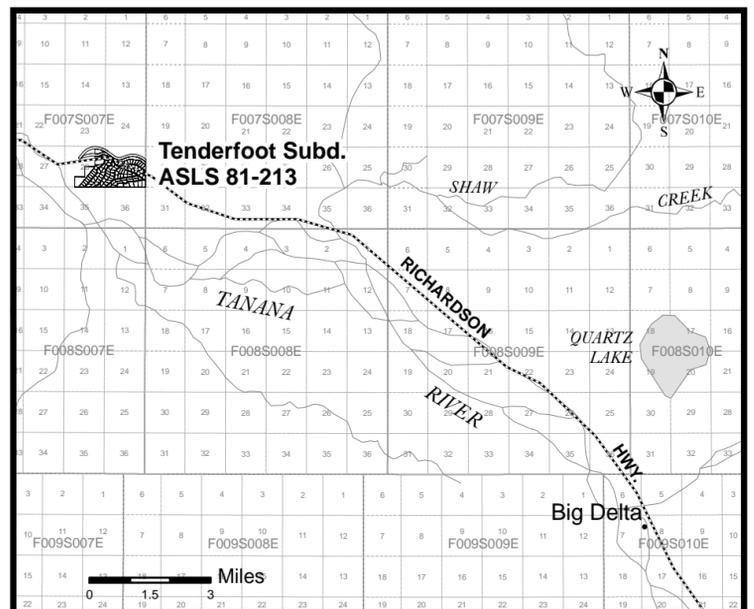
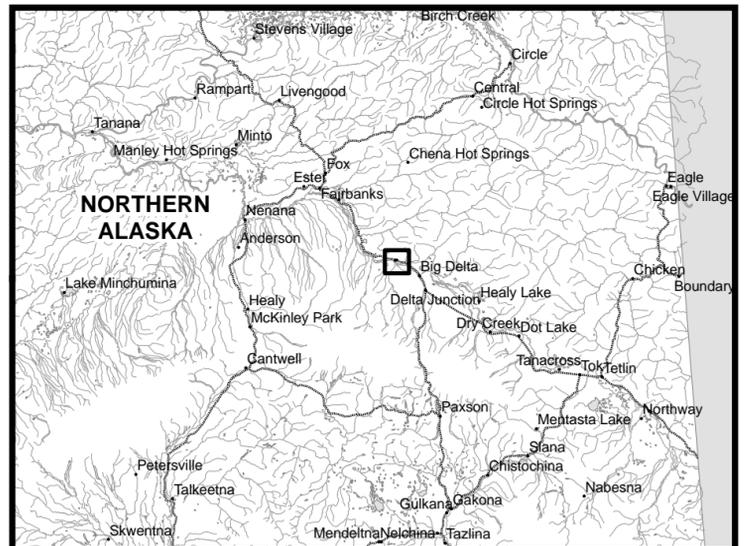
# Map 29 - Tenderfoot Subdivision, ASLS 81-213

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1153	409759	F007S007E25	ASLS 81-213	2	2	4.617	\$10,500
1154	409765	F007S007E25	ASLS 81-213	1	4	4.542	\$10,500

<b>Location</b>	Located south of mile 294 of the Richardson Highway, approximately 2 miles southeast of the Richardson Roadhouse.
<b>Topo Map</b>	USGS Quad Big Delta B-5
<b>Access</b>	Access to this subdivision is at approximately mile 294 of the Richardson Highway. The Old Richardson Highway enters into the subdivision. Some roads within the subdivision may be suitable for 4 wheel drive only. These parcels are along platted road rights-of-way, which may not have been constructed
<b>Terrain</b>	Topography within the subdivision consists of moderate to steep slopes with a southwesterly aspect and elevations ranging from 950 to 1,555 feet above sea level.
<b>Soils</b>	Soils are mostly well-drained gravelly silt loam with areas of discontinuous permafrost.
<b>Vegetation</b>	This area is primarily vegetated with white spruce, paper birch, and aspen.
<b>Water Front</b>	None
<b>View</b>	Views of surrounding forest, with views across valleys possible from some lots.
<b>Climate</b>	Average winter temperatures range from -15 to 28 degrees F; average summer temperatures range from 38 to 73 degrees F. Average annual precipitation is 13 inches, including 54 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC). ADEC has approved this subdivision for on-lot sewage disposal systems.
<b>Utilities</b>	Electricity and telephone service are available along the Richardson Highway, but may need to be extended to these particular parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 81-213. Parcel 1153 is also subject to a 60 foot easement for a public utility electric distribution line (ADL 1794) and a federal utility right-of-way (AKA F026132). 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.
<b>Municipal Authority</b>	None
<b>Homeowners Assoc.</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 275, Page 73 at the Fairbanks Recorder's Office.
<b>Other</b>	These parcels are within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: <a href="http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm">http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm</a> . These 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.



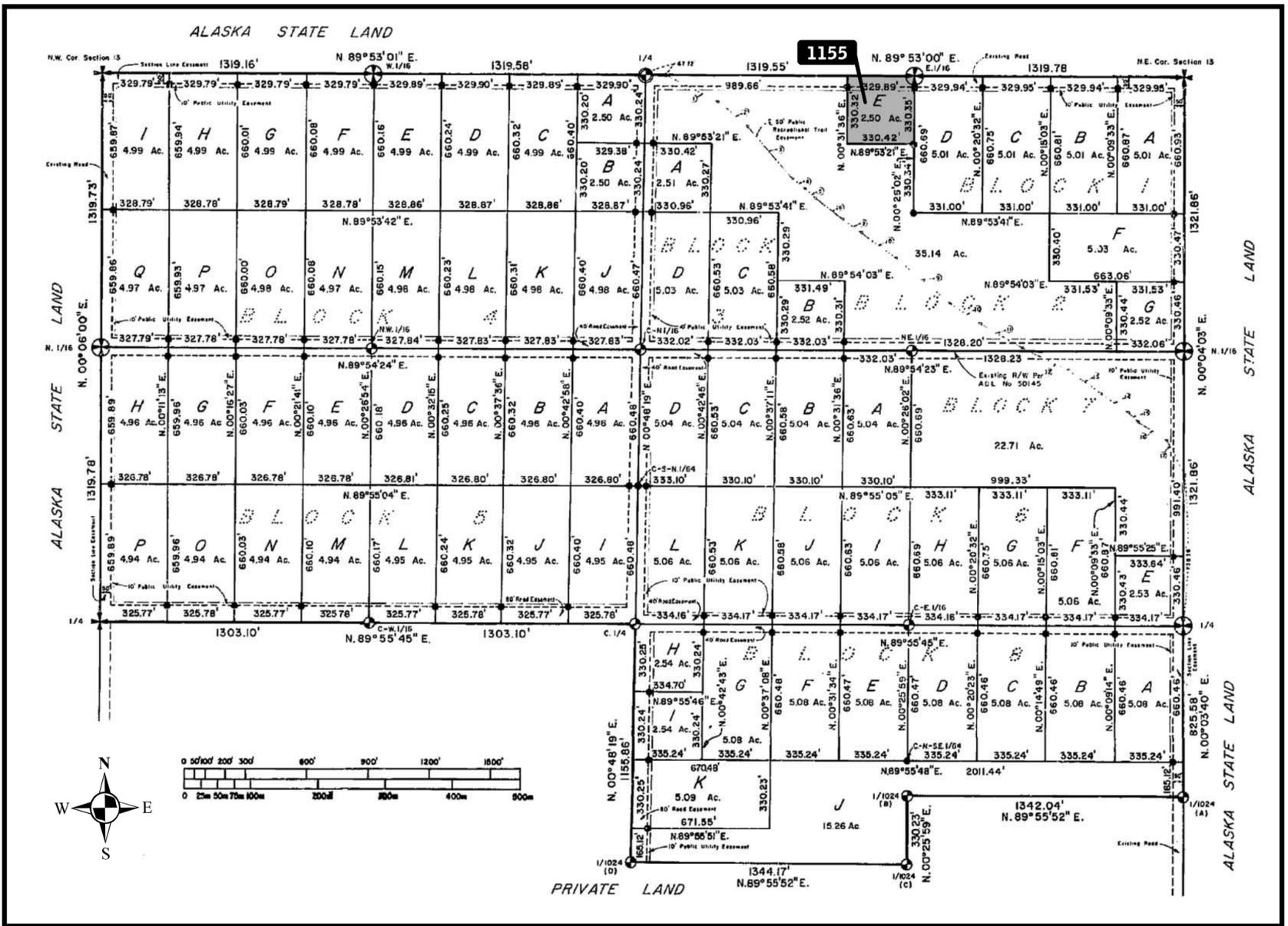
Vicinity Map  
Township 7 South, Range 7 East, Section 25  
Fairbanks Meridian, Alaska

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>.

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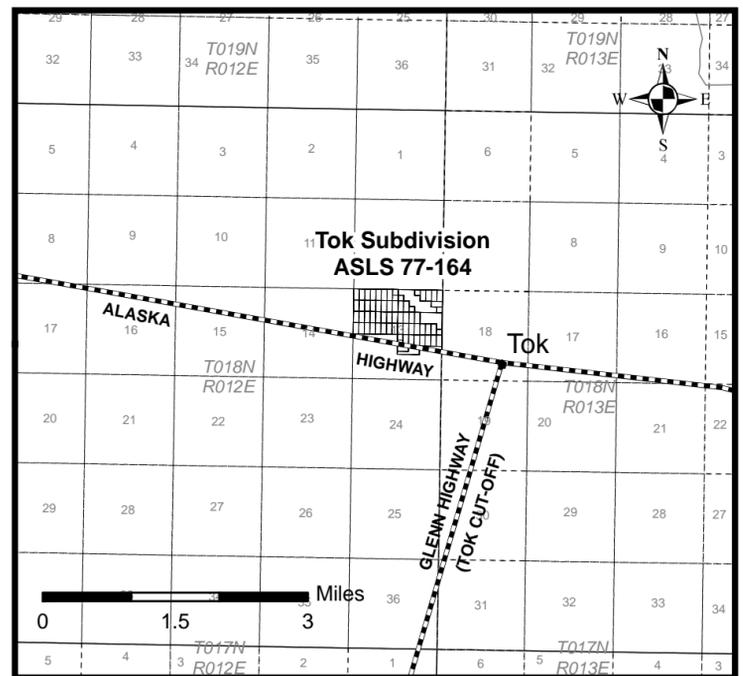
# Map 30 - Tok Subdivision, ASLS 77-164

## Northern Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1155	400335	C018N012E13	ASLS 77-164	E	1	2.500	\$8,750

<b>Location</b>	This subdivision is located approximately 1 mile northeast of Tok, north of the Alaska Highway.
<b>Topo Map</b>	USGS Quad Tanacross B-5
<b>Access</b>	Access is gained by turning north from the Alaska Highway onto Moose Horn Road, then following subdivision roads including Sandford Drive and Sourdough Lane.
<b>Terrain</b>	Generally flat, with an elevation of about 1,650 feet above sea level.
<b>Soils</b>	Soils are well-drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common in this area, with black spruce in drainages.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	High quality groundwater is recorded at a depth of 80 to 90 feet.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity and telephone service are available in Tok and along the Alaska Highway, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 77-164. This parcel is also subject to a 30 foot public access easement on each side of the north 1/64 line of this section (ADL 50145).
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: <a href="http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm">http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm</a> . The parcel is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



Vicinity Map  
Township 18 North, Range 12 East, Section 13  
Copper River Meridian, Alaska

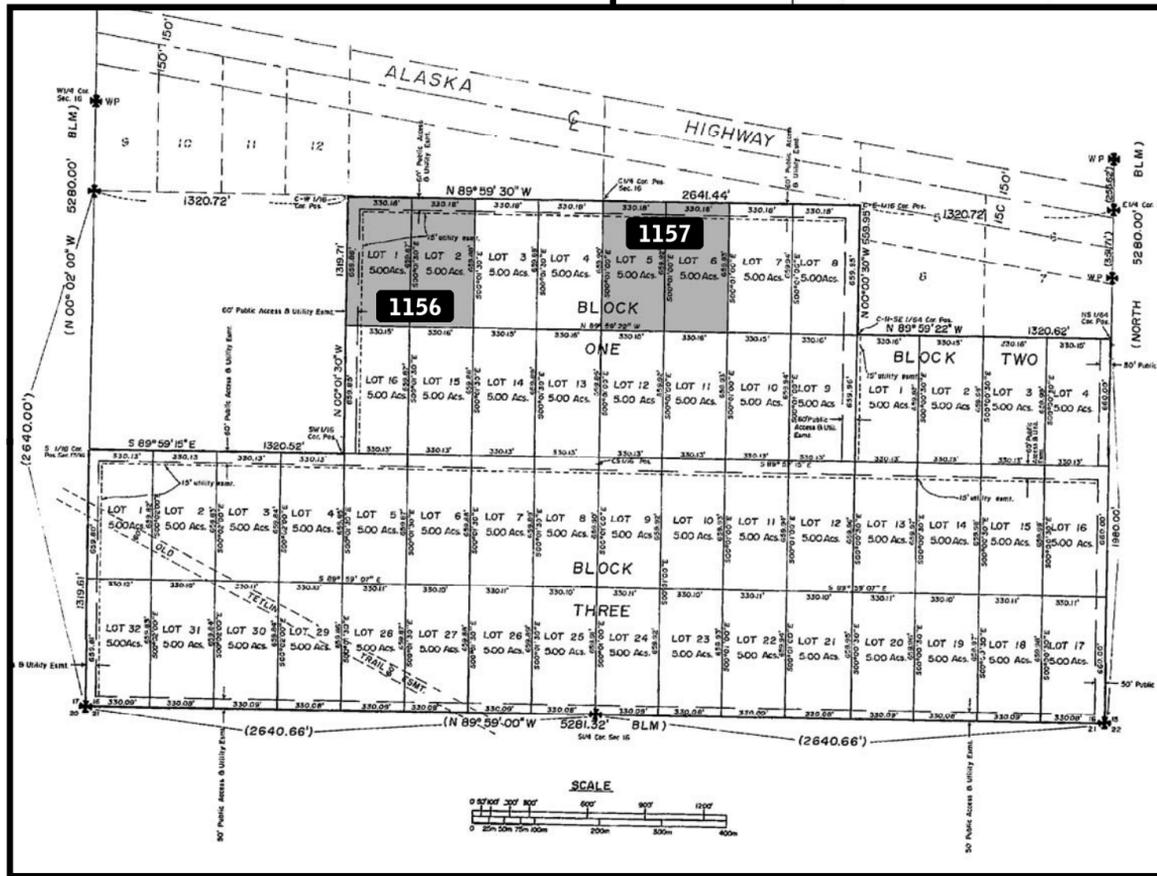
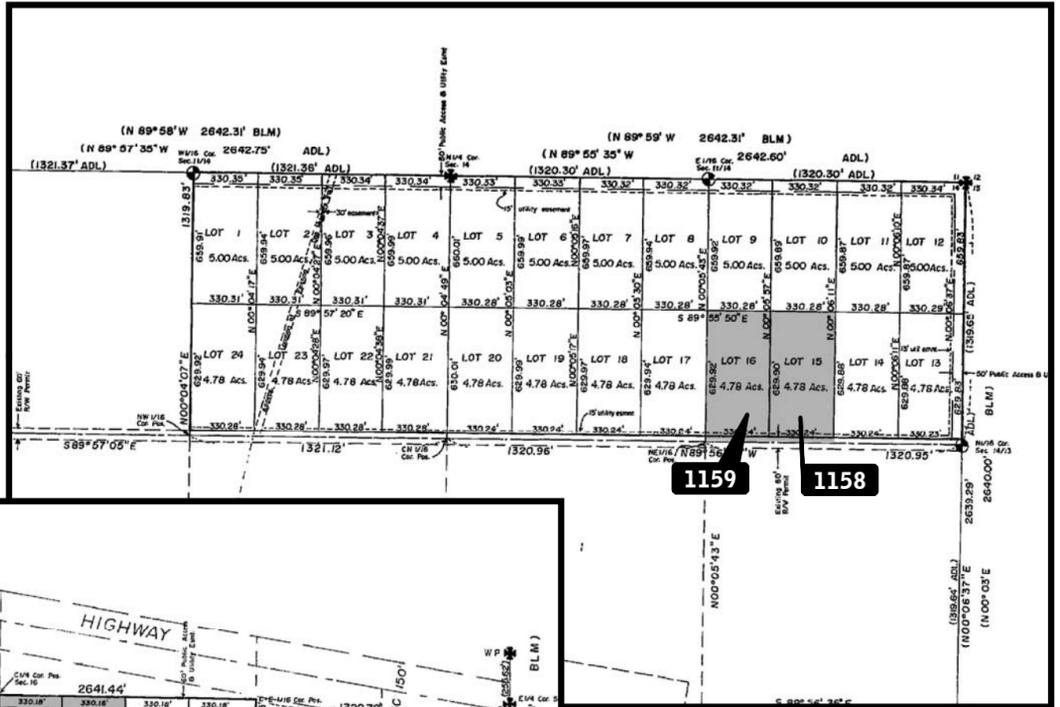
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Spring 2005 Alaska State Land Offering -- Auction #435

Map 31 - Tok (Tetlin Trail) Subd., ASLS 79-134 and 79-136

Northern Region

Tok (Tetlin Trail) Subd. ASLS 79-136

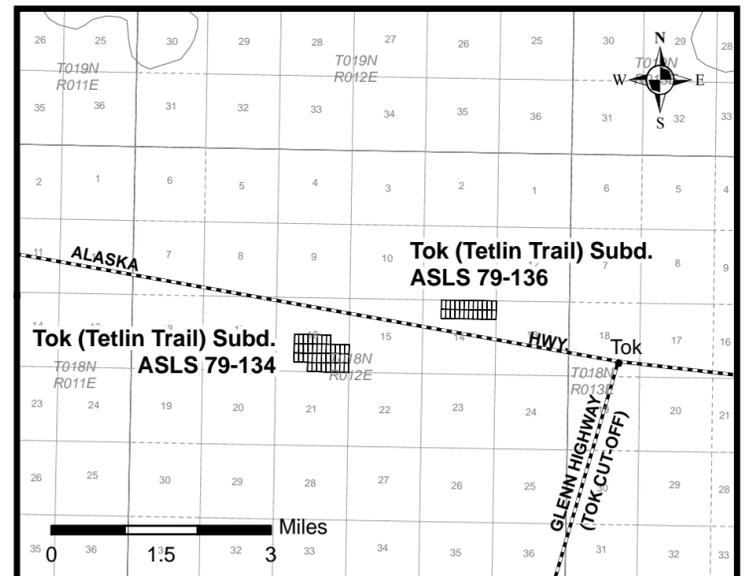
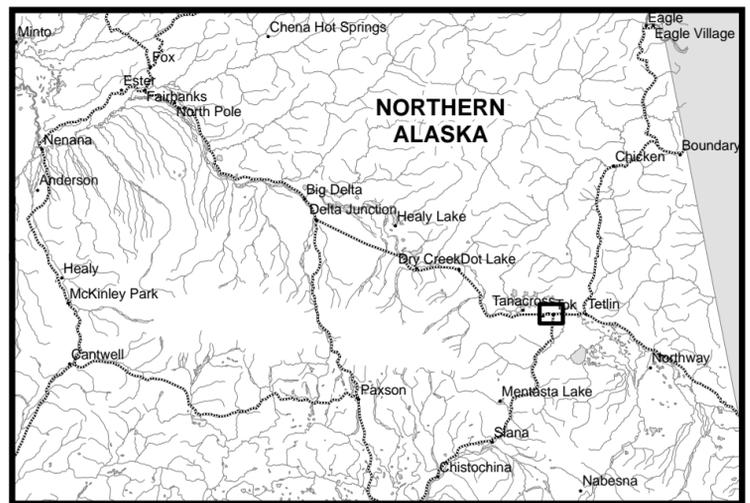


Tok (Tetlin Trail) Subd. ASLS 79-134



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1156	405831	C018N012E16	ASLS 79-134	1&2	1	10.000	\$14,000
1157	405835	C018N012E16	ASLS 79-134	5&6	1	10.000	\$14,000
1158	405910	C018N012E14	ASLS 79-136	15	n/a	4.780	\$10,500
1159	405911	C018N012E14	ASLS 79-136	16	n/a	4.780	\$10,500

<b>Location</b>	These subdivisions are located between 2 and 4 miles from Tok, on the south and north sides of the Alaska Highway.
<b>Topo Map</b>	USGS Tanacross B-5
<b>Access</b>	Access to the parcels within ASLS 79-134 is gained via the Alaska Highway and local roads, including MacKenzie Trail and Schiovuilli Street. Parcels within ASLS 79-136 are accessed via the Alaska Highway and local roads, including Midnight Sun Drive and Sourdough Lane.
<b>Terrain</b>	This area is generally flat, with elevations of about 1,650 feet above sea level.
<b>Soils</b>	Soils are well drained, thin silt over gravel or sand. There are occasional areas of permafrost in this area.
<b>Vegetation</b>	Stands of mixed spruce and hardwoods are most common in this area, with black spruce in drainages.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	High quality groundwater is recorded at a depth of 80 to 90 feet.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity and telephone service are available in Tok and along the Alaska Highway, but may need to be extended to these particular parcels.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-134 and ASLS 79-136.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: <a href="http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm">http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm</a> . The parcel is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



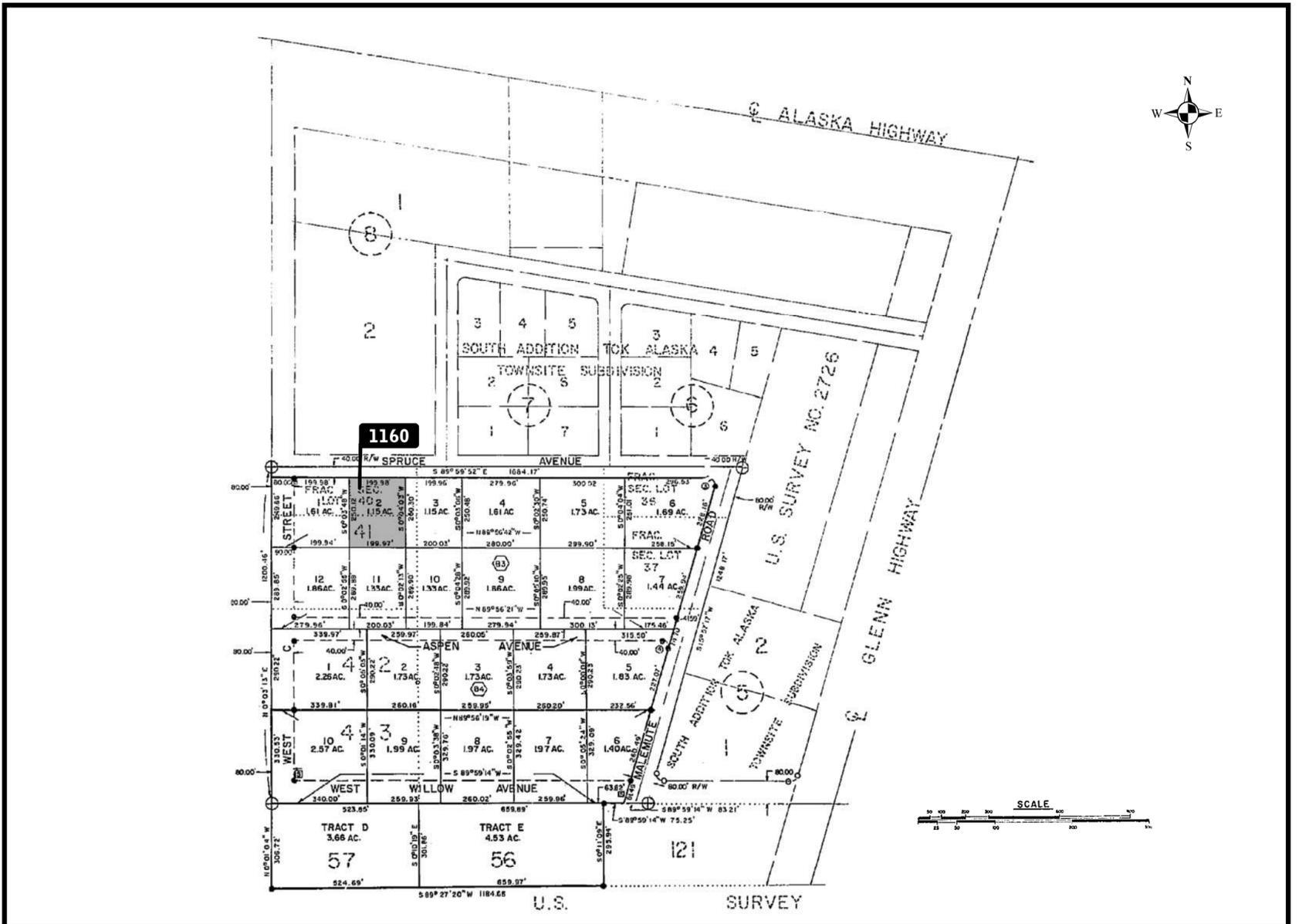
Vicinity Map  
Township 18 North, Range 12 East, Sections 14 & 16  
Copper River Meridian, Alaska

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

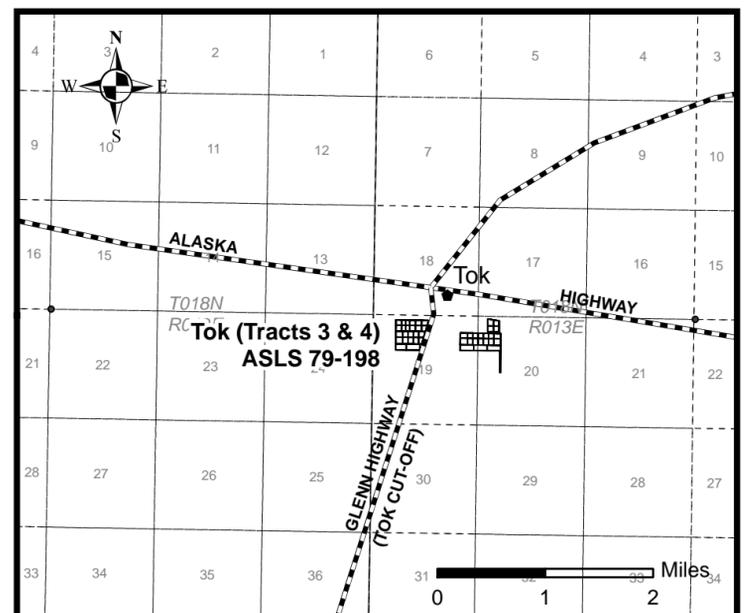
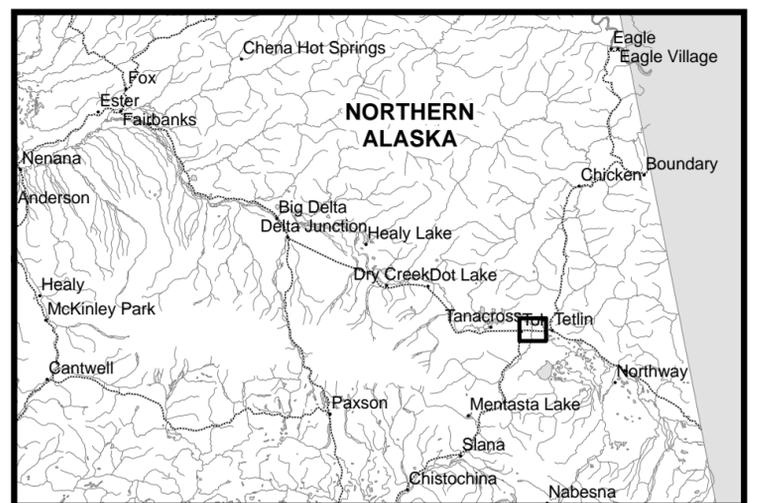
# Map 32 - Tok (Tracts 3 and 4), ASLS 79-198

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1160	406526	C018N013E19	ASLS 79-198	2	3	1.150	\$5,200

<b>Location</b>	This subdivision is located approximately 1 mile southwest of Tok, 1/2 mile west of the Glenn Highway.
<b>Topo Map</b>	USGS Quad Tanacross B-4
<b>Access</b>	From the Alaska Highway, 1/2 mile west of the junction with the Glenn Highway, turn south on West C Street. Go 1/4 mile, then turn left on Spruce Avenue. The parcel is the second lot on the right.
<b>Terrain</b>	Generally flat, with an elevation of about 1,650 feet above sea level.
<b>Soils</b>	Unknown
<b>Vegetation</b>	The vegetation in the area mainly consists of spruce, aspen, willow, and alder.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Electricity and telephone service are available in Tok and along the Glenn Highway, but may need to be extended to this particular parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-198. 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.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: <a href="http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm">http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm</a> . The parcel 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.



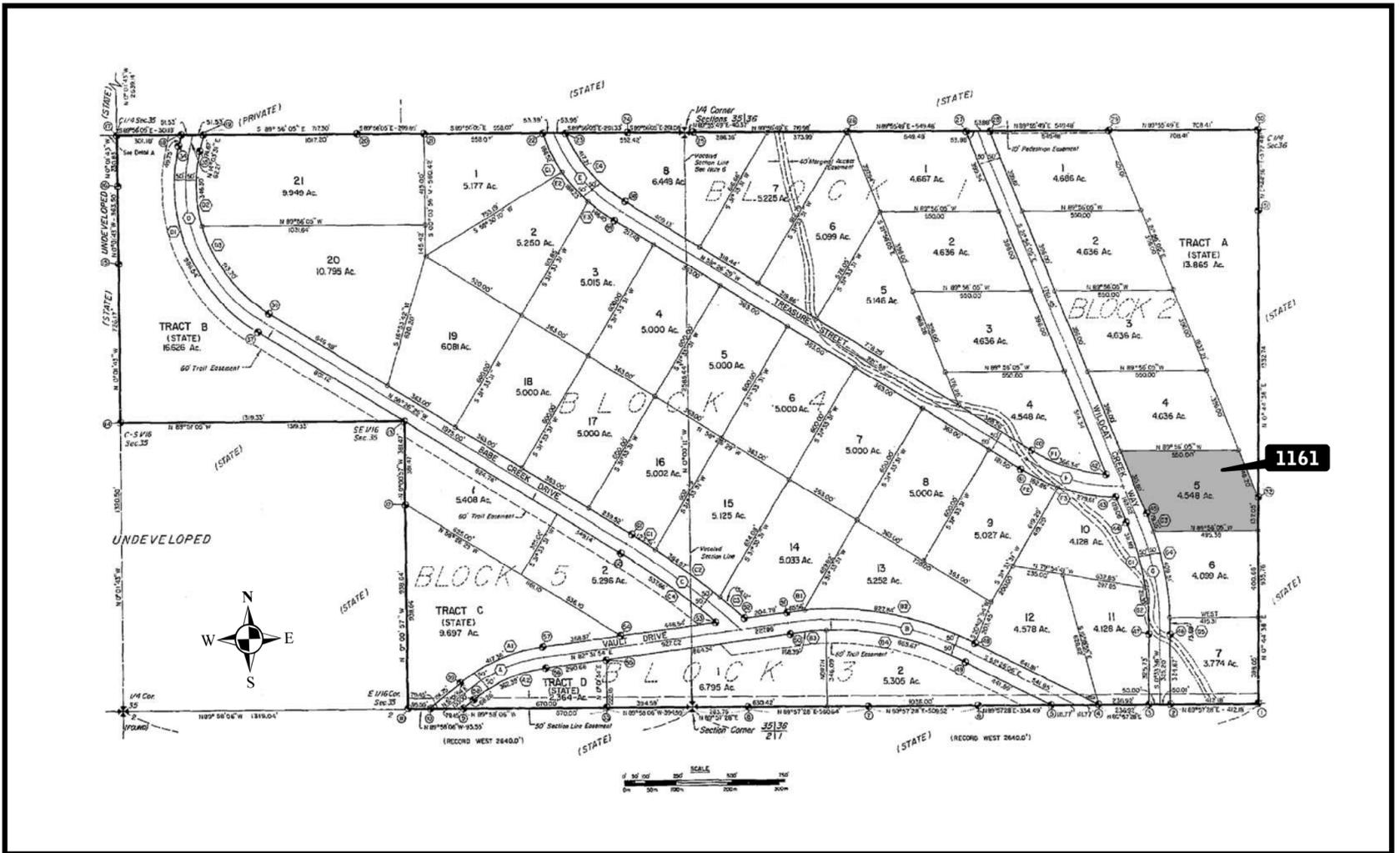
Vicinity Map  
Township 18 North, Range 13 East, Section 19  
Copper River Meridian, Alaska

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>.

Spring 2005 Alaska State Land Offering -- Auction #435

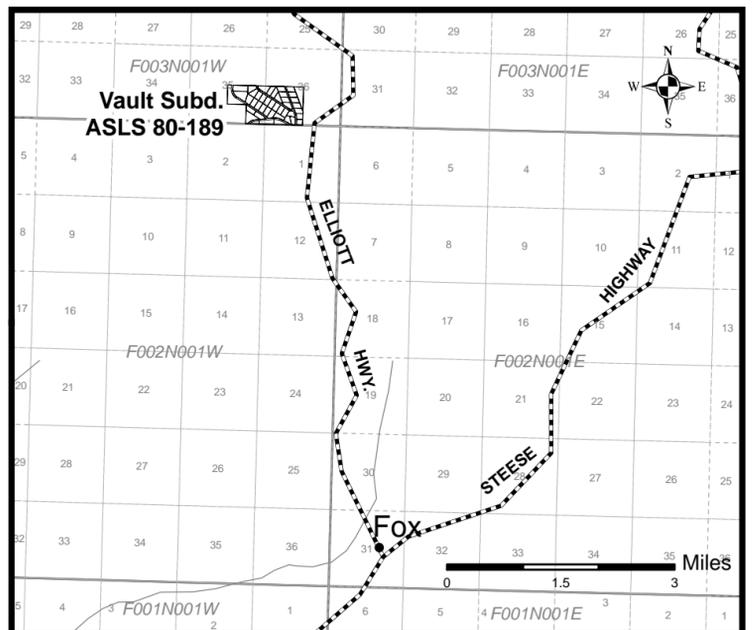
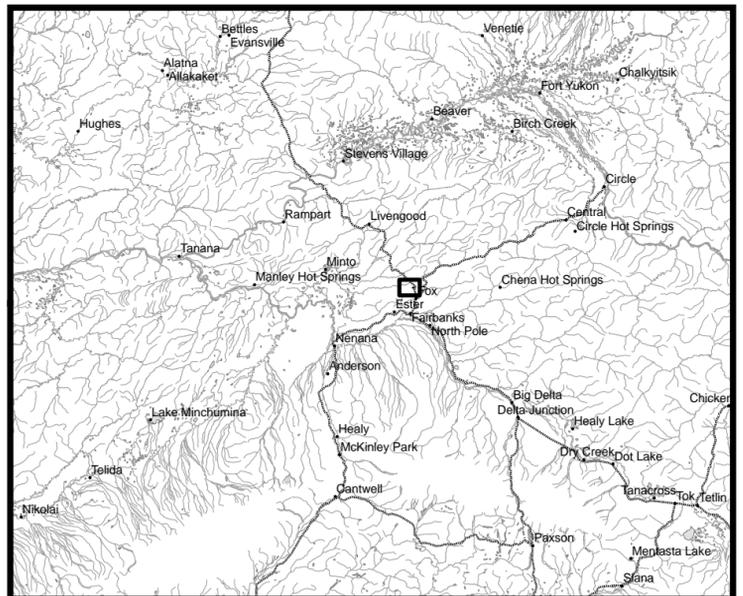
# Map 33 - Vault Subdivision, ASLS 80-189

## Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1161	407338	F003N001W36	ASLS 80-189	5	2	4.548	\$7,800

<b>Location</b>	This subdivision is located approximately 18 miles north of Fairbanks, west of the Elliott Highway.
<b>Topo Map</b>	USGS Quad Livengood A-2
<b>Access</b>	From Fairbanks, go to mile 6 of the Elliott Highway and turn left onto Vault Drive.
<b>Terrain</b>	Terrain within the subdivision is hilly with slopes facing the south and southwest, with elevations ranging from 950 to 1,200 feet above sea level.
<b>Soils</b>	Soils are reported to be good for residential development.
<b>Vegetation</b>	Vegetation in this area consists of birch and aspen trees.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	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.
<b>Water Source</b>	Unknown. There are suspected high concentrations of arsenic in the ground water supply.
<b>Water/Sewage Disposal</b>	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 (ADEC).
<b>Utilities</b>	Unknown
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 80-189. 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.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<b>Other</b>	There are active mining claims in the vicinity of this subdivision. A burned cabin and/or foundation may be present on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser. The parcel 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 36  
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>.

# Over-The-Counter Parcels Available

**Over 2,600 parcels containing over 20,000 acres are immediately available for purchase!**

The Department of Natural Resources currently has over 2,600 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 [www.dnr.state.ak.us/mlw/landsale/otc/](http://www.dnr.state.ak.us/mlw/landsale/otc/).

## How to Submit an Over-The-Counter Application On-line

To apply for a parcel on-line, go to [www.dnr.state.ak.us/landsale](http://www.dnr.state.ak.us/landsale) and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization.

## How to Submit an Over-The-Counter Application by Mail or in Person

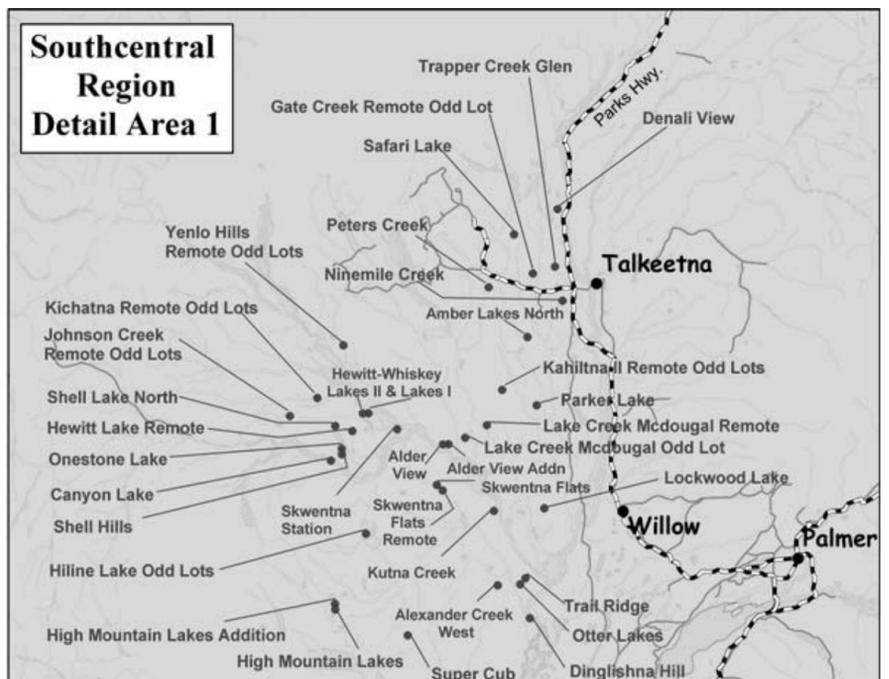
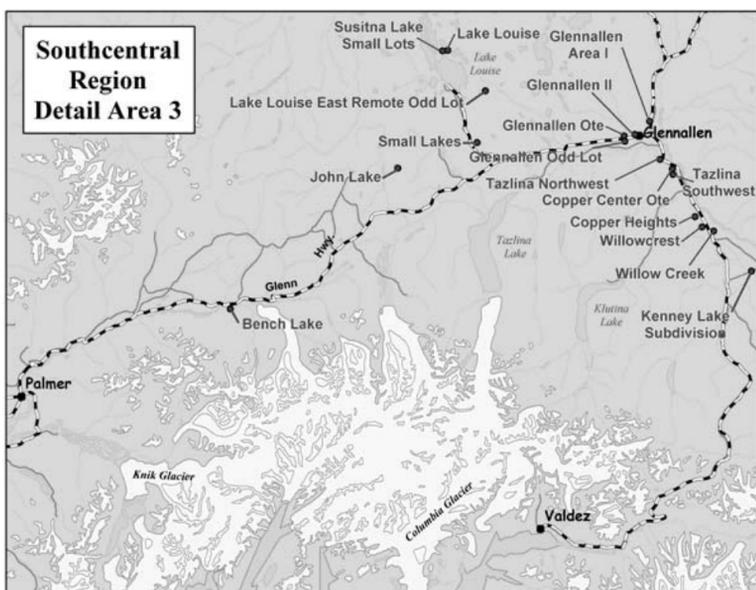
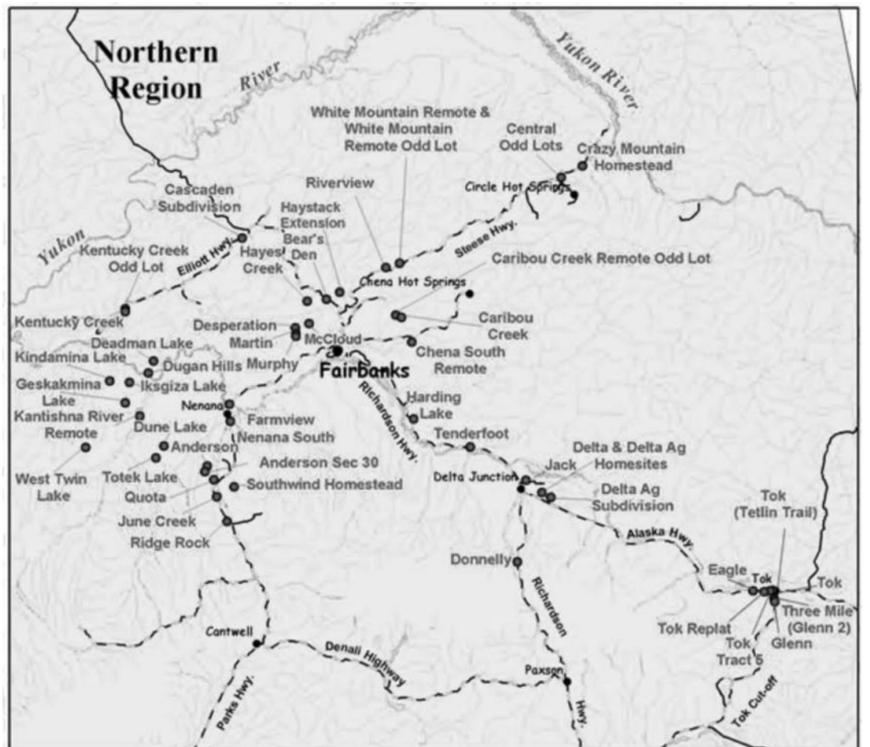
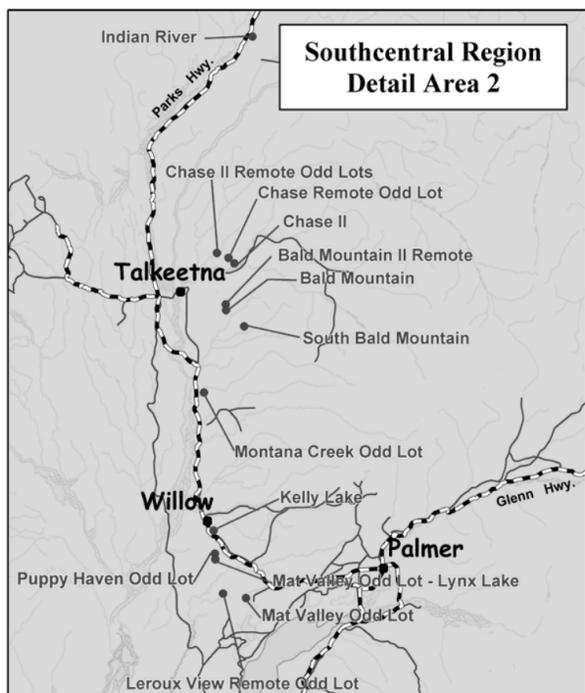
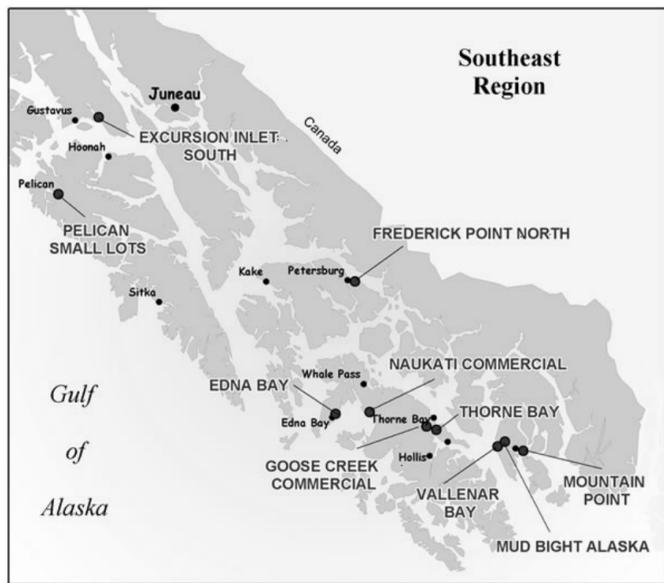
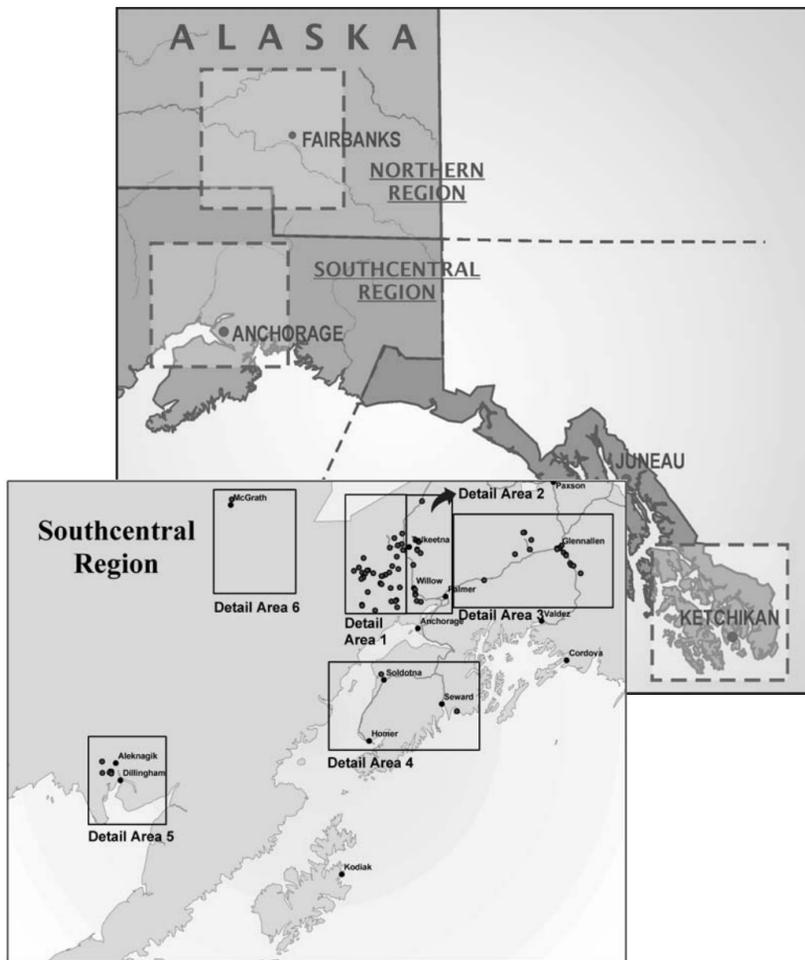
A complete Over-The-Counter application package (for mailing or hand delivery) includes the following items:

- A completed Over-The-Counter application form.

- A completed Declaration of Intent form
- A non-refundable \$100.00 document handling fee.
- A down payment.
  - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). DO NOT ROUND DOWN!
  - 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!
  - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price.

If you will be applying for a Veterans Land Discount, also include the following items:

- A completed Veteran Eligibility Affidavit.
- 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.
- A completed Waiver of Veterans Discount form, if there is more than one applicant.
- Proof of Alaska residency.



STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER  
SPRING 2005 ALASKA STATE LAND AUCTION #435 - AUCTION BID FORM

Please read all the information in the Spring 2005 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 Number: \_\_\_\_\_

Bidders for state land parcels must be Alaska residents for at least one year immediately preceding the date of the auction (May 25, 2005) and must be 18 years of age or older on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-bid Auction, but they are eligible to apply for state parcels in the Over-the-Counter Sale.

I hereby submit a bid to purchase Parcel #

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**

The amount of my bid deposit is \$ \_\_\_\_\_ (minimum 5% of the bid amount – ROUND UP!)

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid 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;
- I have checked for any erratas or supplemental information and accept the terms and conditions therein, and;
- I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

**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.**

- I have not held a purchase contract or lease issued by the department that has been administratively fore-closed 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 have not been notified that I am 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: This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.**

Check one: VISA  Mastercard  Credit Card Number: ---

Expiration Date: \_\_\_\_\_ Amount of Charge: \$ \_\_\_\_\_ Name on Card: \_\_\_\_\_

Billing Address (optional): \_\_\_\_\_

Verification Code (optional; last 3 digits in signature block, on back of card): \_\_\_\_\_

(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: \_\_\_\_\_ Phone Number: \_\_\_\_\_

# CUSTOMER SURVEY FORMS



## 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!

- How did you first hear about the State of Alaska's land sale programs?  
Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_  
Other \_\_\_\_\_
- What land sale programs are you interested in?  
Sealed-Bid Auction \_\_\_ Over-the-Counter \_\_\_ Remote Staking \_\_\_
- Have you ever purchased land from the state, and if so, were you satisfied with the process? Yes \_\_\_ No \_\_\_  
Comments \_\_\_\_\_
- 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 \_\_\_
- For parcels with no direct road access, what type of access would you prefer?  
Nearby Airstrip \_\_\_ Floatplane \_\_\_ Boat \_\_\_ ATV/Snowmachine \_\_\_ Hiking \_\_\_  
1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_
- In a remote area without road access, what size parcel would interest you?  
1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_
- 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 \_\_\_
- In your opinion, do you feel the state is offering reasonably priced land?  
Yes \_\_\_ No \_\_\_
- Have you used the DNR website ([www.dnr.state.ak.us](http://www.dnr.state.ak.us)) to obtain information on state land sale programs?  
Yes \_\_\_ No \_\_\_  
Comments \_\_\_\_\_
- If yes, in your opinion was it user-friendly? \_\_\_  
Yes \_\_\_ No \_\_\_
- Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?  
Yes \_\_\_ No \_\_\_
- Are the brochures easy to read and understand?  
Yes \_\_\_ No \_\_\_
- Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?  
Yes \_\_\_ No \_\_\_
- What time of the year would you like to see state land sales held?  
Nov - Feb \_\_\_ Mar - June \_\_\_ July - Oct \_\_\_

Additional comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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Other \_\_\_\_\_
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Sealed-Bid Auction \_\_\_ Over-the-Counter \_\_\_ Remote Staking \_\_\_
- Have you ever purchased land from the state, and if so, were you satisfied with the process? Yes \_\_\_ No \_\_\_  
Comments \_\_\_\_\_
- 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 \_\_\_
- For parcels with no direct road access, what type of access would you prefer?  
Nearby Airstrip \_\_\_ Floatplane \_\_\_ Boat \_\_\_ ATV/Snowmachine \_\_\_ Hiking \_\_\_  
1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_
- In a remote area without road access, what size parcel would interest you?  
1-5 acres \_\_\_ 5-10 acres \_\_\_ 10-20 acres \_\_\_ 20 + acres \_\_\_
- 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 \_\_\_
- In your opinion, do you feel the state is offering reasonably priced land?  
Yes \_\_\_ No \_\_\_
- Have you used the DNR website ([www.dnr.state.ak.us](http://www.dnr.state.ak.us)) to obtain information on state land sale programs?  
Yes \_\_\_ No \_\_\_  
Comments \_\_\_\_\_
- If yes, in your opinion was it user-friendly? \_\_\_  
Yes \_\_\_ No \_\_\_
- Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?  
Yes \_\_\_ No \_\_\_
- Are the brochures easy to read and understand?  
Yes \_\_\_ No \_\_\_
- Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?  
Yes \_\_\_ No \_\_\_
- What time of the year would you like to see state land sales held?  
Nov - Feb \_\_\_ Mar - June \_\_\_ July - Oct \_\_\_

Additional comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_