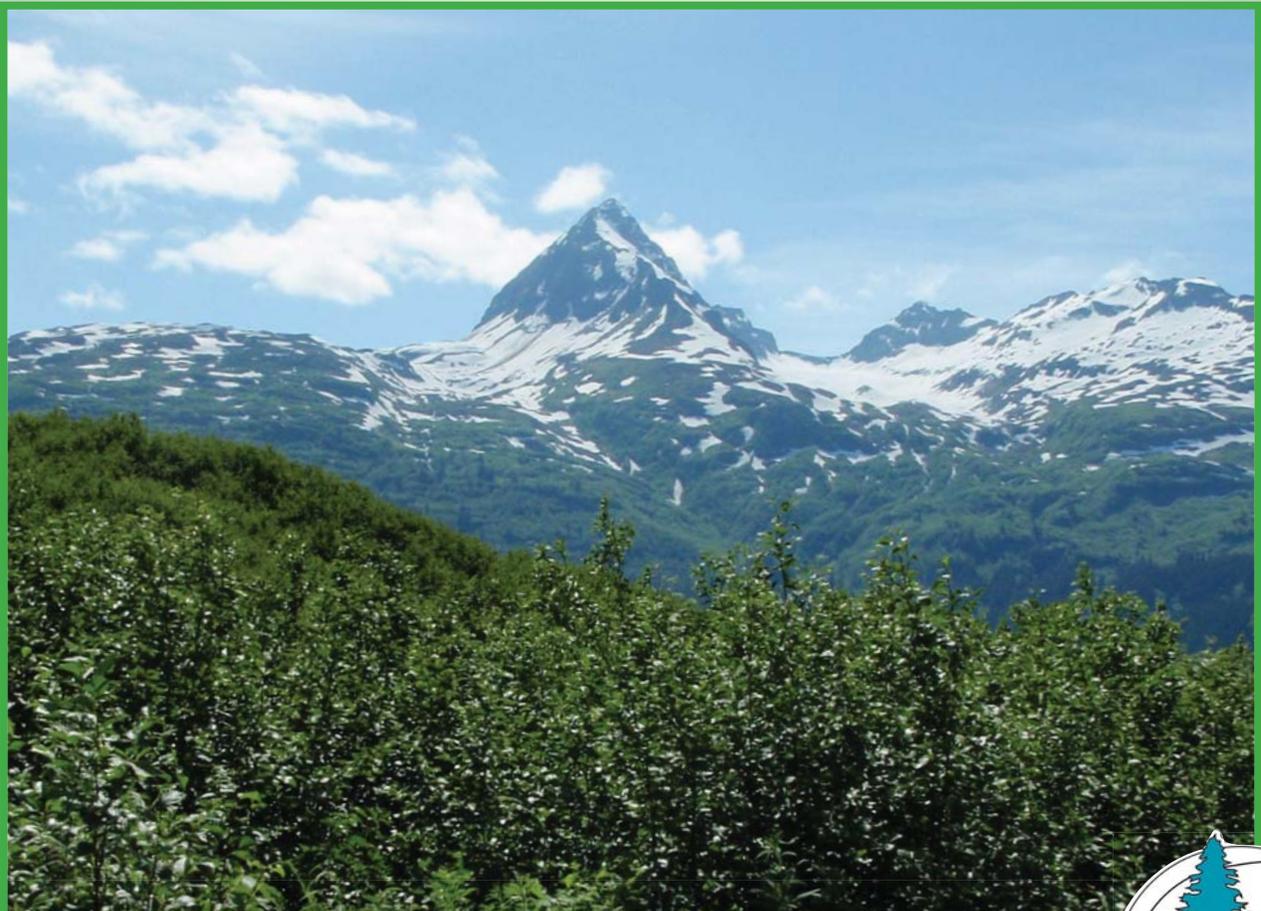


**2009**

# Alaska State Land Offering Auction #460

[www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/)



View from parcel 1115 Robe Lake Subdivision, see page 61 (Photo by Brandon Simpson)





## AUCTION SCHEDULE

### **March 25, 2009 – May 8, 2009 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 8, 2009. Applications received after the designated date and time will be rejected.

### **May 13, 2009 ~ Sealed Bid Opening**

Bids will be opened at 10:00 a.m., Wednesday, May 13, 2009 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) by May 14, 2009. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. on May 13, 2009. Deposits not picked up by 5:00 p.m. will be returned by mail on May 14, 2009.

### **May 20, 2009 ~ Award Notification**

Award notification letters will be mailed to successful bidders on Wednesday, May 20, 2009.

### **May 20, 2009 ~ Initial Over-The-Counter Lottery Parcel List**

A complete list of Initial Over-The-Counter Lottery parcels (parcels not sold in the auction) will be posted on Wednesday, May 20, 2009 at [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/) and will also be available at any of the Department of Natural Resources Public Information Offices.

### **May 20, 2009 – July 10, 2009 ~ 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 10, 2009. Applications received after the designated date and time will be rejected.

### **July 15, 2009 ~ Initial Over-The-Counter Lottery**

The Initial Over-The-Counter Lottery will be held at 10:00 a.m., Wednesday, July 15, 2009 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Applicants do not need to be present to win. A list of Initial Over-The-Counter Lottery winners will be posted at [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/) by July 16, 2009. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Lottery. Unsuccessful applicants may pick up their deposits after the lottery until 5:00 p.m. Deposits not picked up by 5:00 p.m. will be returned by mail on July 16, 2009.

**Dear Fellow Alaskans,**

*Fifty years ago at the proclamation of Alaskan statehood, the constitution of the State of Alaska became the foundational document for our state's governance. Article VIII of our state's constitution mandates that Alaska's State government should encourage the settlement of Alaskan lands, and for the last fifty years the land sales programs of the Department of Natural Resources have done just that.*

*This years Land Sale Offering is comprised of more than 220 parcels located throughout the state. Each parcel is a unique piece of the Alaskan landscape. Mountain views, ocean shoreline, peaceful woodlands, alpine meadows and secluded lakeshore. From remote wilderness properties in the interior to rural subdivisions with newly constructed roads, this year's offering is a mirror of the Alaskan landscape and lifestyle.*

*This year, as we celebrate the fiftieth anniversary of Alaskan statehood, I encourage you to think about owning a piece of this great land and wish you good luck in your quest to live the Alaskan dream.*

*Sincerely,  
Governor Sarah Palin*



**Dear Alaskans,**

*The Department of Natural Resources is responsible for managing Alaska's State Lands. Part of that management is the transfer, through sale, of state land from public to private ownership as directed by the eighth article of our states constitution. The annual land sale auction is one of the main ways in which the Department carries out this directive.*

*This brochure lists the properties offered in this year's auction and describes the rules and procedures for submitting a sealed bid. I urge you to take the time to thoroughly review the terms of this offering and submit a bid for one of the many fine parcels detailed within.*

*Good Luck!  
Commissioner Thomas E. Irwin*



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## INTRODUCTION

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW) in the Spring 2009 Alaska State Land Offering - Auction #460 and explains how to bid on a parcel in the Sealed-Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. This year, the Spring 2009 Alaska State Land Offering includes more than 220 parcels, of which more than 100 have never been offered previously. The Division of Mining, Land and Water is also pleased to include several areas with newly constructed access as part of our goal for providing a diversity of quality land for Alaskans.

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.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale). If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please contact the Anchorage Public Information Center.



### **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, AK 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.  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

**NORTHERN REGION** - DNR Public Information Center  
3700 Airport Way, Fairbanks, AK 99709-4699  
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.  
[fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)

**SOUTHEAST REGION** - DMLW Information Office  
400 Willoughby Avenue, 4th Floor, Juneau, AK 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.  
[sero@alaska.gov](mailto:sero@alaska.gov)

## 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.

**Note:** It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. To display a parcel's case detail go to:

[www.dnr.alaska.gov/projects/las/lasmenu.cfm](http://www.dnr.alaska.gov/projects/las/lasmenu.cfm)

Under "Display Case Information" select Case Detail Information, under "Enter Account Number" select ADL from the drop down menu and then enter the parcel's six-digit ADL number. Click on "Search Plats" to display relevant plats, surveys and other records. Use the drop down menus to select individual documents or pages and click the yellow boxes to display pages or documents selected.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4210 University Drive, Room 208, Anchorage, AK 99508-4664, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-5823; 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.

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

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 on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. 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.alaska.gov/mlw/factsht/gen\\_allow\\_use.pdf](http://www.dnr.alaska.gov/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.

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 ADF&G Division of Habitat for any motorized travel in fish bearing streams. Contact and program information can be found on-line at [www.habitat.adfg.alaska.gov](http://www.habitat.adfg.alaska.gov).
- 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.

### **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.alaska.gov/mlw/trails/rs2477](http://www.dnr.alaska.gov/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 parcel, along with a physical inspection of the parcel. Subdivision survey plats may be viewed on-line at [www.dnr.alaska.gov/landrecords](http://www.dnr.alaska.gov/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. Contact the appropriate regional DNR office before constructing access in surveyed or unsurveyed section line easements.

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 driveway 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 2009 Alaska State Land Offering, the following parcels and subdivisions are on tentatively approved land:

- Bear Creek Remote Parcel (Parcel # 1131)
- Indian River (Parcel # 1086)
- June Creek (Parcel #'s 1189, 1190 and 1191)
- Naukati Bay West (Parcel #'s 1000, 1001 and 1002)

### **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 encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, in your decision to enter into this contract.

### **Homeowners Associations**

Some subdivisions were created with the framework for a Homeowners Association in place. Homeowners Associations may be established to maintain roads, trails, easements, and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a common sewer or water system within the subdivision, and to provide other necessary services until a unit of local government is able and willing to assume responsibility for them.

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 Commerce, Community and Economic Development, Division of Corporation, Business, and Professional Licensing at (907) 465-2530, or on-line at [www.alaska.gov/occ](http://www.alaska.gov/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-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

## **Sewer and Water**

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from ADEC. Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.

## **Water Rights and Usage**

To obtain water rights 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.alaska.gov/mlw/water](http://www.dnr.alaska.gov/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.

## **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.

## **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.alaska.gov/mlw/factsht/land\\_nominating.pdf](http://www.dnr.alaska.gov/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.

### **Fire**

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. Visit the Division of Forestry's Fire Information webpage for full descriptions of current Interagency Fire Management plans and more information. **[www.forestry.alaska.gov/fire/](http://www.forestry.alaska.gov/fire/)**.

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.forestry.alaska.gov/](http://www.forestry.alaska.gov/)**.

### **Fish Habitat Requirements**

Conducting any development activity across or within (below the ordinary high water line of) a specified anadromous waterbody requires the prior written approval of the Division of Habitat, which is responsible for reviewing and, if appropriate, issuing permits for these activities (AS 16.05.841).

A list of common activities which require permits is available at **[www.habitat.adfg.alaska.gov](http://www.habitat.adfg.alaska.gov)**.

Failure to abide by these requirements may lead to a violation of state law and the charge of a misdemeanor. Contact ADF&G Division of Habitat for more information on obtaining permits.

### **Fish and Game Requirements**

Alaska Department of Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted, and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance (5 AAC 92.420).

### **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 waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide and/or presently used, has been used in the past, or may be used in the future to transport interstate or foreign commerce. Section 404 of the Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including 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 and/or waters (for example, to build a road, or any other land clearing activities), and/or before working in or placing any structures (for example, dredging, or constructing a dock or pier) into navigable waters, purchasers need a permit from the U.S. Army Corps of Engineers.

Working in or building structures in a navigable water of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District, at (907) 753-2712 or toll free within Alaska at (800) 478-2712 or visit their website at [www.poa.usace.mil/reg](http://www.poa.usace.mil/reg).

## **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.

# **SEALED-BID AUCTION / INITIAL OVER-THE-COUNTER (OTC) LOTTERY INFORMATION**

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## **Bidder/Applicant 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 eligibility thoroughly before you submit a bid or application.

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

All bidders in the Sealed-Bid Auction and applicants in the Initial OTC Lottery must be 18 years of age or older at the date of sale.

Additionally, AS 38.05.055 requires that in order to bid in the Sealed-Bid Auction you must be a current resident of the State of Alaska and must certify that you have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 13, 2009.

If you are the successful bidder or applicant for a parcel and wish to enter into a purchase contract with the State of Alaska, you must also certify that you:

1. Have not held a purchase contract or lease issued by DNR that has been administratively fore closed 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);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. 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 three qualifications listed above are met for parcels won in the Sealed-Bid Auction or in the Initial OTC Lottery. If you are the successful bidder or applicant for a parcel and do not meet the qualifications for a purchase contract as listed above, you must pay the bid/appraised amount in full upon notification. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

### **Residency Requirement for Sealed-Bid Auction**

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 13, 2009 (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 a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintained your Alaska residency, 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 for at least one year immediately preceding the date of the auction. If you collect overseas pay for being stationed in Alaska, 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 in the Sealed-Bid Auction are required to submit proof of their Alaska residency (AS 38.05.055). The proof submitted must address the one year prior to the date of the auction, May 13, 2009. Proof of residency may be any proof acceptable to the Director, including (11 AAC 67.010):

#### **Primary proof of residency**

- Voter registration and voting records;
- Driver's, or other current and valid state occupational 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;

#### **Secondary types of residency proof**

- Hunting or fishing licenses;
- 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.

Self-certifying items above (hunting and fishing licenses, personal affidavits, etc.) may only be used as corroborative evidence. At the time it is requested, successful bidders are reminded to submit as many principle (non-self-certifying) items of proof of residency as needed to document the full year of Alaska residency.

## **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, if not purchased at auction, may be purchased during the Initial OTC Lottery.

You may submit sealed bids on multiple parcels (each in a separate envelope). However, if you do, and you have a high bid for more than one parcel, you may not end up with your first choice parcel. Parcel opening order is determined by the total number of bids received per parcel (See “Sealed-Bid Auction Procedures”), which cannot be determined until after the application period has ended. You will be awarded the first parcel for which you are high bidder. For example:

*Jane Doe bids on two parcels, Parcel A and Parcel B. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest eligible bidder for Parcel B, she will win that and will be ineligible to win Parcel A, even if she is the high bidder for that parcel also.*



## **Multiple Applicants**

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction or application for the Initial OTC Lottery. To do so, all bidders/applicants must be eligible to bid and/or apply. Successful bidders'/applicants' names will carry forward to the purchase contract, or patent if the purchase price is paid in full. Names may not be added or deleted after the form has been submitted.

Additionally, successful joint bidders will be ineligible to individually win an additional parcel in the Sealed-Bid Auction. For example:

*If a parcel is won in the Sealed-Bid Auction jointly by John and Jane Doe, both John Doe and Jane Doe are ineligible to win any additional parcels, either as joint applicants or as individuals, for the remainder of 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 him or herself as owner of any of these parcels of land or who wrongfully represents that he or she has 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.alaska.gov](mailto:pic@dnr.alaska.gov) 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, 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 errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale).

It is your responsibility to keep informed of any changes or corrections prior to submitting a bid or application. 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)).

This requirement disqualifies those employees from applying for a parcel in the Initial OTC Lottery. Parcels may only be purchased 30 days after the parcels are placed in the general Over-The-Counter inventory, following the Initial OTC Lottery.

If you have questions about employee eligibility, contact one of the regional Public Information Offices.

### **Withdrawing Bids and Applications Prohibited**

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

If the previous bid or application had multiple applicants, and a subsequent bid or application is submitted for just one of the applicants, the previous bid or application will be cancelled. This can have implications for the joint applicants. For example:

*If a bid is submitted jointly by John and Jane Doe, and subsequently John Doe individually submits a new bid, the previous joint bid is cancelled. John Doe now has an active bid submitted, but Jane Doe does not.*

### **Returned Deposits**

Unsuccessful bidders and applicants may pick up their deposits until 5:00 p.m. on the day of the Sealed-Bid Auction (May 13, 2009) or Initial OTC Lottery (July 15, 2009), upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. on the day of the auction or lottery will be returned by mail on the next day. NO interest will be paid on the 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, 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.alaska.gov](mailto:dnr_appeals@dnr.alaska.gov).

## **PURCHASE INFORMATION**

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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 (5%) 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) and a non-refundable document handling fee of \$100.00 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 listed in the "Bidder/Applicant Qualifications" section to qualify for a contract, a lump sum payment will be required.

### **Sale Contracts**

If the purchase price minus the minimum five percent (5%) down payment, per parcel, is greater than \$2,000, the remainder may be paid by sale contract if you meet the requirements listed in the "Bidder/Applicant Qualifications" section. 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 three requirements listed in the "Bidder/Applicant 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 (3%); however, the total rate of interest may not exceed thirteen and a half percent (13.5%). 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. You may make payments in person, by mail or on-line. 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 toward 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 qualified veterans have first option to purchase certain parcels being offered (AS 38.05.067).

Non-veterans and veterans not wishing to participate in the Veterans Preference Auction may also bid on these parcels, however, a veteran bidder will be given preference, even if their bid amount is lower than the non-veteran bid amount.

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 and intend to use their Veterans Preference, 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. This is a separate program than the Veterans Land Discount program that is described later in this brochure. **A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction.**

The following parcel(s) will be offered in a Veterans Preference Auction for the Spring 2009 Alaska State Land Offering – Auction #460:

- **Beaver Creek Alaska Subdivision Parcels # 1048 and # 1049 \* Note: These parcels are within the city of Kenai. Site improvement requirements (see next page) will require the purchaser to develop adjacent right of ways to meet city standards of accessibility in order to obtain a building permit.**

The bids for the Veterans Preference Auction will be opened before the regular Sealed-Bid Auction, beginning at 10:00 a.m., Wednesday, May 13, 2009, at the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. 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 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/Applicant 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 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);
2. Has served on active duty in the Armed Forces of the United States 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
3. Has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States 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 order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. 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 the parcel is still available at that time. 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.

### **Clearly Mark Your Bid**

If a Veterans Preference Auction sealed-bid 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. **A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction**, but may be used when bidding on a parcel in the regular Sealed-Bid Auction or in the Initial OTC Lottery.

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 for subdivision parcels, and the reimbursable cost per parcel for remote parcels is listed in tables on the following pages. 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.

### Subdivision Parcel Example

Below is an example of how a Veterans Land Discount is calculated for a 1.82 acre Subdivision 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>

### Remote Parcel Example

Below is an example of how a Veterans Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price were \$15,000.

<b>Total Reimbursable Cost</b>	<b>\$ 5,140.00</b>
Bid Price	\$ 15,000.00
Less Reimbursable Cost	- \$ 5,140.00
<b>Amount Eligible for Discount</b>	<b>\$ 9,860.00</b>
Amount Eligible for Discount	\$ 9,860.00
25% Veterans Discount Rate	x .25
<b>Veterans Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veterans Discount	- \$ 2,465.00
<b>Discounted Purchase Price</b>	<b>\$ 12,535.00</b>
Discounted Purchase Price	\$ 12,535.00
Less 5% Deposit of Bid Price	- \$ 2,000.00
<b>Balance Due</b>	<b>\$ 10,535.00</b>

### Qualifications

In addition to the "Bidder/Applicant Qualifications" stated in this brochure, a person applying for the Veterans Land Discount must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to the department, that he or she:

1. 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), even for parcels purchased through the Initial OTC Lottery;
2. Has served on active duty in the Armed Forces of the United States 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
3. Has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States 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 or lottery.

In the case where two or more bidders or applicants wish to purchase a parcel and apply a Veterans Land Discount, both must be eligible applicants but only one need 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.alaska.gov/mlw/forms](http://www.dnr.alaska.gov/mlw/forms) under "Land Forms". If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your "Award Notification" letter. If you are applying for the Initial OTC Lottery, include the completed forms and required proof with your application materials.

### Reimbursable Costs for Determining Veterans Land Discount for Subdivision Parcels

Subdivision Name	Survey	Reimbursable Costs / Acre
Southeastern Region:		
Clark Bay North	ASLS 2006-73	\$678
Naukati Bay West	ASLS 2004-3	\$570
Port Protection	ASLS 2004-44	\$1220
S. Thorne Bay Add.	ASLS 2006-72	\$1,460
Southcentral Region:		
Bald Mountain	ASLS 80-176	\$238
Bartlett Hills	ASLS 79-143D	\$234
Beaver Creek	EPF3-9	na
Cannery Creek	ASLS 87-172	\$20
Chignaki Pond Ph II	ASLS 2006-12	\$6,422
Copper Bluff	ASLS 2006-61	\$2,478
Dinglishna Hill	ASLS 80-133	\$245
Dishna	ASLS 2005-45	\$1,911
Indian River	ASLS 80-131	\$229
Kenney Lake	ASLS 81-193	\$740
Kupreanof Pen.	ASLS 91-133	\$21
Kupreanof Pen.	ASLS 91-135	\$21
Lake Creek McD.	ASLS 82-175	\$0
Mystery	ASLS 2004-32	\$5,058
Onestone Lake	ASLS 81-110	\$430
Robe Lake	ASLS 79-146	\$363

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region:		
Skwentna Flats	ASLS 85-162	\$250
Skwentna Station	ASLS 79-205	\$265
S. Lake Louise	ASLS 91-151	\$18
Talkeetna Foothills	ASLS 91-188	\$18
Yenlo Hills	ASLS 92-97	\$0
Yentna II	ASLS 96-35	\$0
Northern Region:		
Bear Creek	ASLS 95-57	\$0
Dune Lake	ASLS 81-56	\$292
Geskakmina Lake	ASLS 81-55	\$277
Glenn	ASLS 81-205	\$410
Hayes Creek	ASLS 81-20	\$302
Haystack	ASLS 80-117	\$274
June Creek	ASLS 79-166	\$88
Kantishna River	ASLS 89-103	na
Kindamina Lake	ASLS 81-218	\$390
Olnes West	ASLS 81-38	\$335
Riverview	ASLS 83-128	\$262
Tatalina	ASLS 2003-14	\$198
West Twin Lake	ASLS 81-219	\$558

### Reimbursable Costs for Determining Veterans Land Discount for Remote Parcels

Remote Area Name	Survey	Reimbursable Costs / Parcel
Southcentral Region:		
Blying Sound	ASLS 93-55	Parcel # 1051 = \$4,500
		Parcel # 1052 = \$4,500
Lake Creek Homestead	ASLS 93-96	Parcel # 1053 = \$4,500
		Parcel # 1091 = \$3,800
Quartz Creek West	ASLS 2003-41	Parcel # 1113 = \$5,294
		Parcel # 1114 = \$5,828
Northern Region:		
Mucha Lake II	ASLS 2003-42	Parcel # 1192 = \$3,717
		Parcel # 1193 = \$3,089
		Parcel # 1194 = \$2,921
		Parcel # 1195 = \$3,254
		Parcel # 1196 = \$3,243
		Parcel # 1197 = \$4,240
		Parcel # 1198 = \$4,093

## **SEALED-BID AUCTION PROCEDURES**

**All bids for the Spring 2009 Alaska State Land Offering, Sealed-Bid Auction must be RECEIVED by one of the designated DNR offices or submitted on-line, no later than 5:00 p.m., Friday, May 8, 2009. All bids will be opened beginning at 10:00 a.m., Wednesday, May 13, 2009 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Bids received after the designated date and time will not be considered.**

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

### **Sealed-Bid Auction Procedures**

DNR date stamps all sealed-bids on the day they are received.

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

The auction will begin at 10:00 a.m., Wednesday, May 13, 2009, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. 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 bids. As the auction progresses, an updated results list will be available on-line at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale). You may need to 'refresh' your browser occasionally to view the updates.

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.alaska.gov/mlw/landsale](http://www.alaska.gov/mlw/landsale).

The week following the auction, 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 (see "Proof of Residency" section for more information); 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 OTC Lottery.

Parcels not awarded at this auction will be available in the Initial OTC 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 or subsequent errata.

## INITIAL OVER-THE-COUNTER (OTC)

Parcels not sold during the auction portion of the Spring 2009 Alaska State Land Offering 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.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) on Wednesday, May 20, 2009. If additional bids are relinquished or rejected after May 19, 2009, they will not be included in the Initial OTC Lottery, but will become available at a later date.

**All applications for the Spring 2009 Alaska State Land Offering, Initial OTC Lottery 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 10, 2009. 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 15, 2009 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576.**



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 15, 2009, in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. 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. As the lottery progresses, an updated results list will be available on-line at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale). You may need to 'refresh' your browser occasionally to view the updates.

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.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale).

The week following the lottery, lottery winners will be sent a letter informing them of the parcel(s) won.

Upon completion of the Initial OTC Lottery, all remaining parcels may become available Over-The-Counter at the DNR Public Information Offices and on-line on a first-come, first-served basis. Additionally, future OTC parcel availability updates will be posted for 30 days on-line at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) on a periodic basis.

## ONLINE 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 include links to appropriate regional office 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.....	www.state.ak.us
Alaska Legislature (current statutes and regulations).....	w3.legis.state.ak.us/index.php
Department of Natural Resources.....	www.dnr.alaska.gov/
Division of Mining, Land & Water.....	www.dnr.alaska.gov/mlw/
Alaska State Land Offerings.....	www.dnr.alaska.gov/mlw/landsale/
Division of Mining, Land & Water Factsheets.....	www.dnr.alaska.gov/mlw/factsht/
RS 2477 Rights-of-Way.....	www.dnr.alaska.gov/mlw/trails/rs2477/
Division of Habitat.....	www.habitat.adfg.alaska.gov
Office of History & Archaeology.....	www.dnr.alaska.gov/parks/oha
Water Resources Program.....	www.dnr.alaska.gov/mlw/water
Division of Forestry.....	www.dnr.alaska.gov/forestry
Land Records Information (DNR).....	www.plats.landrecords.info
Land Records Information (DNR and BLM).....	www.landrecords.info
Department of Fish & Game.....	www.adfg.state.ak.us/
Department of Transportation & Public Facilities.....	www.dot.state.ak.us/
Department of Environmental Conservation.....	www.dec.state.ak.us/
Alaska Railroad Corporation.....	www.alaskarailroad.com
Department of Commerce, Community & Economic Development.....	www.dced.state.ak.us/
US Government.....	www.firstgov.gov/
Bureau of Land Management, Alaska State Office.....	www.ak.blm.gov/
U.S. Fish and Wildlife Service.....	www.fws.gov/
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch.....	www.poa.usace.army.mil/reg
Firewise.....	www.firewise.org



## 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.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/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 Auction if you are the successful bidder for that parcel. See note below regarding availability of funds when using a credit card.

If you will be applying on-line for the Veterans Preference Auction, the following two items must be MAILED to the Anchorage Public Information Office, and be received by the application deadline:

1. 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.
2. Proof of Alaska residency (Please see "Veterans Preference Auction" and "Residency Requirement" sections).

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

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following three items (additional items listed below, if applying for Veterans Preference Auction):

1. **A completed Alaska State Land Auction Bid Form.**
  - Forms are included within this brochure. Additional copies may be found at [www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale) or obtained from any of the DNR Public Information Offices.
2. **A bid deposit.**
  - A separate bid deposit must be included for each bid submitted.
  - Must be at least five percent (5%) of the total bid amount. CHECK YOUR MATH AND 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 \$1,000 per day regardless of available credit.
  - For successful bidders, the deposit 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 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).
3. **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 regular mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. May 13, 2009. 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, it will be destroyed after the auction.

If you will be applying for the Veterans Preference Auction, also include the following two items in your application package:

1. 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.
2. Proof of Alaska residency (Please see "Veterans Preference Auction" and "Residency Requirement" sections).

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

**Spring 2009 Alaska State Land Auction #460  
(Parcel # and Subdivision/Area Name)  
(Bidder's First, Middle, and Last Name)  
(Bidder's Address, City, Zip)  
(If applying for the Veterans Preference Auction,  
indicate that here as well.)**

Place the envelope containing the bid/application materials inside another envelope, if you will be submitting it by mail. Be sure to include "Spring 2009 Auction #460 – 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, but they may all be inside of one mailing envelope.

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

To apply for a parcel on-line, go to [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/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 five items (additional items listed below, if applying for Veterans Land Discount):

1. **A completed Over-The-Counter application form.**
  - Forms may be found at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate application must be completed for each parcel.
2. **A completed Declaration of Intent form.**
  - Forms may be found at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) or obtained from any of the DNR Public Information Offices.
  - If applying for multiple parcels, a separate form must be completed for each parcel.
3. **A non-refundable \$100.00 document handling fee.**
  - If applying for multiple parcels, a separate document handling fee must be included for each parcel.
4. **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).  
**CHECK YOUR MATH AND DO NOT ROUND DOWN!**
  - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard pay

ment 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 \$1,000 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).
- 5. A self-addressed, stamped envelope to return an unsuccessful applicant's deposit and document handling fee, if deposit and document handling fee were made by cashiers check, personal check, or money order.**
- The deposit and document handling fee for unsuccessful applicants will be returned by regular mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. July 15, 2009. A self-addressed, stamped envelope must be included with the application for this purpose. If the unsuccessful applicant's deposit and document handling fee were made by a credit card authorization, that information will be destroyed after the lottery.

If you will be applying for a Veterans Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. 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.
3. Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).

### **Where to Submit Sealed-Bids and Initial Over-The-Counter (OTC) Applications**

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

Spring 2009 Auction #460 – SEALED BID (or IOTC APPLICATION)  
DNR Financial Services Section  
50 West 7th Avenue, Suite 1410  
Anchorage, Alaska 99501-3561

**Hand Deliver** (Do not mail bids of applications to the Public Information Offices)

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

**Submit On-line**

www .dnr.alaska.gov/mlw/landsale



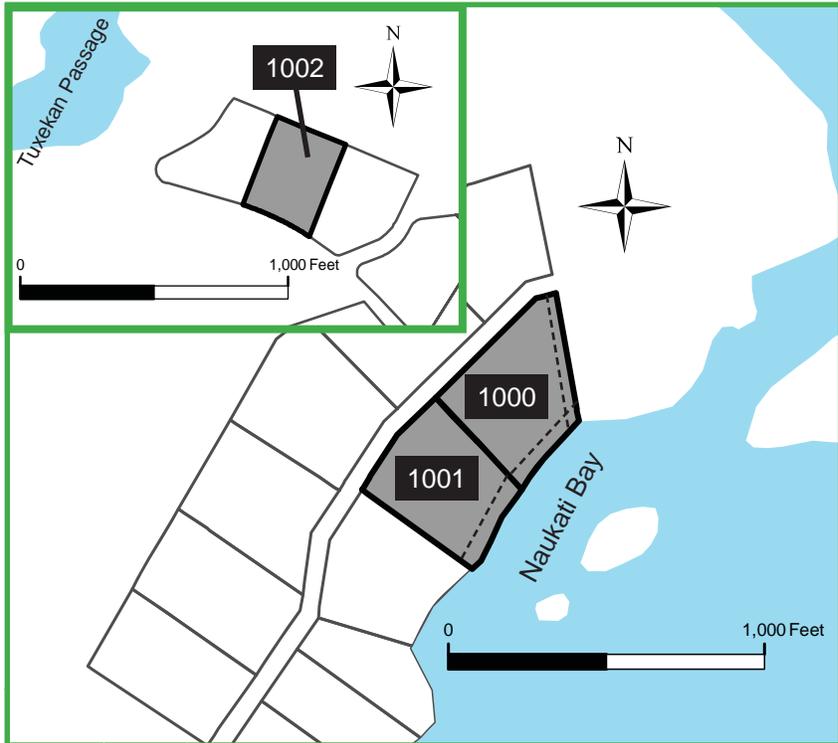
## Southeast Region Map



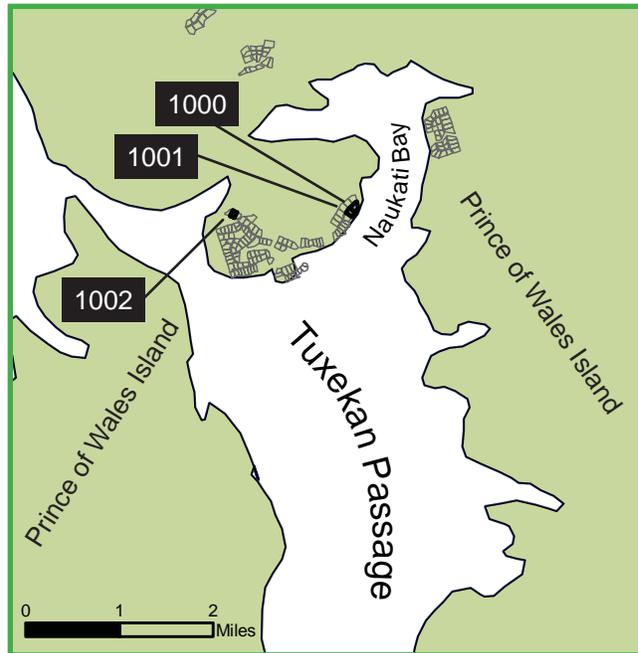
AREA NAME	PAGE #
Naukati Bay West	29
Clark Bay North	30 - 31
Port Protection	32 - 33
South Thorne Bay	34 - 35

## Naukati Bay West - ASLS 2004-3

PARCEL #	1000	1001	1002
AK DIVISION OF LANDS (ADL) #	107261	107260	107263
MERIDIAN TOWNSHIP RANGE SECTION	C 069S 080E 20	C 069S 080E 20	C 069S 080E 19
SURVEY	ASLS 2004-3	ASLS 2004-3	ASLS 2004-3
ACRES	3.4	3.28	2.18
LOT	13	12	2
BLOCK	8	8	9
MINIMUM BID	\$62,000	\$62,000	\$38,000



<b>LOCATION</b>	Naukati is located in Southeast Alaska on the northwest side of Prince of Wales Island about 60 miles northwest of Ketchikan and 30 miles north of Craig.
<b>ACCESS</b>	The road entering the Naukati area from the Prince of Wales Island road system is Forest Development Road (FDR) 2060. Direct access to these two waterfront parcels would be by boat, floatplane, or by motor vehicle via Bay View Drive, a rough, logging-type road which connects to FDR 2060 and runs behind the parcels.
<b>UTILITIES</b>	Electricity and telephone service are not available.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record. See ASLS 2004-03. 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.  Contact the community association, Naukati West, Inc. P.O. Box NKI-1, Naukati, AK 99950 Phone 907-629-4234 for more information.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	Naukati's K-12 school, with about 25 students and three teachers, is part of the Southeast Island School District.



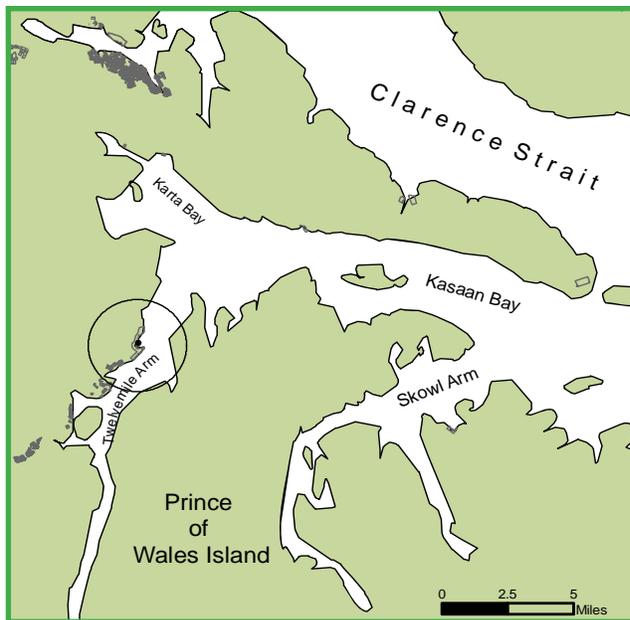
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Clark Bay North - ASLS 2006-73



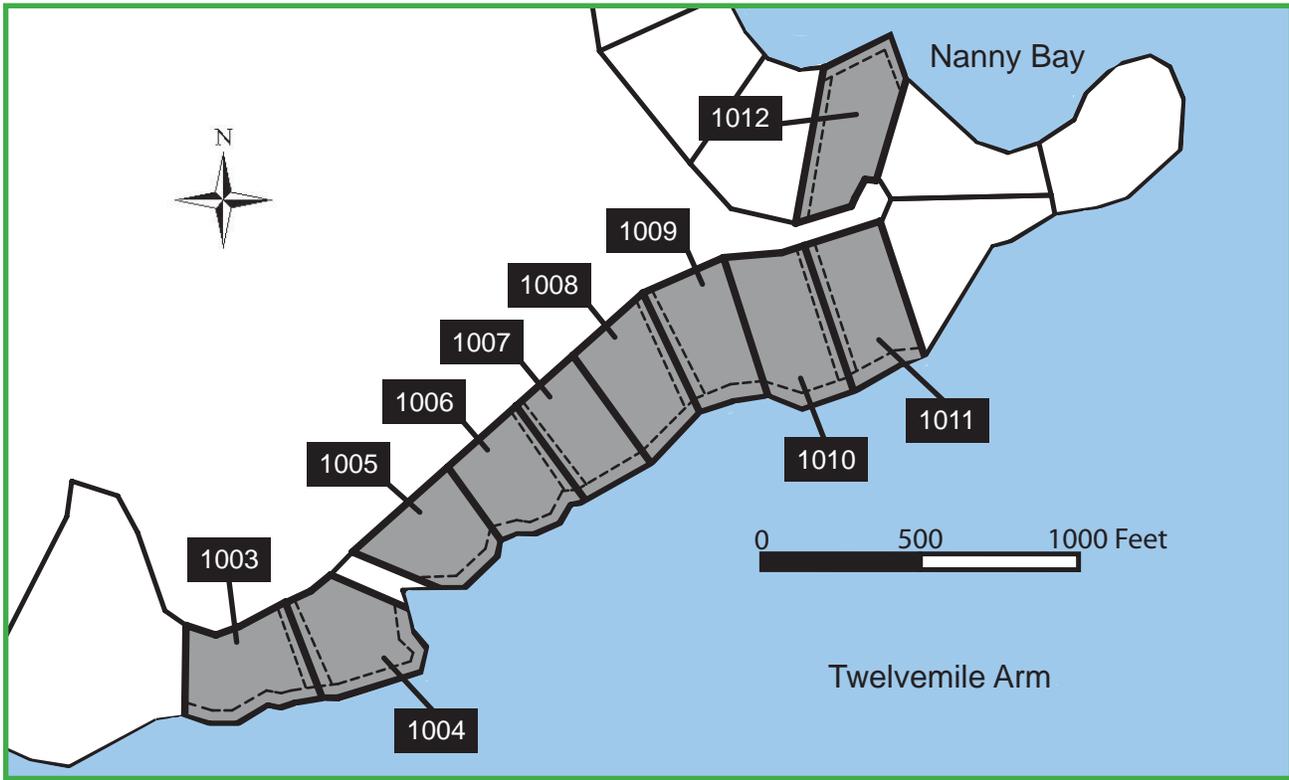
Looking north across Twelvemile Arm towards the Clark Bay North Subdivision

<b>LOCATION</b>	Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm about 19 miles east of Klawock by road and about 35 miles west of Ketchikan by water. The Clark Bay North Subdivision is approximately 1 mile northeast of the Hollis ferry terminal adjacent to the older Clark Bay Terminal Subdivision (ASLS 79-181) and extends approximately 1.5 miles along the coast and 500 feet inland.
<b>ACCESS</b>	Both Hollis and the Hollis ferry terminal are accessible from the paved Craig / Klawock / Hollis Highway. The highway is part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan and other southeast Alaska communities via Ketchikan.  Direct access to the subdivision would be by boat, floatplane or overland on foot along the beach and from the brushed, but undrivable, right of way behind the parcels (Nanny Bay Road).  There is a State owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in Hollis.
<b>UTILITIES</b>	Electricity and telephone service are not available.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record. See ASLS 2006-73. 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.  Contact the Hollis Community Council, PO Box 706, Craig, AK 99921 Phone 907-530-7033 for more information.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	Hollis's K-12 school, with about 10 students and one teacher, is part of the Southeast Island School District.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Clark Bay North - ASLS 2006-73



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1003	107761	C073S084E35	ASLS 2006-73	2.900	1	1	\$50,000
1004	107762	C073S084E35	ASLS 2006-73	2.900	2	1	\$50,000
1005	107763	C073S084E35	ASLS 2006-73	2.500	3	1	\$50,000
1006	107764	C073S084E35	ASLS 2006-73	2.500	4	1	\$50,000
1007	107765	C073S084E35	ASLS 2006-73	2.500	5	1	\$50,000
1008	107766	C073S084E35	ASLS 2006-73	2.700	6	1	\$50,000
1009	107767	C073S084E35	ASLS 2006-73	2.850	7	1	\$50,000
1010	107768	C073S084E35	ASLS 2006-73	3.200	8	1	\$50,000
1011	107769	C073S084E35	ASLS 2006-73	3.080	9	1	\$50,000
1012	107772	C073S084E35	ASLS 2006-73	3.230	12	1	\$50,000



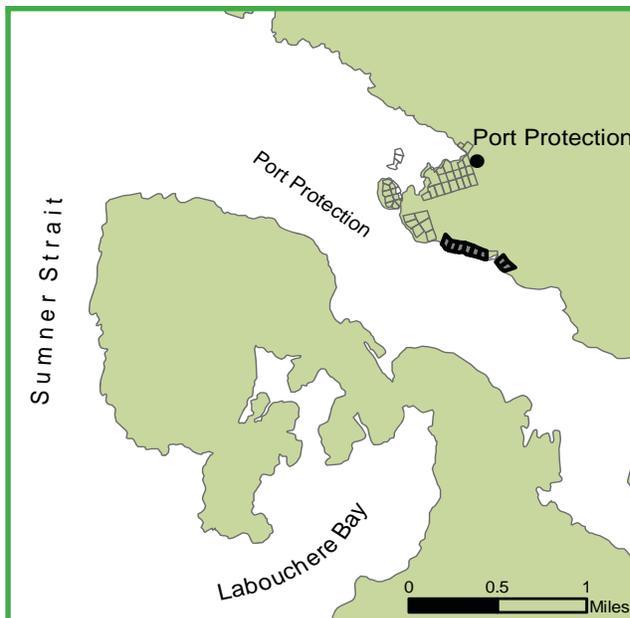
Looking south over Nanny Bay to the Clark Bay North Subdivision

## Port Protection, Phase II - ASLS 2004-44



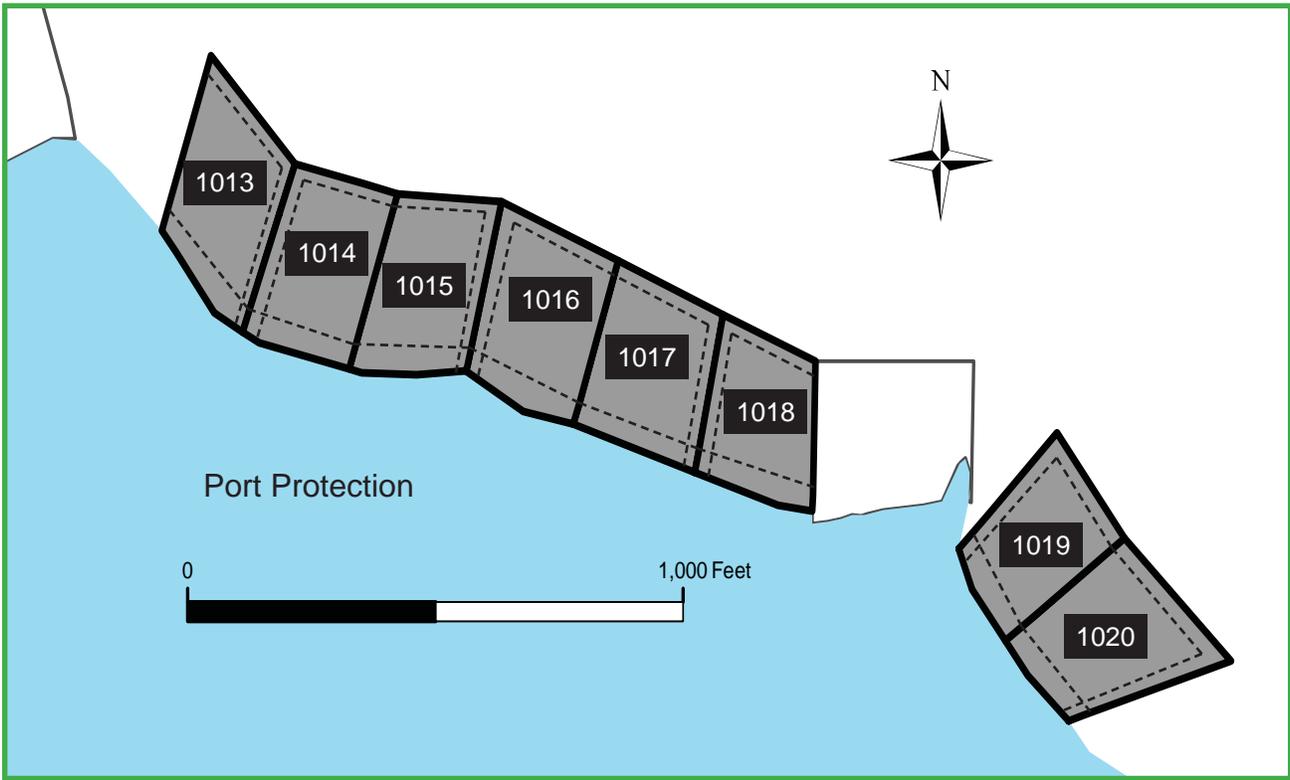
Aerial view of the Port Protection Subdivision from the south

<b>LOCATION</b>	Located on the northwestern tip of Prince of Wales Island, Port Protection is 145 miles south of Juneau and 42 miles southwest of Petersburg.
<b>ACCESS</b>	Port Protection is accessible by float plane and skiff. A State-owned seaplane base is available. Skiffs are used for local travel, and there is a boat harbor and launch ramp. Port Protection does not have direct access to the Prince of Wales road system, airport or ferry. Residents travel to Point Baker for mail. Freight arrives by chartered boat or floatplane.
<b>UTILITIES</b>	Electricity and telephone service are not available.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 2004-44. These parcels may not be subdivided. 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.  For community information, contact the Port Protection Community Association Chairperson by mail at PO Box 68, Point Baker, AK 99927 or by phone at (907) 489-2252.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	



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: [plats.landrecords.info/](http://plats.landrecords.info/).

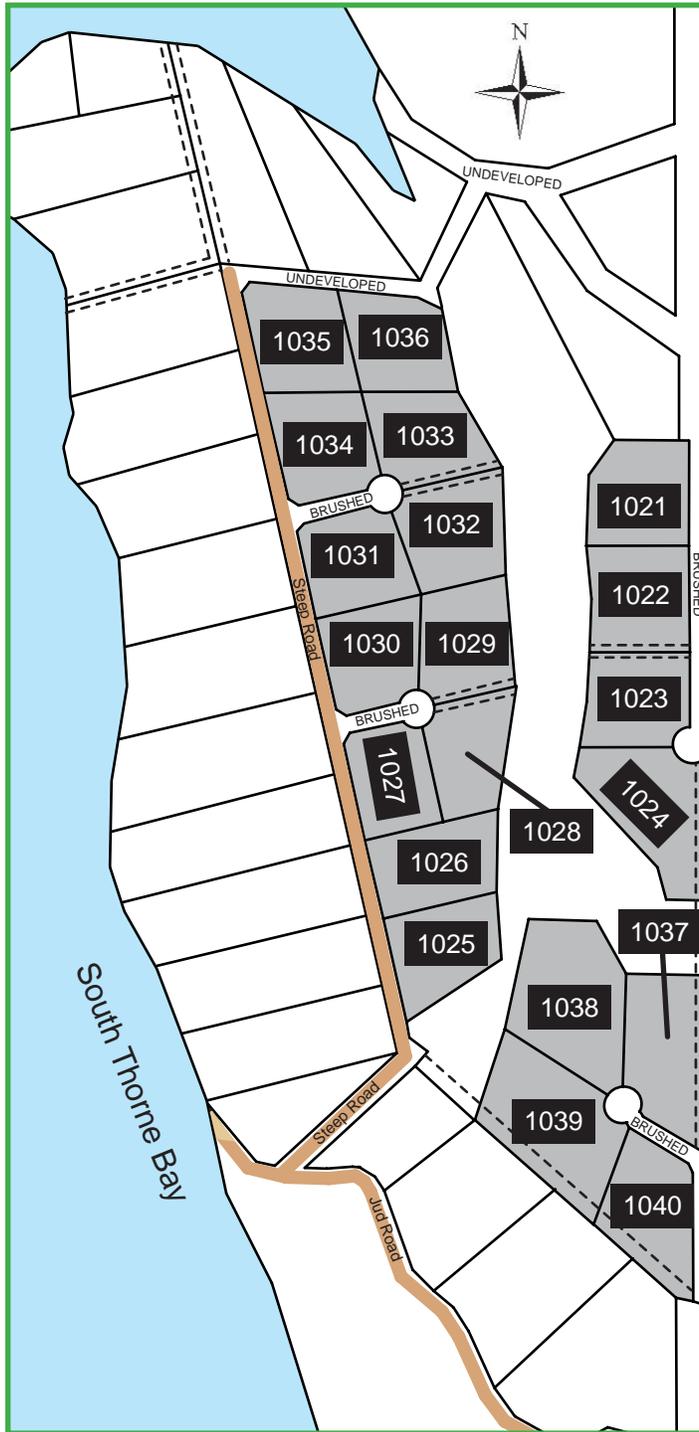
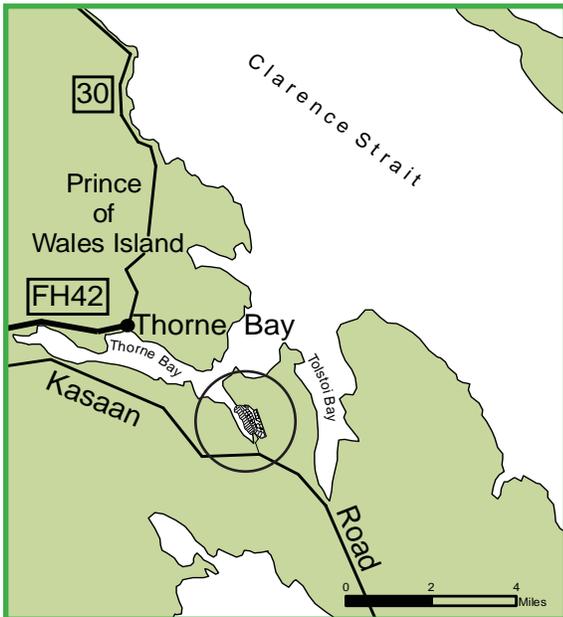
Port Protection, Phase II - ASLS 2004-44



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1013	107412	C064S076E18	ASLS 2004-44	1.68	1	2	\$37,000
1014	107413	C064S076E18	ASLS 2004-44	1.66	2	2	\$37,000
1015	107414	C064S076E18	ASLS 2004-44	1.64	3	2	\$37,000
1016	107415	C064S076E18	ASLS 2004-44	1.81	4	2	\$37,000
1017	107416	C064S076E18	ASLS 2004-44	1.69	5	2	\$37,000
1018	107417	C064S076E18	ASLS 2004-44	1.45	6	2	\$37,000
1019	107418	C064S076E18	ASLS 2004-44	1.39	1	3	\$40,700
1020	107419	C064S076E18	ASLS 2004-44	1.71	2	3	\$37,000



## South Thorne Bay Addition - ASLS 2006-72



<b>LOCATION</b>	<p>The City of Thorne Bay is 47 air miles northwest of Ketchikan on the east coast of Prince of Wales Island. On the Prince of Wales Island road system, it lies 60 miles from Hollis and 36 miles east of the Klawock Junction.</p> <p>The South Thorne Bay Addition subdivision is located adjacent to the existing Thorne Bay State subdivision (ASLS 80-121) and is about 14 miles from the city center.</p>
<b>ACCESS</b>	<p>Legal access to the subdivision is provided by four rights-of-way, the "Steep Road", the "Jud Road", the "Stream Road", and the "Truddy Spur Road". The Steep Road is a constructed gravel road that accesses saltwater and the Thorne Bay Subdivision and connects with the Prince of Wales Island road system. Stream Road, Jud Road, and Truddy Spur Road are brushed but are not constructed.</p> <p>The city of Thorne Bay will not be responsible for the construction or maintenance of roads within this subdivision.</p>
<b>UTILITIES</b>	<p>Electricity and telephone service are available from Alaska Power and Telephone. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply.</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record. See ASLS 2006-72. 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.</p> <p>Contact the City of Thorne Bay, PO Box 19110, Thorne Bay, AK 99919, phone 907-828-3380 for more information.</p>
<b>MUNICIPAL AUTHORITY</b>	<p>The parcels are located within the limits of the City of Thorne Bay which is the platting authority, and are subject to applicable local ordinances and property assessments.</p>
<b>NOTES</b>	

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: [plats.landrecords.info/](http://plats.landrecords.info/).

## South Thorne Bay Addition - ASLS 2006-72



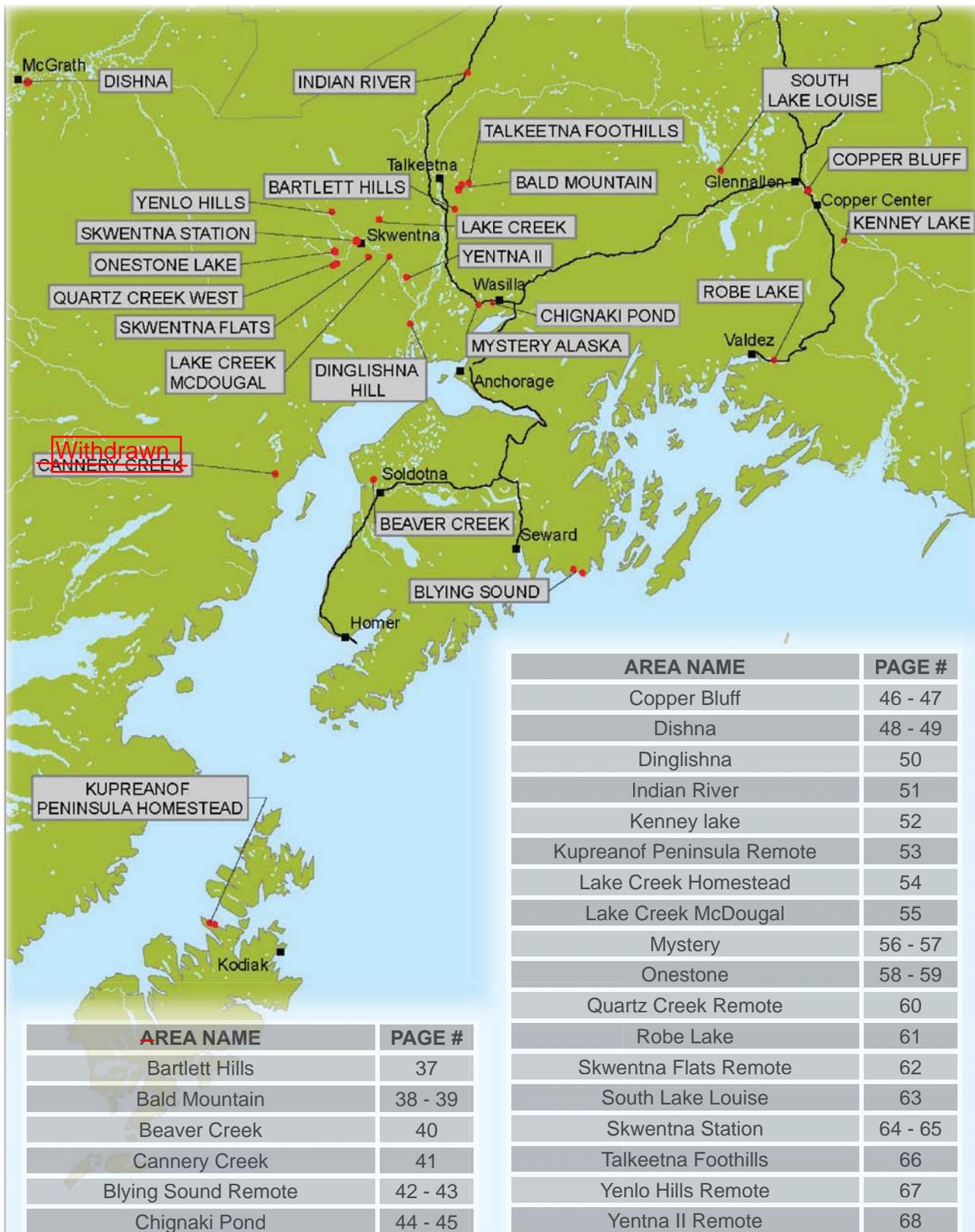
View north down Steep Road



Typical forest growth on South Thorne Bay parcel

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1021	107741	C072S084E11	ASLS 2006-72	1.96	2	15	\$10,600
1022	107742	C072S084E11	ASLS 2006-72	2.01	3	15	\$10,600
1023	107743	C072S084E11	ASLS 2006-72	1.85	4	15	\$10,600
1024	107744	C072S084E11	ASLS 2006-72	2.52	5	15	\$10,600
1025	107745	C072S084E11	ASLS 2006-72	1.77	1	18	\$20,000
1026	107746	C072S084E11	ASLS 2006-72	1.91	2	18	\$20,000
1027	107747	C072S084E11	ASLS 2006-72	1.59	3	18	\$19,000
1028	107748	C072S084E11	ASLS 2006-72	1.66	4	18	\$16,200
1029	107749	C072S084E11	ASLS 2006-72	1.88	5	18	\$16,200
1030	107750	C072S084E11	ASLS 2006-72	1.77	6	18	\$19,000
1031	107751	C072S084E11	ASLS 2006-72	1.84	7	18	\$19,000
1032	107752	C072S084E11	ASLS 2006-72	2.01	8	18	\$15,400
1033	107753	C072S084E11	ASLS 2006-72	1.87	9	18	\$15,400
1034	107754	C072S084E11	ASLS 2006-72	1.93	10	18	\$19,000
1035	107755	C072S084E11	ASLS 2006-72	1.93	11	18	\$19,000
1036	107756	C072S084E11	ASLS 2006-72	1.78	12	18	\$15,400
1037	107757	C072S084E11	ASLS 2006-72	2.52	1	19	\$10,000
1038	107758	C072S084E11	ASLS 2006-72	2.91	2	19	\$10,600
1039	107759	C072S084E11	ASLS 2006-72	2.91	3	19	\$10,600
1040	107760	C072S084E11	ASLS 2006-72	2.08	4	19	\$10,000

## Southcentral Region

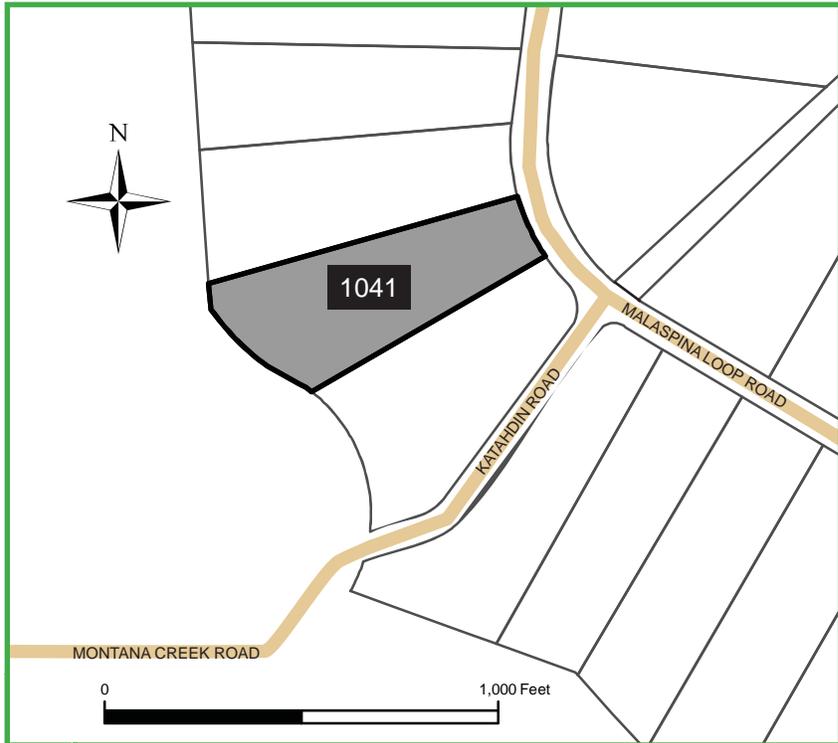


AREA NAME	PAGE #
Copper Bluff	46 - 47
Dishna	48 - 49
Dinglishna	50
Indian River	51
Kenney lake	52
Kupreanof Peninsula Remote	53
Lake Creek Homestead	54
Lake Creek McDougal	55
Mystery	56 - 57
Onestone	58 - 59
Quartz Creek Remote	60
Robe Lake	61
Skwentna Flats Remote	62
South Lake Louise	63
Skwentna Station	64 - 65
Talkeetna Foothills	66
Yenlo Hills Remote	67
Yentna II Remote	68

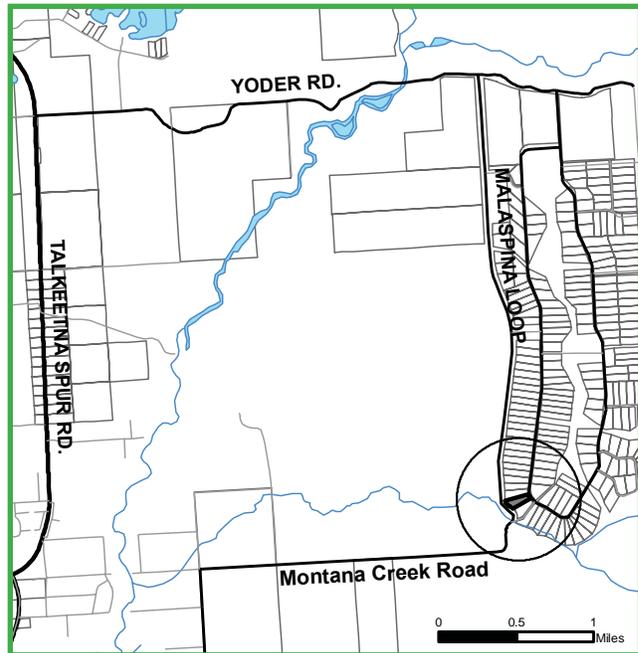
AREA NAME	PAGE #
Bartlett Hills	37
Bald Mountain	38 - 39
Beaver Creek	40
Cannery Creek	41
Blying Sound Remote	42 - 43
Chignaki Pond	44 - 45

## Bartlett Hills - ASLS 79-143D

PARCEL #	1041
AK DIVISION OF LANDS (ADL) #	205467
MERIDIAN TOWNSHIP RANGE SECTION	S024N004W25
SURVEY	ASLS 79-143D
ACRES	4.954
LOT	49
BLOCK	9
MINIMUM BID	\$19,800



<b>LOCATION</b>	This subdivision is located about 60 miles north of Anchorage and about 10 miles southeast of Talkeetna. This subdivision lies south of the Bartlett Hills Agricultural Subdivision, ASLS 79-109.
<b>ACCESS</b>	Access to the subdivision is from Yoder Road, near the Montana Creek Bridge. The parcel is accessible from Yoder Road and then the eastern side of Malaspina Loop Road (Malaspina Road is impassable just north of the parcel) or from the west on Montana Creek Road to Katahdin Road and then north on Malaspina Loop road.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Bartlett Hills, Tract D, Homeowners' Association created to govern the subdivision. Covenants pertaining to this subdivision are recorded in Book 76, page 614, Talkeetna Recording District, September 29, 1980.  There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	



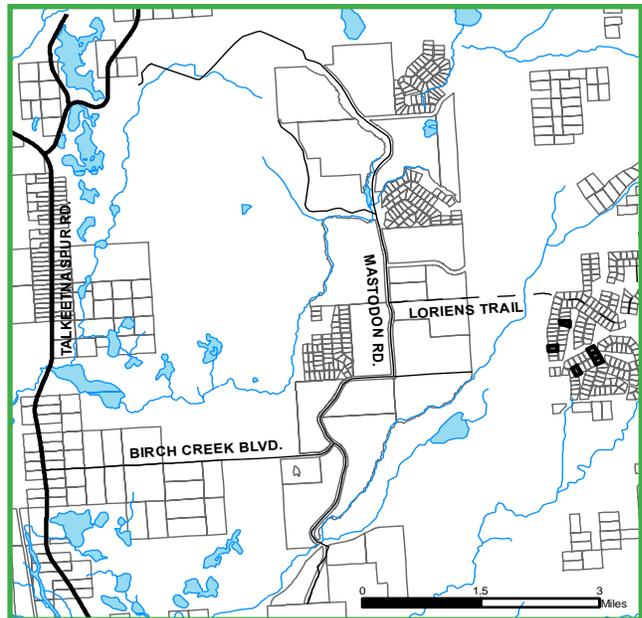
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Bald Mountain - ASLS 80-176



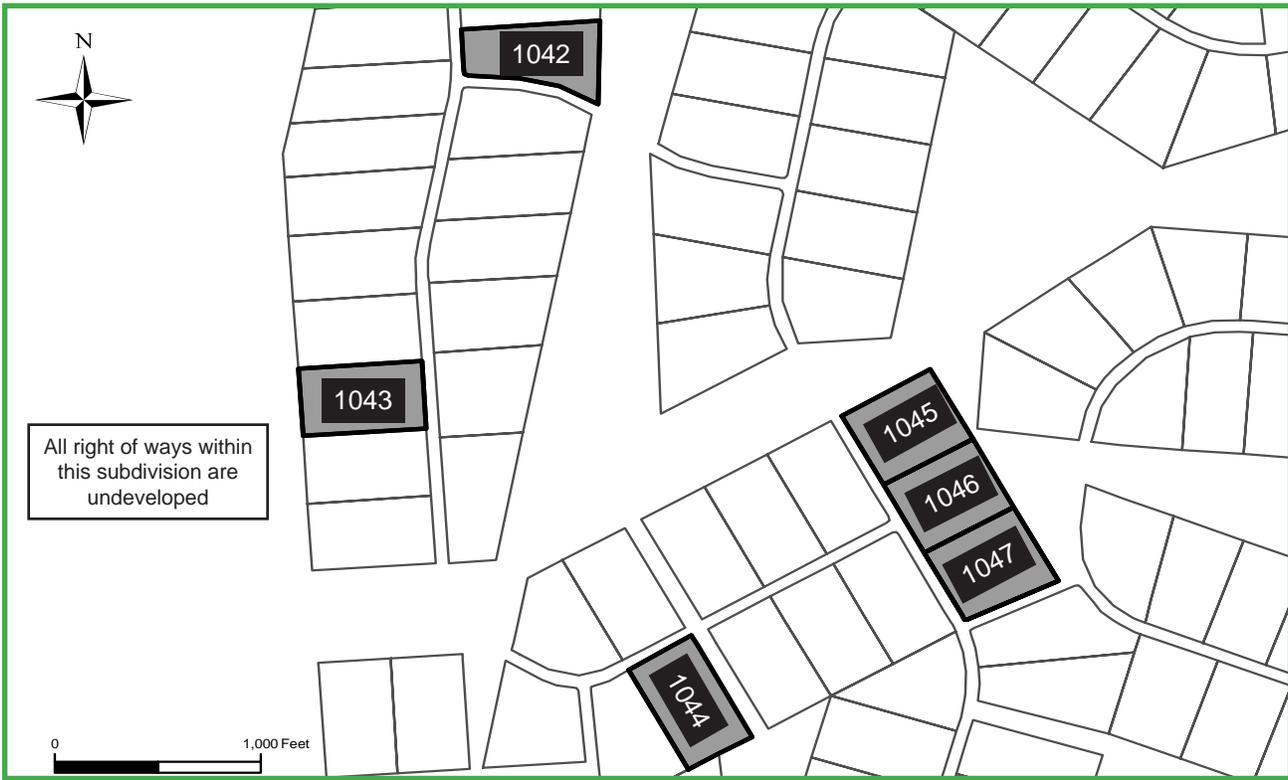
Aerial view of the Bald Mountain Subdivision

<b>LOCATION</b>	The Bald Mountain subdivision is located between the North Fork of Montana Creek and Answer Creek approximately 8 miles southeast of Talkeetna.
<b>ACCESS</b>	From Mastodon Road, an access road follows the section lines between sections 12 and 13, then becomes a 4-wheel drive trail into the subdivision at the northeast corner of section 17. Not all parcels are directly accessible by trail. The remaining distance down section line easements and platted right of ways may be covered by ATV, snowmachine and foot.
<b>UTILITIES</b>	None.  Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to platted easements and reservations, see ASLS 80 - 176.  Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District as Book 82, Page 510.
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Bald Mountain - ASLS 80-176



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1042	215998	S025N003W17	ASLS 80-176	4.660	1	17	\$8,100
1043	216004	S025N003W17	ASLS 80-176	4.87	3	18	\$8,300
1044	216035	S025N003W20	ASLS 80-176	4.82	7	23	\$8,200
1045	216039	S025N003W17	ASLS 80-176	4.770	1	28	\$8,100
1046	216040	S025N003W17	ASLS 80-176	4.770	2	28	\$8,100
1047	216041	S025N003W17	ASLS 80-176	4.780	3	28	\$8,100

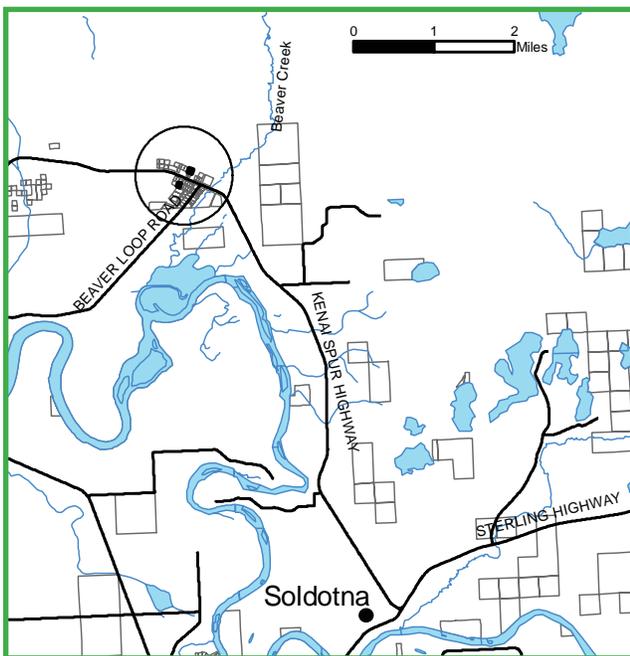


View of Alaska Range from over the Bald Mountain Subdivision

## Beaver Creek - EPF3-9



PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	228871	201214
MERIDIAN TOWNSHIP RANGE SECTION	S006N011W36	S006N011W36
SURVEY	EPF3-9	EPF3-9
ACRES	2.066	1.309
LOT	6,7	16
BLOCK	B	F
MINIMUM BID	\$3,600	\$4,500



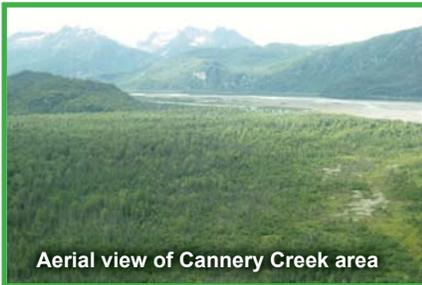
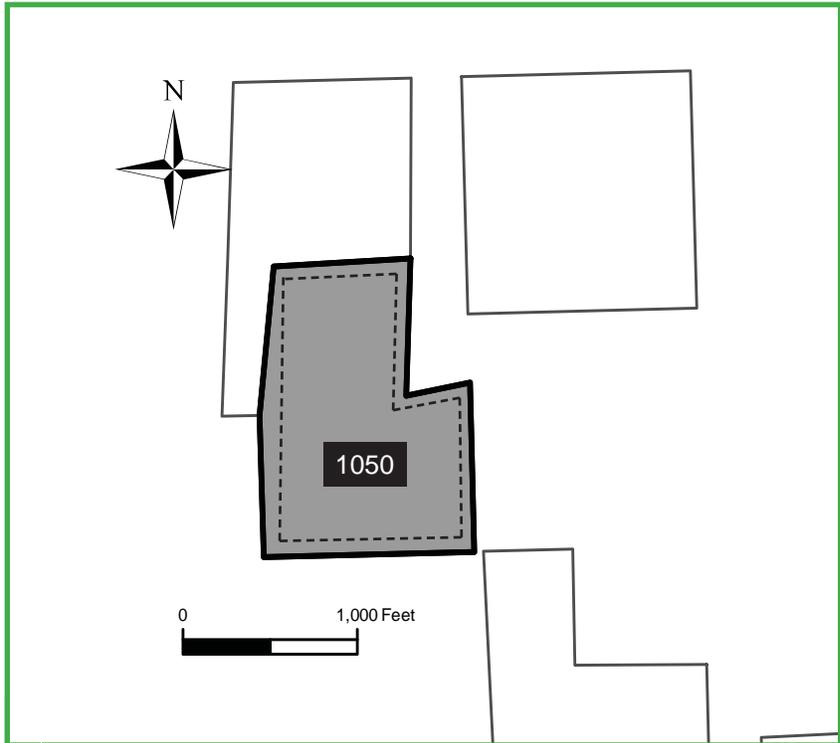
<b>LOCATION</b>	The Beaver Creek Subdivision is on the north and south sides of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
<b>ACCESS</b>	Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.
<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.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<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 Highway 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.  Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
<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>NOTES</b>	Debris including scrap wood, old pallets and metal racks are on parcel 1048 (lot 7 Block B). Any clean up or removal of these items will become the responsibility of the purchaser.  <b>Both of these parcels are eligible for the Veteran's Preference Auction (see page 17 for details). *NOTE: There are improvement requirements for Veteran's Preference (see page 18). Improvements will require the development of adjacent right of ways to meet city standards of accessibility in order to obtain a building permit.</b>

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: [plats.landrecords.info](http://plats.landrecords.info).

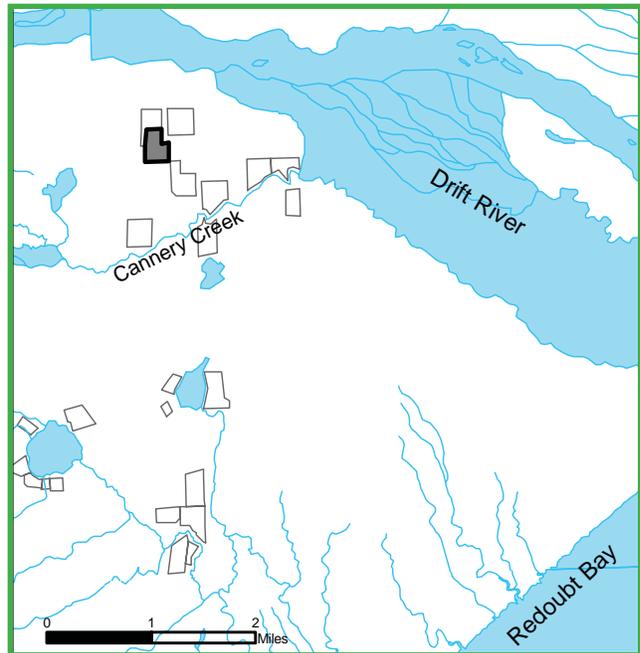
# Cannery Creek Remote - ASLS 87-172

**Withdrawn**

PARCEL #	1050
AK DIVISION OF LANDS (ADL) #	222665
MERIDIAN TOWNSHIP RANGE SECTION	S006N017W07
SURVEY	ASLS 87-172
ACRES	39.940
TRACT	A
MINIMUM BID	\$16,000

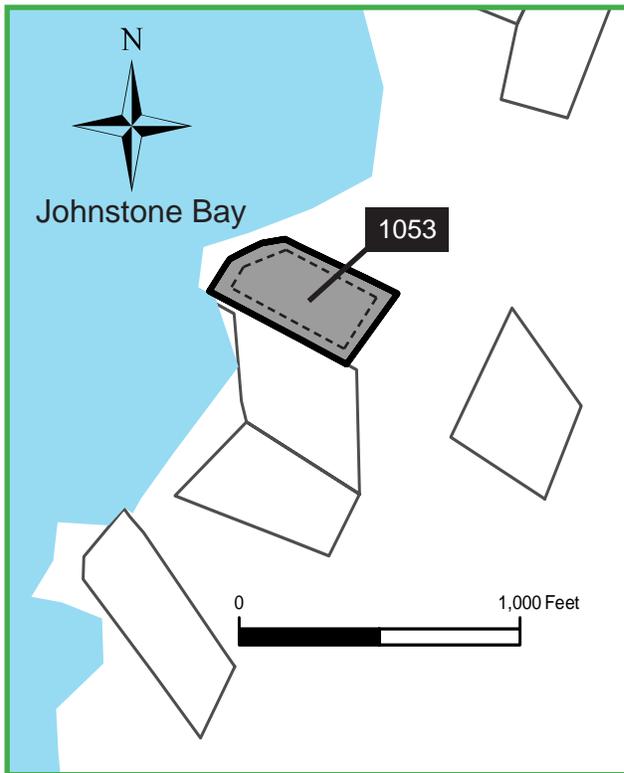
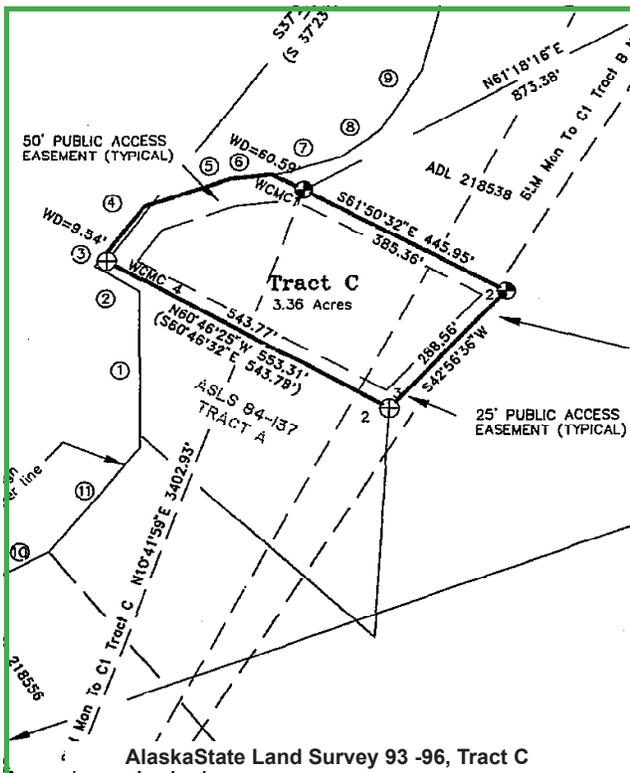


<b>LOCATION</b>	Parcel located on west side of Cook Inlet approximately 12 miles northeast of Mt. Redoubt, 25 miles west of Kenai.
<b>ACCESS</b>	Access to parcel via Drift River to the north or Cannery Creek to the south from Redoubt Bay.  Also possible to land floatplane on several small lakes in area and then travel by foot over state land.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to platted easements and reservations; see ASLS 87-172. (a 25-foot-wide public access and utility easement along all interior lot lines; a 50-foot-wide easement along either side of the center-line of section lines).
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	Approximately 40 air miles to the east of Lake Clark National Park and Preserve.

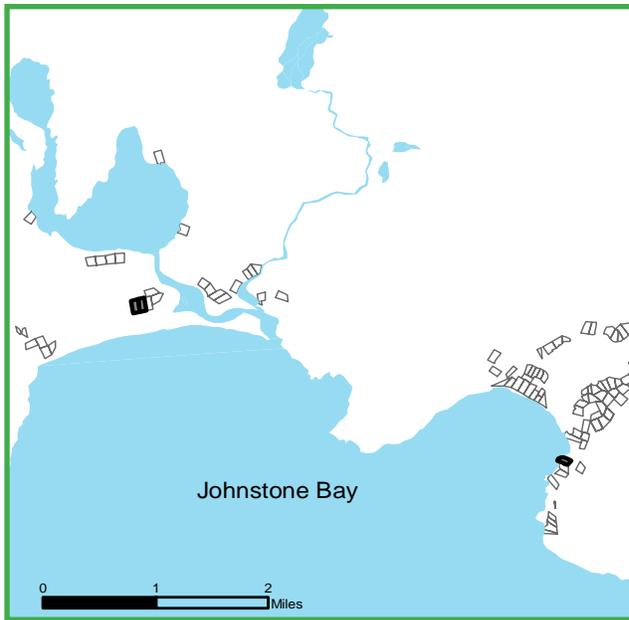


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Blying Sound Remote - ASLS 93-96

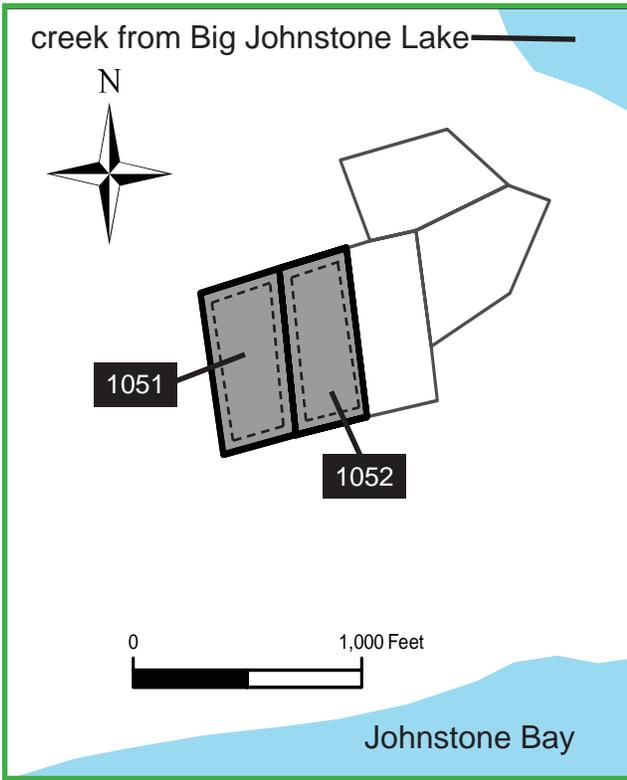


<b>LOCATION</b>	Parcels are located in Blying Sound north of Johnstone Bay, approximately 26 air miles southeast of Seward.
<b>ACCESS</b>	Access to parcels is via water from Johnstone Bay.  Access to ADL 218804 & 218806 also requires overland travel over general state land (approximately 1000 feet).
<b>UTILITIES</b>	None.  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).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.  ADL 218520 – vault privy and hauled water only; all others prohibited without written approval by the Department of Environmental Conservation.
<b>RESTRICTIONS</b>	ADL 218804 & ADL 218806 are subject to easements and reservations outlined in ASLS 93-55. ADL 218520 is subject to easements and reservations outlined in ASLS 93-96.
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Kenai Peninsula Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	All landowners in this area should be aware of the potential hazards associated with coastal living. Large waves and high winds can be dangerous. Take precautions and be informed before constructing or residing on these parcels.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Blying Sound Remote - ASLS 93-55



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1051	218804	S002S004E33	ASLS 93-55	4.920	A	\$24,000
1052	218806	S002S004E33	ASLS 93-55	4.910	B	\$24,000
1053	218520	S003S005E07	ASLS 93-96	3.360	C	\$25,500



## Chignaki Pond, Phase II - ASLS 2006-12



North Chignaki Pond Circle and Block 4



Typical Forest pattern in Block 4

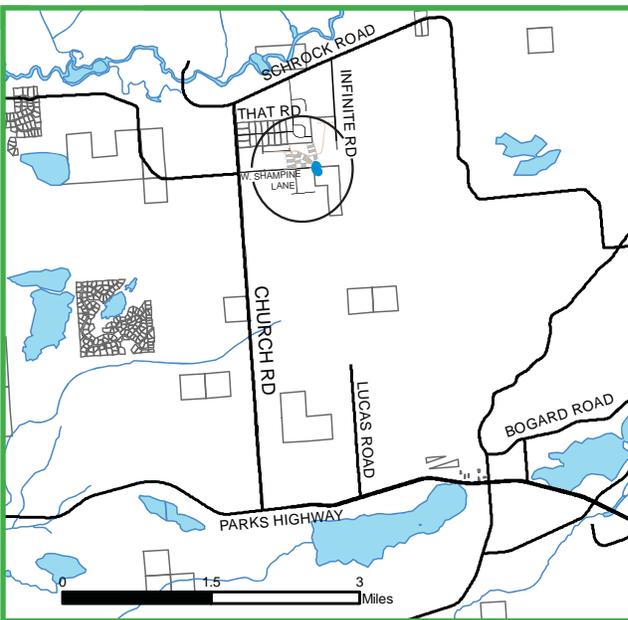


Looking NW on N. Alvins Alley towards Block 2 parcels



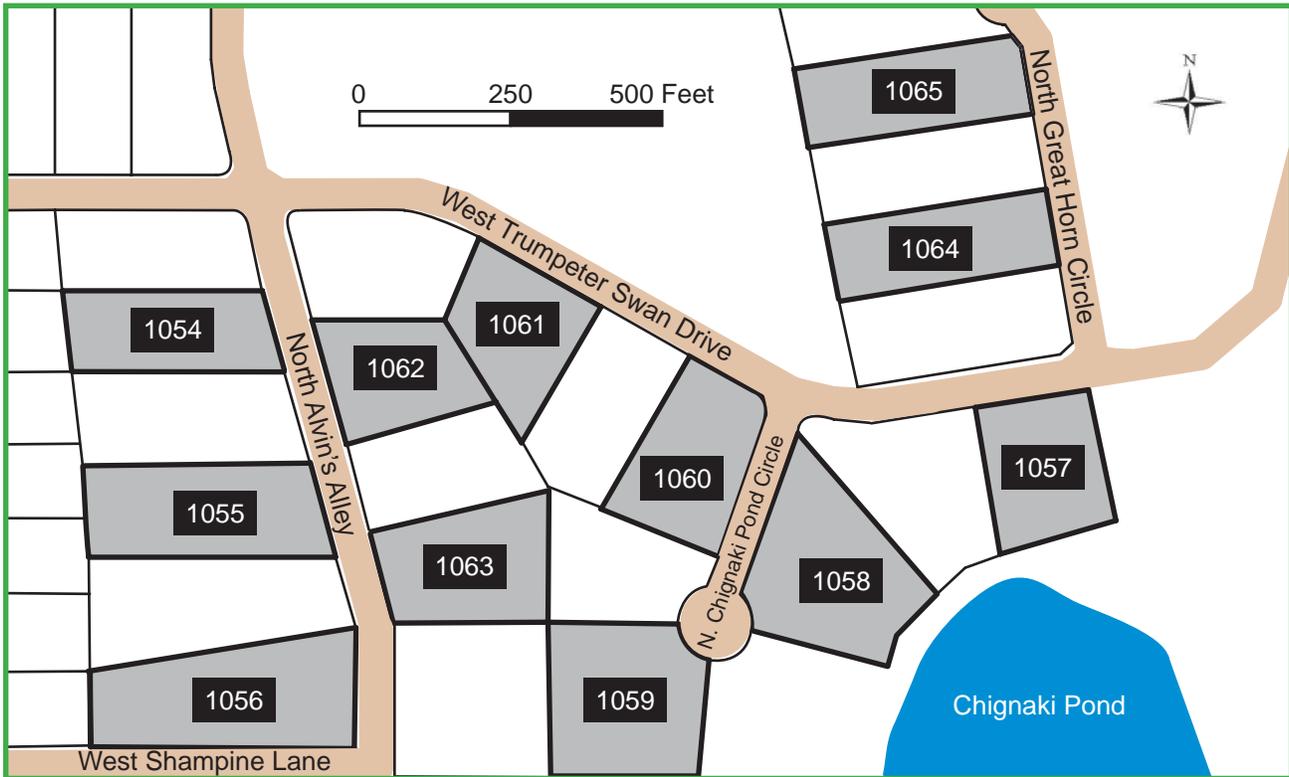
Great Horn Circle and Block 5

<b>LOCATION</b>	Chignaki Pond Phase II subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road.
<b>ACCESS</b>	Access is from the Parks Highway on borough roads: <ul style="list-style-type: none"> <li>• North onto Church Road, turn right onto Shampine, left on N. Sandhill Crane St, right on W. Trumperter Swan Drive and continue into subdivision.</li> <li>• North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.</li> </ul>
<b>UTILITIES</b>	Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 2006 - 12. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).  Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.
<b>MUNICIPAL AUTHORITY</b>	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.
<b>NOTES</b>	These parcels are a part of Chignaki Pond Phase II(ASLS 2006-12). An adjacent group of parcels from Chignaki Pond Phase I, were previously offered in Auction #446 in 2007 and Auction #458 in 2008.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Chignaki Pond, Phase II - ASLS 2006-12



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1054	230316	S018N001W20	ASLS 2006-12	1.02	9	2	\$16,500
1055	230318	S018N001W20	ASLS 2006-12	1.35	11	2	\$17,000
1056	230320	S018N001W20	ASLS 2006-12	1.61	13	2	\$20,300
1057	230321	S018N001W20	ASLS 2006-12	1.01	1	4	\$17,600
1058	230323	S018N001W20	ASLS 2006-12	1.52	3	4	\$18,200
1059	230324	S018N001W20	ASLS 2006-12	1.41	5	4	\$18,500
1060	230326	S018N001W20	ASLS 2006-12	1.13	7	4	\$17,000
1061	230328	S018N001W20	ASLS 2006-12	1.00	9	4	\$16,000
1062	230330	S018N001W20	ASLS 2006-12	.95	11	4	\$17,000
1063	230332	S018N001W20	ASLS 2006-12	1.16	13	4	\$17,500
1064	230335	S018N001W20	ASLS 2006-12	1.05	2	5	\$16,500
1065	230337	S018N001W20	ASLS 2006-12	1.11	4	5	\$16,500



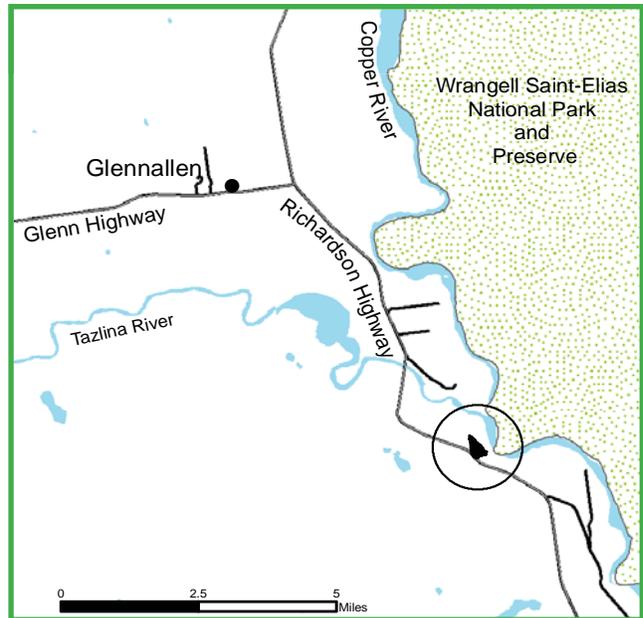
Chignaki Pond

## Copper Bluff - ASLS 2006-61



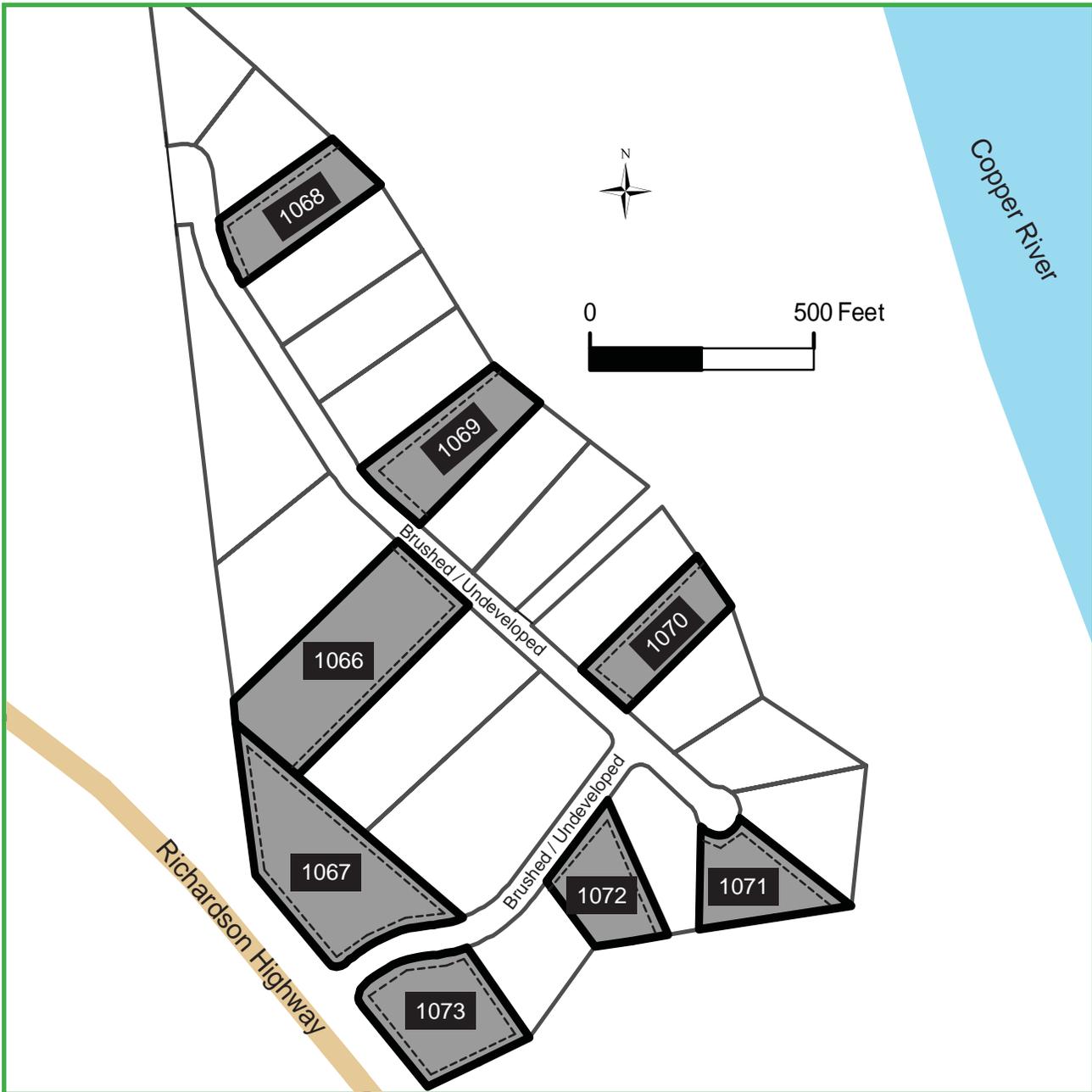
View of Copper River from Copper Bluff Subdivision

<b>LOCATION</b>	The Copper Bluff Subdivision is located between Glennallen and Copper Center on the east side of the Richardson Highway 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108.
<b>ACCESS</b>	Access into the subdivision will be from the Richardson Highway onto a brushed/undeveloped platted right of way (called Ravine Road). The approach off the Richardson Highway will be constructed in the summer of 2009 and will be paid for by the State. The State will not be constructing or improving the right of ways in the subdivision. Construction or improvement of right of ways within the subdivision will be the responsibility of future land owners.
<b>UTILITIES</b>	<p>None</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Lots 18-19 are subject to an access easement along their common lot lines. Also there is a 50 foot building setback off the bluff for any lots along the bluff. Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	It should be noted that construction of the approach is the only right of way that will be constructed within the subdivision. It will be the responsibility of the future lot owners to pay for and construct right of ways within the Copper Bluff 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: [plats.landrecords.info/](http://plats.landrecords.info/).

### Copper Bluff - ASLS 2006-61

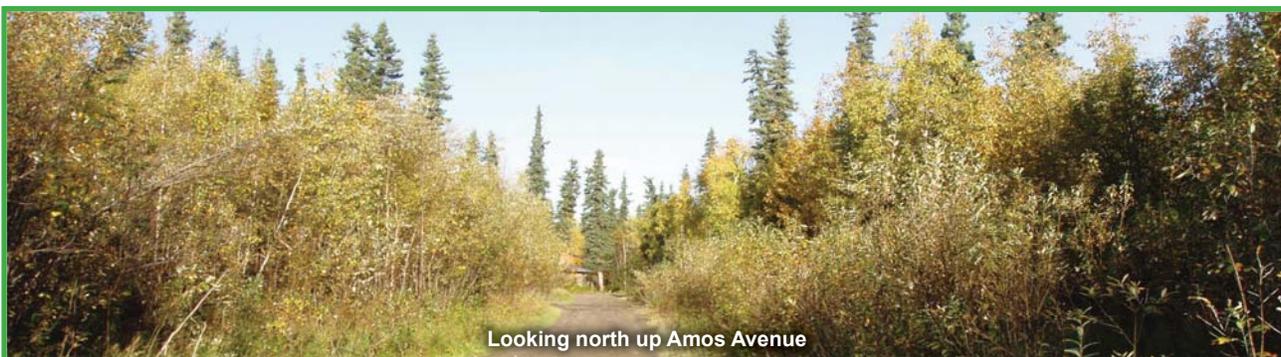


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1066	230578	C003N001W22	ASLS 2006-61	2.48	3	1	\$9,200
1067	230581	C003N001W22	ASLS 2006-61	2.43	6	1	\$11,200
1068	230584	C003N001W22	ASLS 2006-61	1.11	3	2	\$5,800
1069	230588	C003N001W22	ASLS 2006-61	1.28	7	2	\$6,500
1070	230592	C003N001W22	ASLS 2006-61	1.01	11	2	\$5,500
1071	230596	C003N001W22	ASLS 2006-61	1.03	15	2	\$5,300
1072	230598	C003N001W22	ASLS 2006-61	1.01	17	2	\$5,200
1073	230600	C003N001W22	ASLS 2006-61	1.49	19	2	\$8,300

## Dishna - ASLS 2005-45

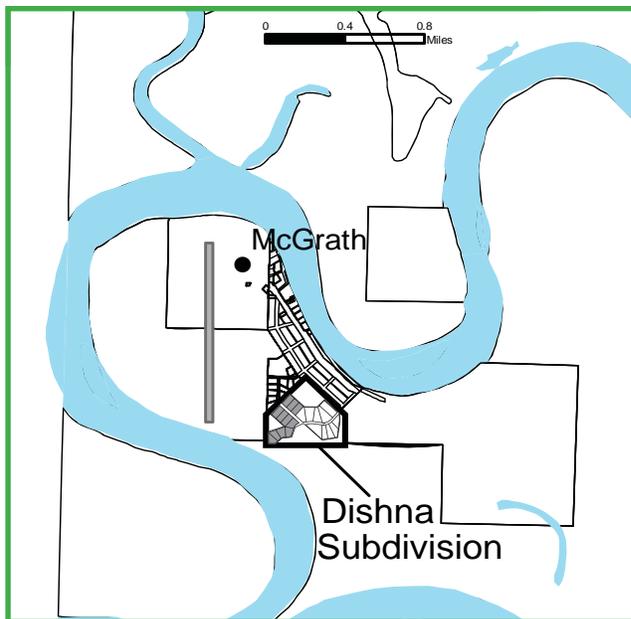


Goog's Haul Road



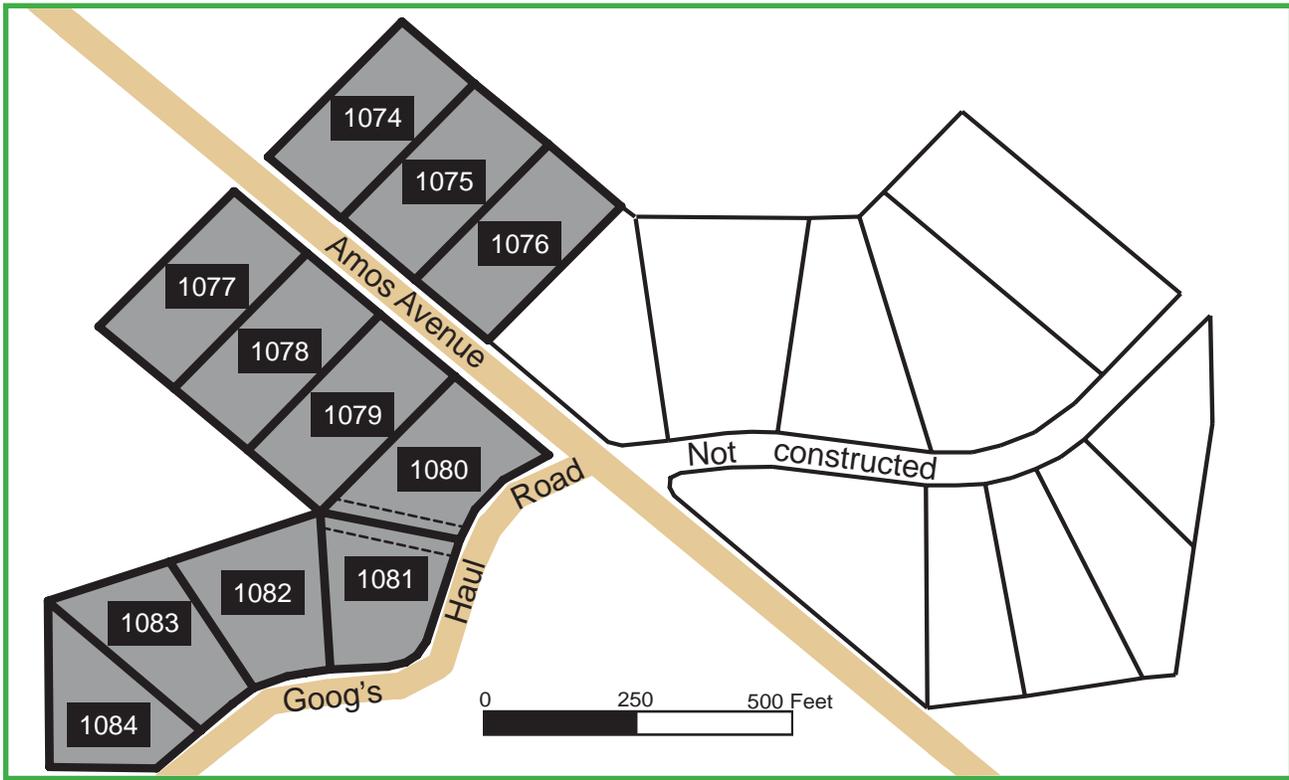
Looking north up Amos Avenue

<b>LOCATION</b>	The Dishna Subdivision is located in the city of McGrath.
<b>ACCESS</b>	McGrath is not on the Alaskan road system. The subdivision can be accessed by traveling via automobile: <ul style="list-style-type: none"> <li>•South on Chinana Street turn right onto G Street then south onto Amos Avenue which continues into the subdivision.</li> <li>•South on Chinana Street turn right onto I Street and continue into subdivision.</li> <li>•North on Goog's Haul Road into subdivision.</li> </ul> <p><b>***Roads within subdivision are not constructed to city standards.</b></p>
<b>UTILITIES</b>	Electrical service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 2005-45. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
<b>MUNICIPAL AUTHORITY</b>	This subdivision is not within the boundaries of an organized borough. The Subdivision is subject to the city of McGrath platting authority and all applicable local ordinances and property assessments.
<b>NOTES</b>	The city of McGrath will be constructing the roads within the subdivision and will place a special tax assessment on each lot within the subdivision to pay for the cost of those roads. Purchasers within the subdivision will be responsible for paying the assessment. The State is not responsible for the construction of the roads.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

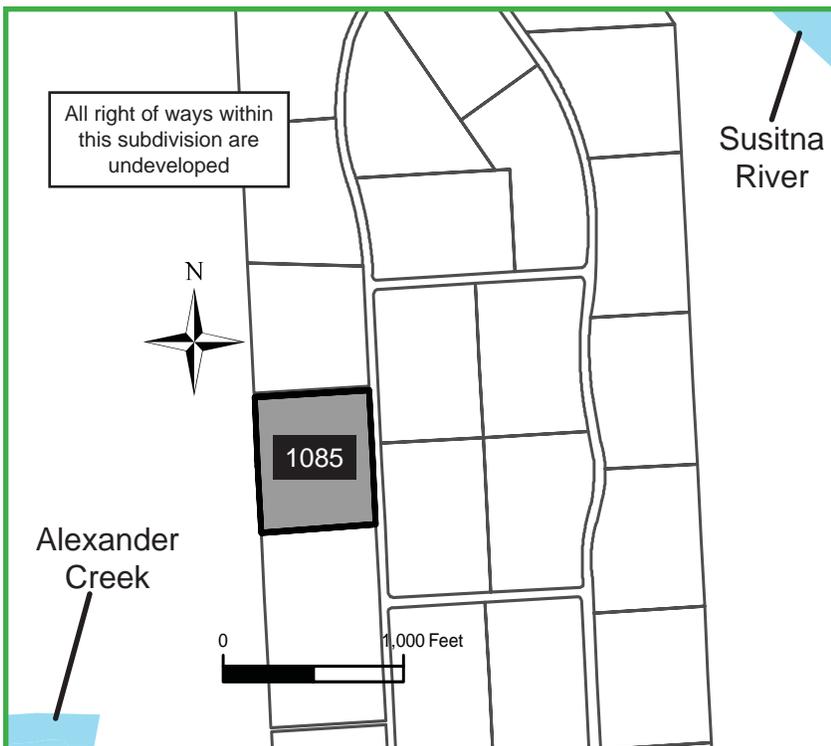
### Dishna - ASLS 2005-45



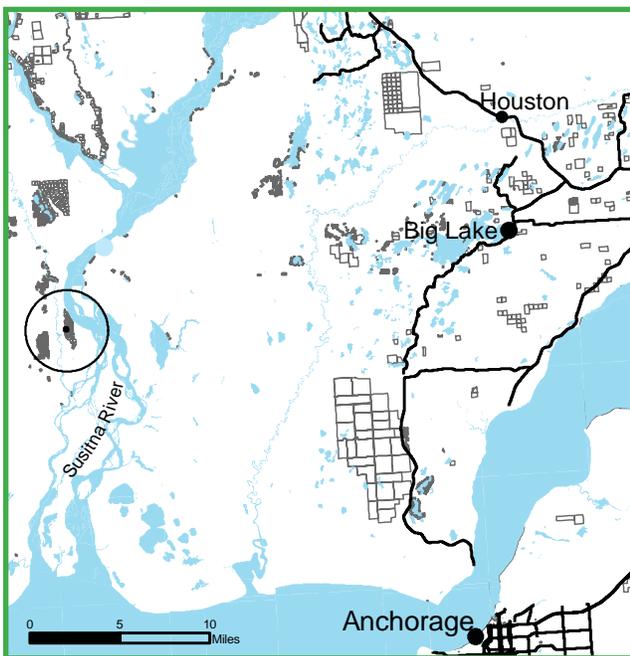
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1074	230625	S033N033W17	ASLS 2005-45	1.25	1	1	\$4,600
1075	230626	S033N033W17	ASLS 2005-45	1.25	2	1	\$4,600
1076	230627	S033N033W17	ASLS 2005-45	1.25	3	1	\$4,600
1077	230633	S033N033W17	ASLS 2005-45	1.25	1	2	\$4,600
1078	230634	S033N033W17	ASLS 2005-45	1.25	2	2	\$4,600
1079	230635	S033N033W17	ASLS 2005-45	1.25	3	2	\$4,600
1080	230636	S033N033W17	ASLS 2005-45	1.22	4	2	\$4,600
1081	230637	S033N033W17	ASLS 2005-45	1.13	5	2	\$2,200
1082	230638	S033N033W17	ASLS 2005-45	1.2	6	2	\$2,200
1083	230639	S033N033W17	ASLS 2005-45	1.09	7	2	\$2,200
1084	230640	S033N033W17	ASLS 2005-45	1	8	2	\$2,200



## Dinglishna Hill - ASLS 80-133



PARCEL #	1085
AK DIVISION OF LANDS (ADL) #	213263
MERIDIAN TOWNSHIP RANGE SECTION	S016N007W17
SURVEY	ASLS 80-133
ACRES	9.862
LOT	16,17
BLOCK	2
MINIMUM BID	\$8,500

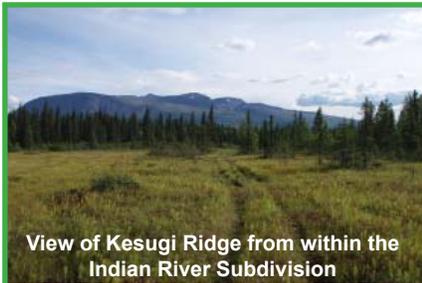
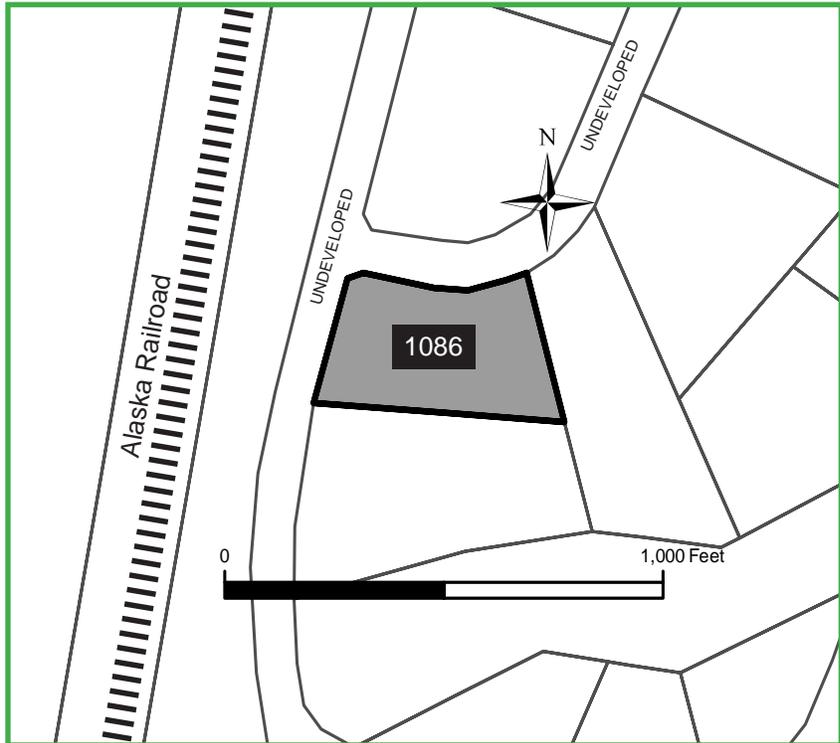


<b>LOCATION</b>	Located 30 miles northwest of Anchorage, approximately 4 miles north of the confluence of the Susitna River and Alexander Creek.
<b>ACCESS</b>	Primary access is by floatplane in the summer months, ski plane and snow machine during the winter. Riverboat access is available during the summer from Willow Creek on the Parks Highway via the Susitna River and Alexander Creek.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.  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>RESTRICTIONS</b>	Subject to platted easements and reservations, see ASLS 80-133.  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 671 page 604 of the Anchorage Recording District.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	

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: [plats.landrecords.info/](http://plats.landrecords.info/).

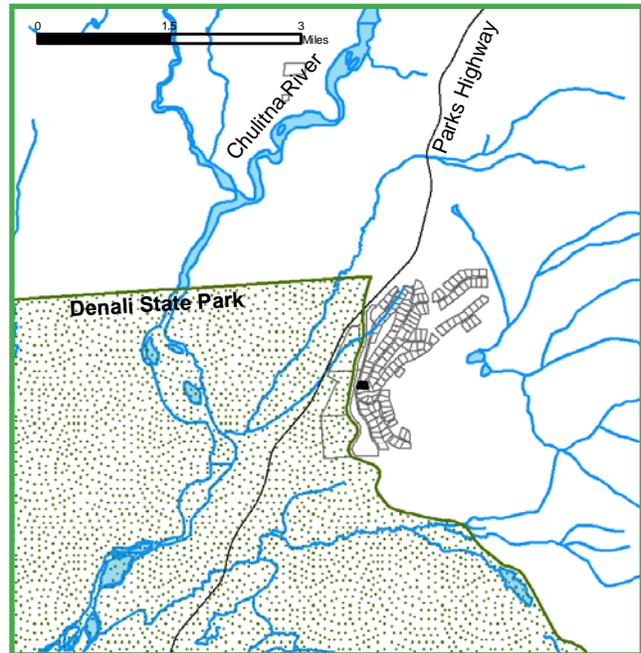
## Indian River - ASLS 80-131

<b>PARCEL #</b>	<b>1086</b>
AK DIVISION OF LANDS (ADL) #	210246
MERIDIAN TOWNSHIP RANGE SECTION	S033N002W21
SURVEY	ASLS 80-131
ACRES	3.223
LOT	10
BLOCK	8
<b>MINIMUM BID</b>	<b>\$6,100</b>



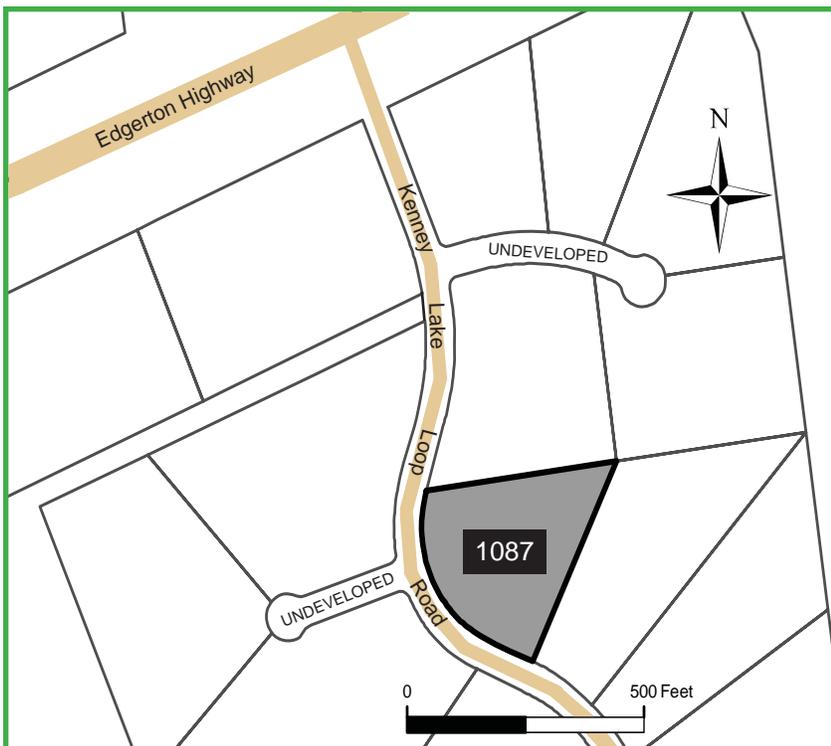
View of Kesugi Ridge from within the Indian River Subdivision

<b>LOCATION</b>	Indian River Subdivision is approximately 40 air miles north by northeast of Talkeetna, adjacent to and lying east of the Alaska Railroad and the Parks Highway.
<b>ACCESS</b>	Access is from the Parks Highway at about mile 169, just north of the railroad crossing, utilizing one of two platted rights-of-way: Kieen Lane or Travois Lane. The Alaska Railroad right-of-way may <b>NOT</b> be used as legal access. Use of the railroad right-of-way will result in a trespass action and possible prosecution (AS 11.46.330).
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.  Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
<b>RESTRICTIONS</b>	Subject to platted easements and reservations, see ASLS 80-131. All lands encompassed by ASLS 80-131 are subject to a fifty-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	Potential views of Kesugi Ridge and close proximity to Denali State Park.

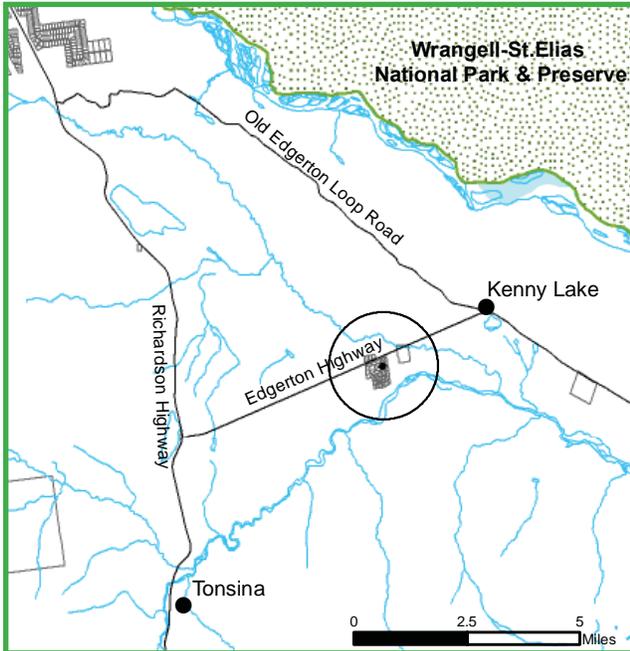
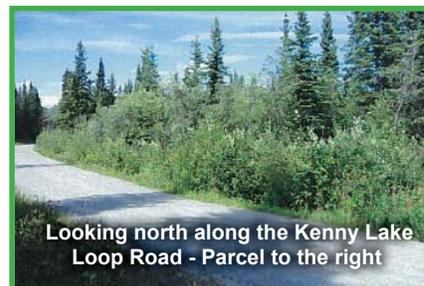


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Kenney Lake - ASLS 81-193



<b>PARCEL #</b>	<b>1087</b>
<b>AK DIVISION OF LANDS (ADL) #</b>	228475
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	C002S002E03
<b>SURVEY</b>	ASLS 81-193
<b>ACRES</b>	2.200
<b>LOT</b>	6
<b>BLOCK</b>	3
<b>MINIMUM BID</b>	<b>\$12,500</b>

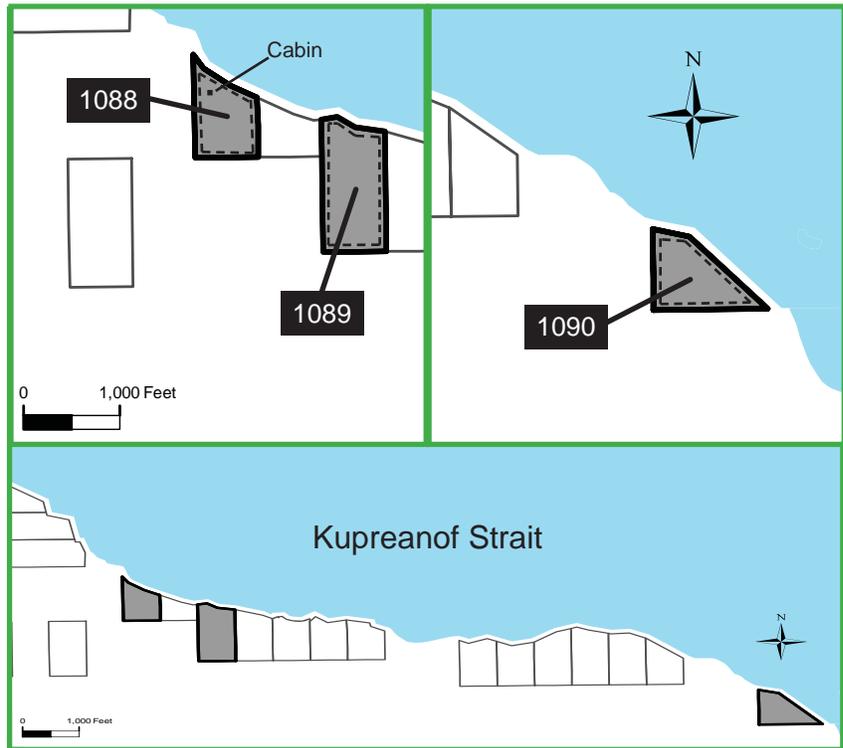


<b>LOCATION</b>	Situated on the south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.
<b>ACCESS</b>	Parcel is accessible utilizing the platted right-of-way, Kenney Lake Loop Road, a dirt/gravel road from the Edgerton Highway.
<b>UTILITIES</b>	Electricity and telephone hookups are available to the subdivision.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to platted easements and reservations of record, see ASLS 81-193. Parcel may contain wetlands. Purchaser must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.  Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Kenney Lake Subdivision Homeowner's Association, Inc. created to govern said subdivision, if active. Covenants are recorded in the Chitina Recording District in Book 13, Page 463.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	Close proximity to Wrangell St. Elias National Park and Preserve and the Copper River.

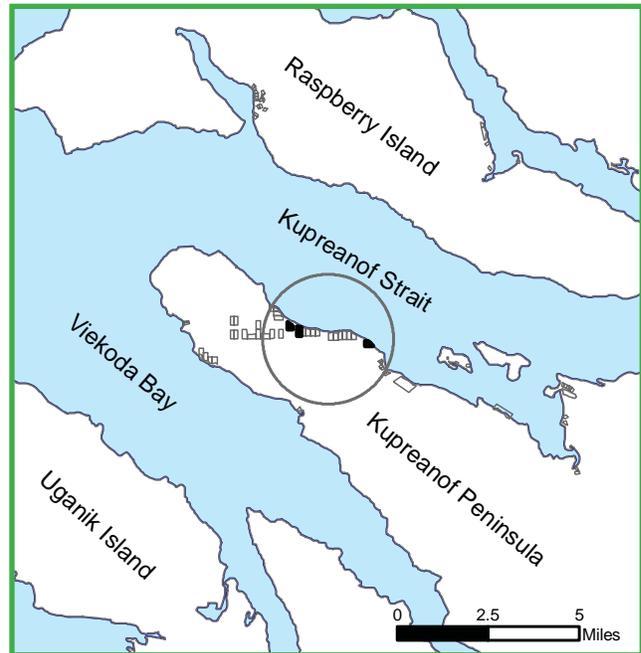
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Kupreanof Peninsula Remote - ASLS 91-133, 135

PARCEL #	1088	1089	1090
AK DIVISION OF LANDS (ADL) #	224883	224839	224835
MERIDIAN TOWNSHIP RANGE SECTION	S 025S 024W 32	S 025S 024W 32	S 025S 024W 34
SURVEY	ASLS 91-133	ASLS 91-133	ASLS 91-135
ACRES	11.920	19.830	12.980
TRACT	A	C	C
MINIMUM BID	\$17,800	\$16,000	\$16,000

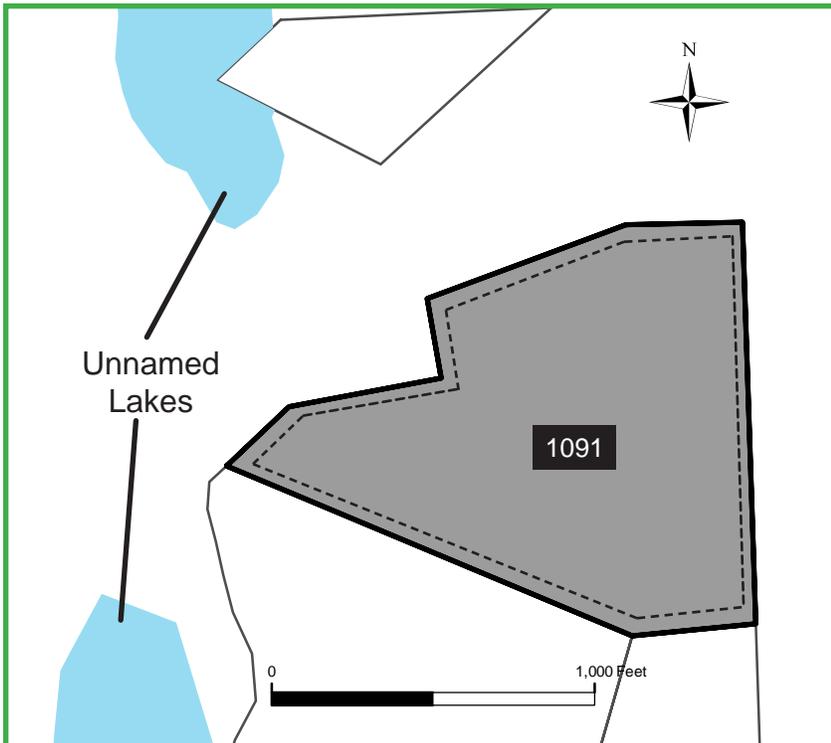


<b>LOCATION</b>	Parcels are on the north-eastern shore of Kupreanof Peninsula, along Kupreanof Strait. The peninsula is approximately 13 miles northwest of Port Lions and approximately 43 miles northwest of the city of Kodiak.
<b>ACCESS</b>	Access to the parcels is via boat or floatplane from the water along Kupreanof Strait.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Subject to platted easements and reservations of record, see ASLS 91 - 133 and 91 - 135.
<b>MUNICIPAL AUTHORITY</b>	Parcels are located within the Kodiak Island Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	There is a 12' x 12' dilapidated cabin/shed and outhouse on parcel 1088. Any improvement, clean up or removal of these structures will become the responsibility of the purchaser.

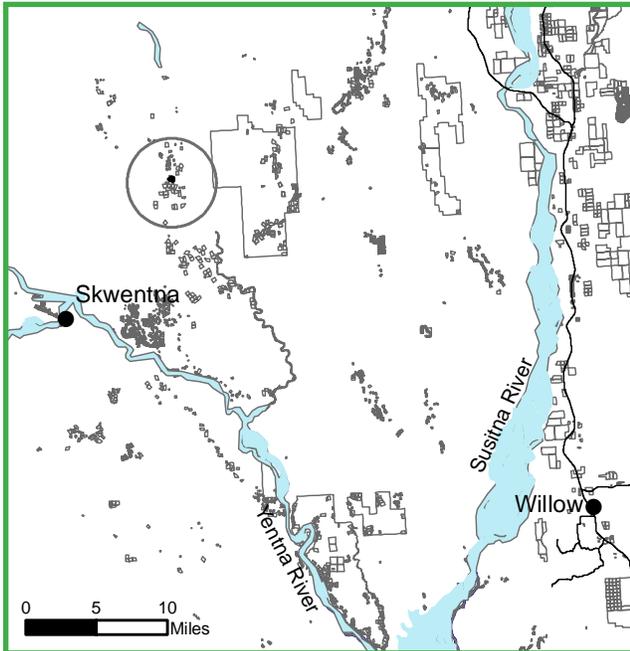
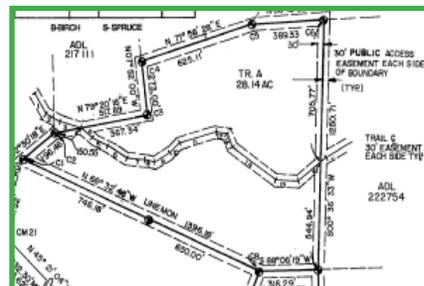


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Lake Creek Homestead - ASLS 88-17



PARCEL #	1091
AK DIVISION OF LANDS (ADL) #	222786
MERIDIAN TOWNSHIP RANGE SECTION	S023N009W09,10
SURVEY	ASLS 88-17
ACRES	28.140
TRACT	A
MINIMUM BID	\$15,600

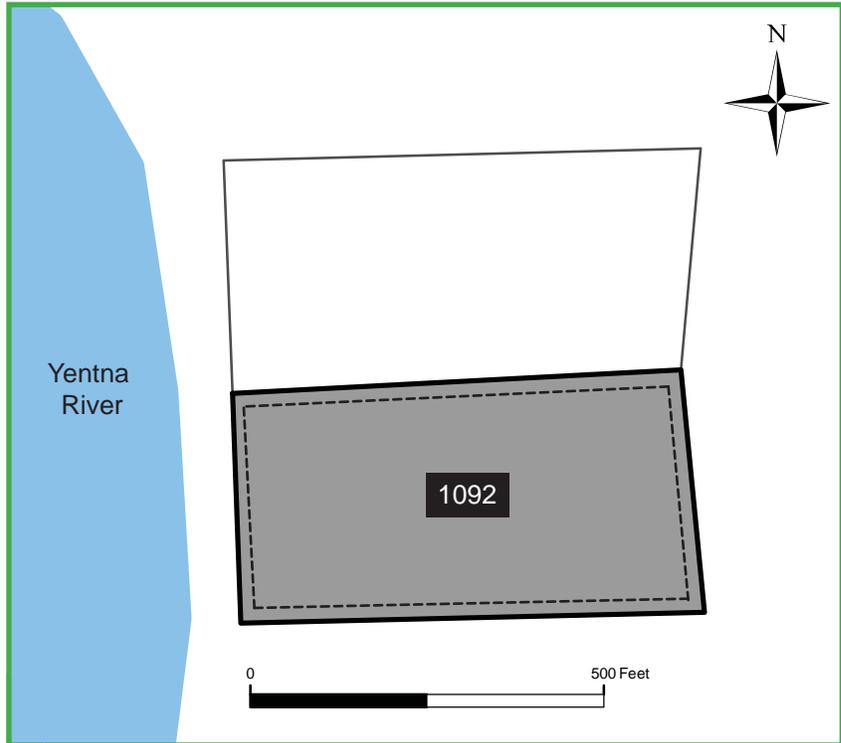


<b>LOCATION</b>	This parcel is located 65 miles northwest of Anchorage, in the area between Lake Creek and the Kahiltna River.
<b>ACCESS</b>	This is a remote parcel and does not have constructed access. Access to this parcel is by snowmachine or plane.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	

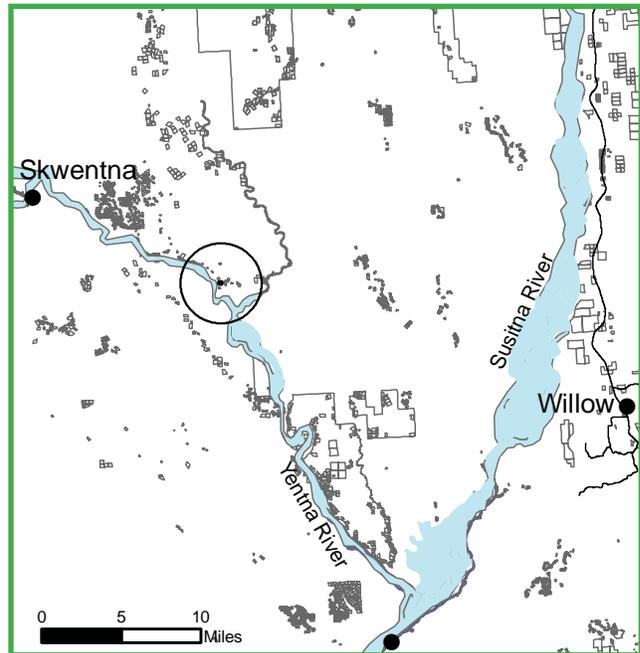
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Lake Creek McDougal Remote - ASLS 82-175

<b>PARCEL #</b>	1092
<b>AK DIVISION OF LANDS (ADL) #</b>	209570
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	S021N008W30
<b>SURVEY</b>	ASLS 82-175
<b>ACRES</b>	4.970
<b>TRACT</b>	B
<b>MINIMUM BID</b>	\$23,400



<b>LOCATION</b>	This Parcel is located 55 miles northwest of Anchorage, approximately two miles north of the confluence of the Yentna and Kahiltna rivers.
<b>ACCESS</b>	Primary access to this parcel is via the Yentna river, by boat in the summer and snowmachine in the winter.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>A small tract of public land separates this parcel from the Yentna river.</p> <p>Subject to all platted easements and reservations of record, see ASLS 82-175.</p>
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	This parcel is subject to an oil and gas exploration license (ADL 390078).

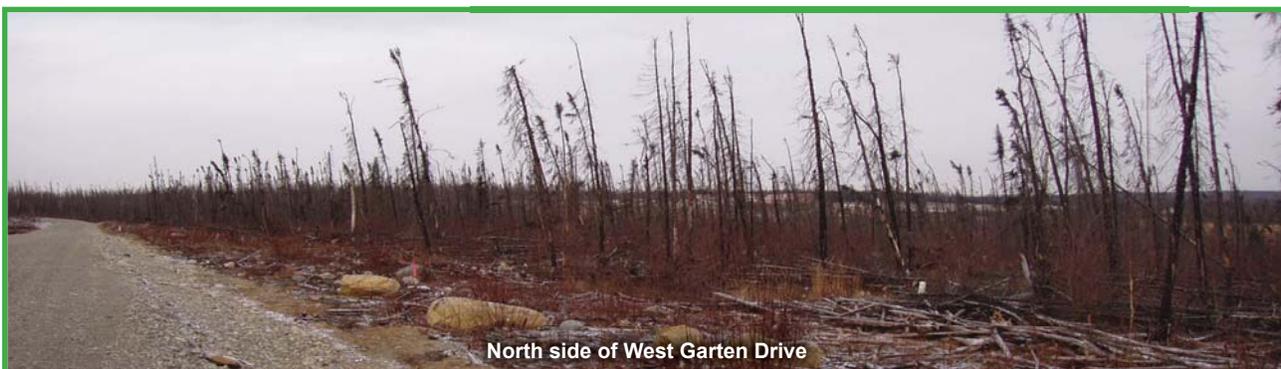


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Mystery Alaska Subdivision, Phase II - ASLS 2004-32



South side of West Garten Drive



North side of West Garten Drive

<b>LOCATION</b>	The Mystery Alaska subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson's Road.
<b>ACCESS</b>	From the Parks Highway, turn south on South Johnson's Road. One half mile down South Johnson's Road, turn west onto Garten Drive to access the individual parcels.
<b>UTILITIES</b>	<p>Electricity and telephone service are available along South Johnson's Road. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315.</p>
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	These parcels are a part of Mystery Alaska Subdivision Phase II (ASLS 2004-32). An adjacent group of parcels from Mystery Alaska Subdivision Phase II (ASLS 2004-32) were previously offered in Auction #458 in 2008 and #446 in 2007, Mystery Alaska Subdivision Phase I (ASLS 2002-28) was previously offered in Auction #433 in 2004.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Mystery Alaska Subdivision, Phase II - ASLS 2004-32



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1093	229621	S017N002W18	ASLS 2004-32	1.00	2	1	\$22,500
1094	229623	S017N002W18	ASLS 2004-32	1.00	4	1	\$21,400
1095	229626	S017N002W18	ASLS 2004-32	1.00	7	1	\$20,300
1096	229629	S017N002W18	ASLS 2004-32	1.28	2	2	\$28,800
1097	229631	S017N002W18	ASLS 2004-32	1.28	4	2	\$28,800
1098	229633	S017N002W18	ASLS 2004-32	1.27	6	2	\$27,100
1099	229635	S017N002W18	ASLS 2004-32	1.27	8	2	\$27,100



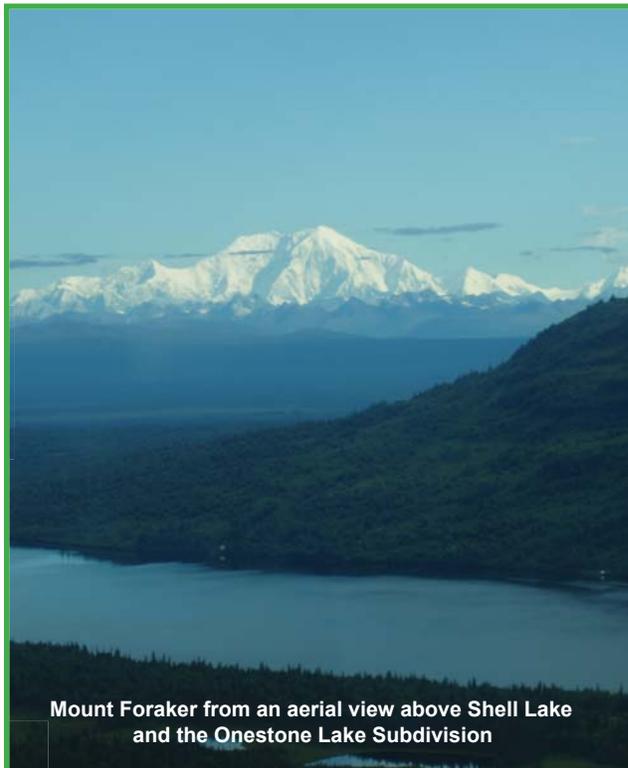
## Onestone Lake - ASLS 81-110



Looking south over Shell Lake into the Onestone Lake Subdivision

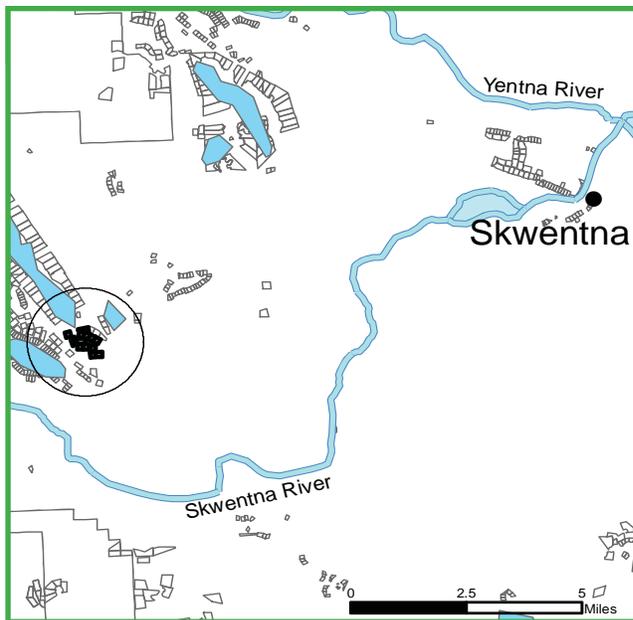


Looking north towards the southern tip of Shell Lake



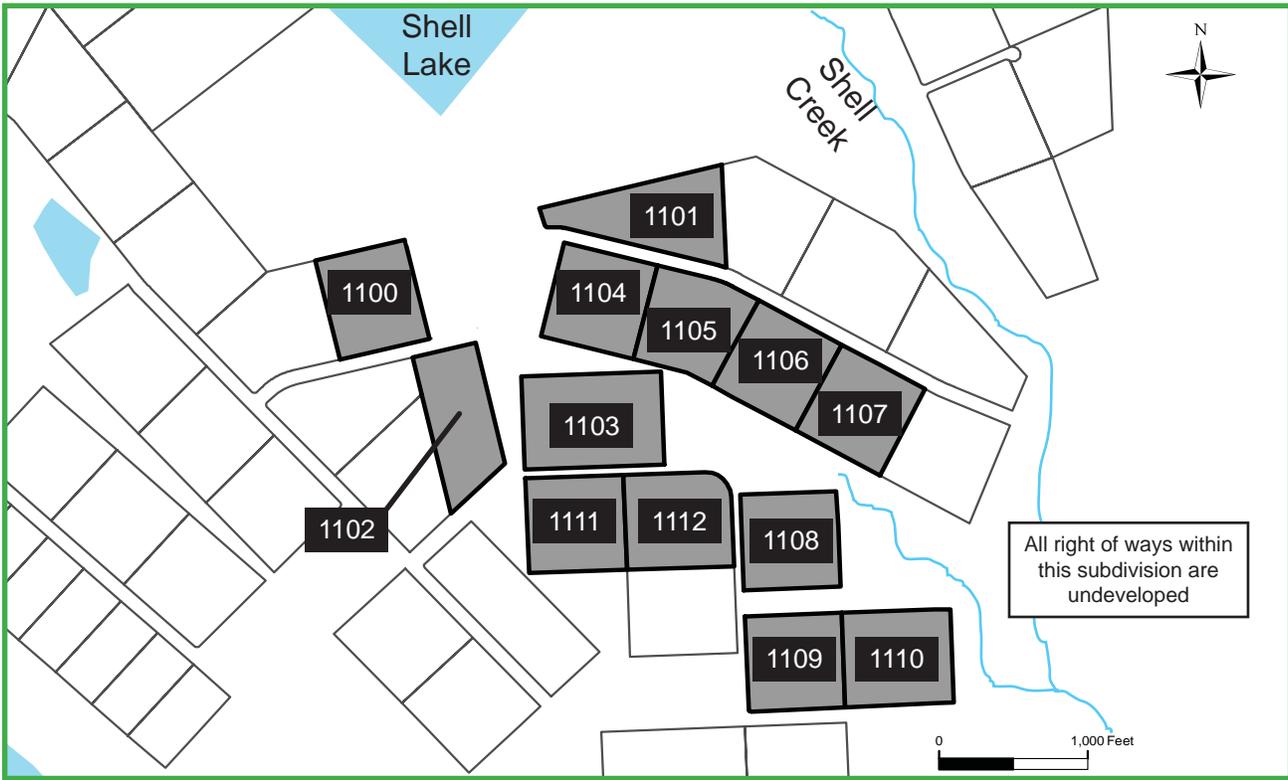
Mount Foraker from an aerial view above Shell Lake and the Onestone Lake Subdivision

<b>LOCATION</b>	The Onestone Lake subdivision is located approximately 60 miles northwest of Anchorage and 11 miles west of Skwentna.
<b>ACCESS</b>	The only year round access is by aircraft using either Shell Lake or Onestone Lake as a landing area in the summer or by snowmachine in the winter, and then along platted right of ways or dedicated easements.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record. Please see ASLS 81-110 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as document number 82-71.</p>
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	



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: [plats.landrecords.info/](http://plats.landrecords.info/).

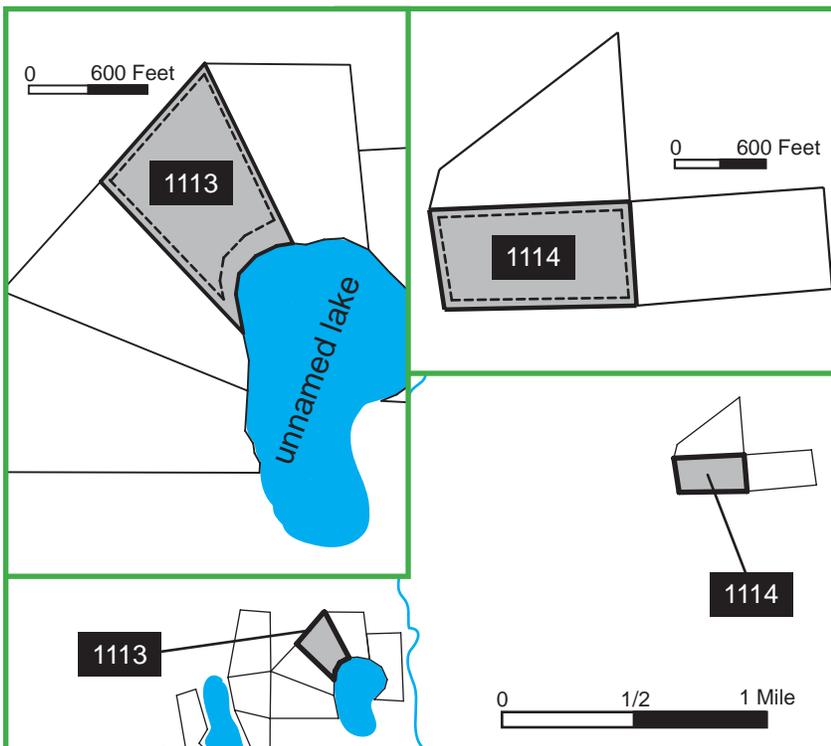
## Onestone Lake - ASLS 81-110



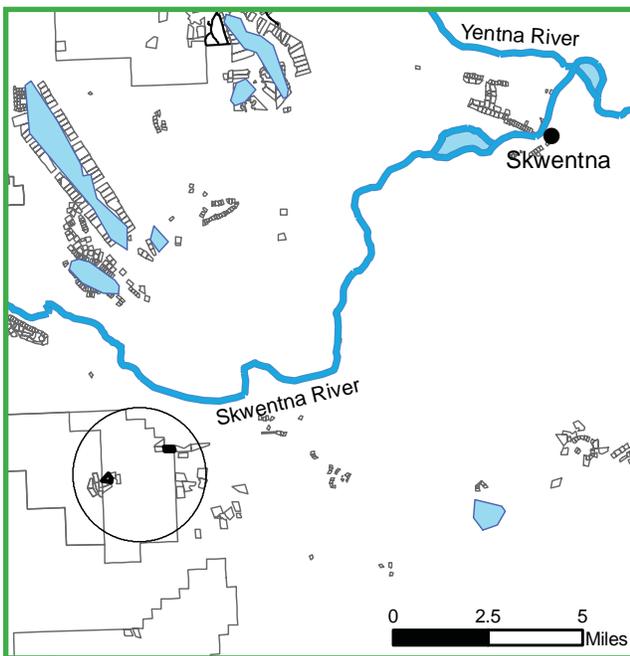
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1100	215743	S021N012W8	ASLS 81-110	10	2	8	\$7,000
1101	215749	S021N012W8	ASLS 81-110	11.4	1	9	\$7,800
1102	215759	S021N012W8	ASLS 81-110	10	3	11	\$7,000
1103	215760	S021N012W8	ASLS 81-110	14	4	11	\$9,000
1104	215761	S021N012W8	ASLS 81-110	10	5	11	\$7,000
1105	215762	S021N012W8,9	ASLS 81-110	10	6	11	\$7,000
1106	215763	S021N012W8,9	ASLS 81-110	10	7	11	\$7,000
1107	215764	S021N012W9	ASLS 81-110	10.03	8	11	\$7,000
1108	215765	S021N012W9	ASLS 81-110	10	10	11	\$7,000
1109	215766	S021N012W9	ASLS 81-110	10.03	11	11	\$7,000
1110	215767	S021N012W9	ASLS 81-110	11.23	12	11	\$7,900
1111	215793	S021N012W8	ASLS 81-110	10	2	17	\$7,000
1112	215794	S021N012W8	ASLS 81-110	10.82	3	17	\$7,600



## Quartz Creek West Remote - ASLS 2003-42



PARCEL #	1113	1114
AK DIVISION OF LANDS (ADL) #	229078	228744
MERIDIAN TOWNSHIP RANGE SECTION	S020N012W07	S020N012W05
SURVEY	ASLS 2003-42	ASLS 2003-42
ACRES	12.89	19.61
TRACT	H	L
MINIMUM BID	\$12,200	\$14,000

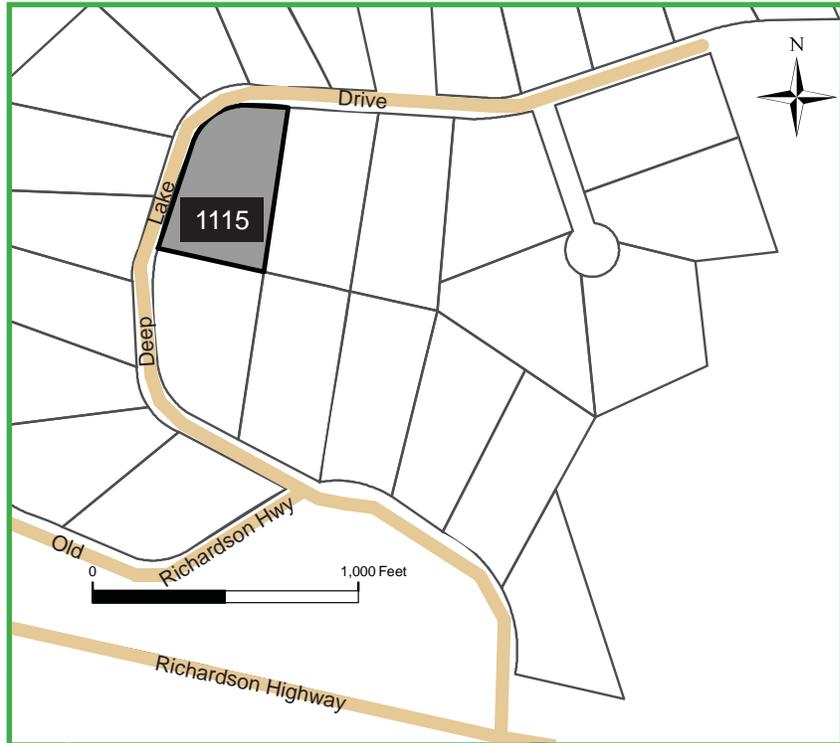


<b>LOCATION</b>	The Quartz Creek West area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.
<b>ACCESS</b>	Access to the area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the NE corner of the staking area) to the mouth of Quartz Creek. A small lake located in T20NR12W sec. 7 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.
<b>UTILITIES</b>	None.  Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record. Please see ASLS 2003 - 42 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	Potential views of Alaska Range.

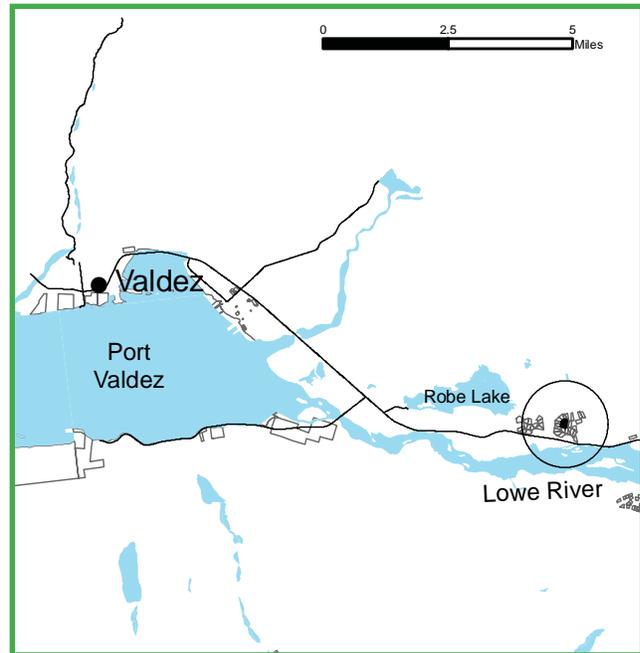
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Robe Lake - ASLS 79-146

PARCEL #	1115
AK DIVISION OF LANDS (ADL) #	206072
MERIDIAN TOWNSHIP RANGE SECTION	C009S005W22
SURVEY	ASLS 79-146
ACRES	4.863
LOT	7
BLOCK	4
MINIMUM BID	\$34,000

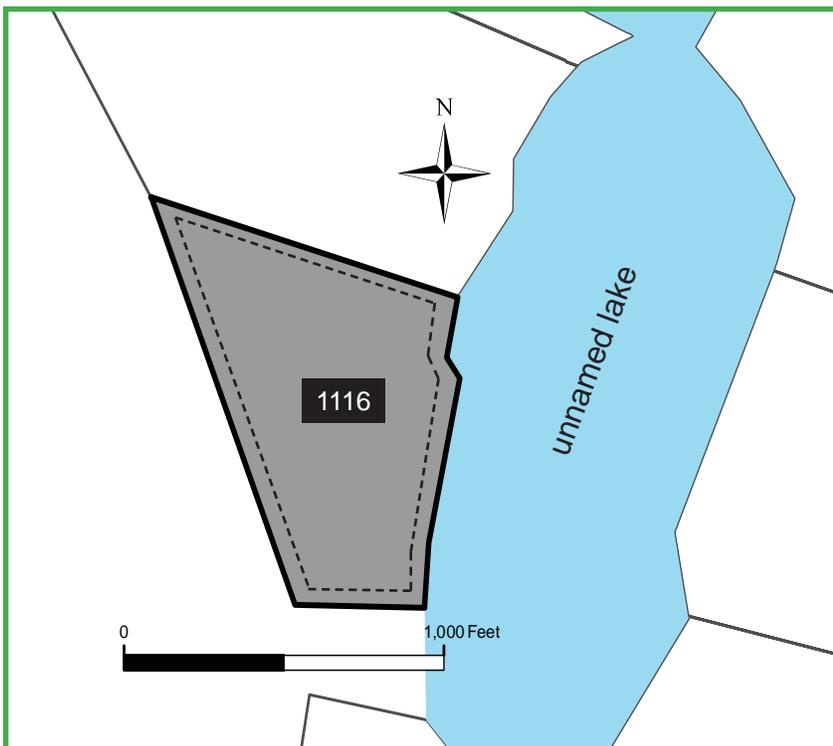


<b>LOCATION</b>	The Robe Lake Subdivision is located approximately 10 miles southeast of Valdez and 1 mile southeast of Robe Lake, north of the Richardson Highway.
<b>ACCESS</b>	Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.
<b>UTILITIES</b>	<p>Electricity and telephone hookups are available to the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record. Please see ASLS 79-146 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as document number 82-71.</p>
<b>MUNICIPAL AUTHORITY</b>	This parcel is not within the boundaries of an organized borough, but it is located within the Valdez Corporate Boundary, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	Views of Mount Francis and surrounding peaks from the parcel. See Brochure cover photo.

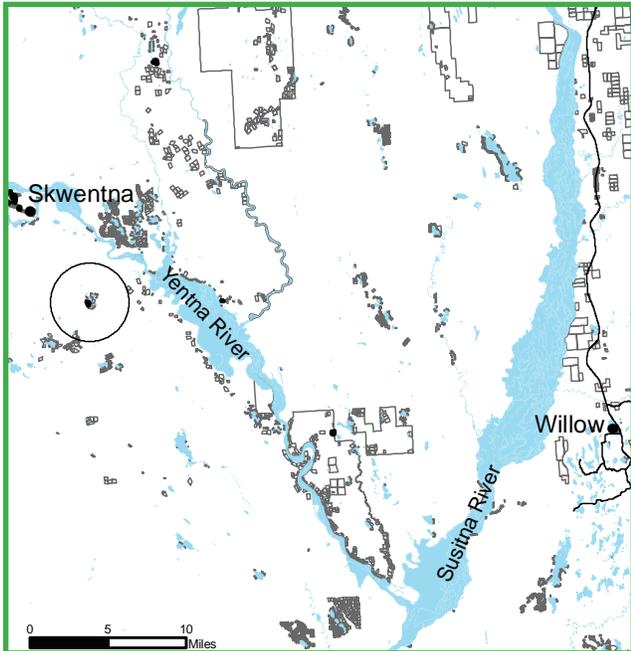


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Skwentna Flats Remote - ASLS 85-162



PARCEL #	1116
AK DIVISION OF LANDS (ADL) #	217096
MERIDIAN TOWNSHIP RANGE SECTION	S021N010W26,27
SURVEY	ASLS 85-162
ACRES	15.200
TRACT	C
MINIMUM BID	<b>\$19,800</b>

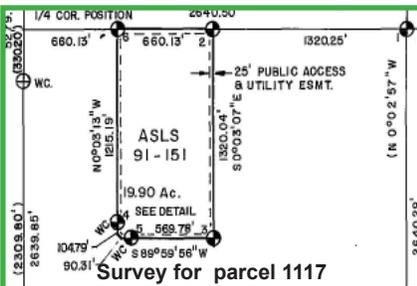
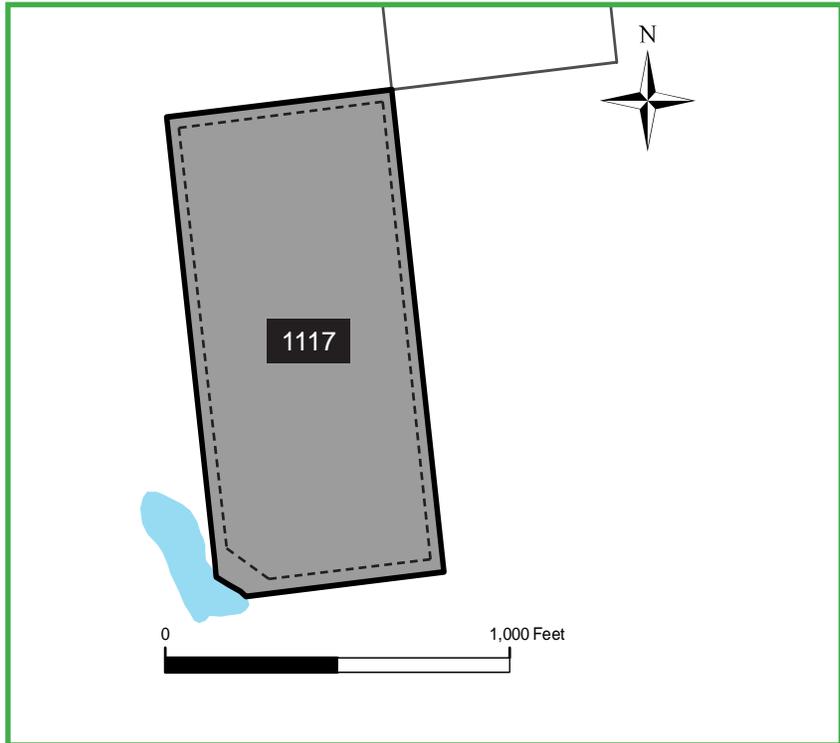


<b>LOCATION</b>	Located approximately 60 miles northwest of Anchorage and 7 miles southeast of Skwentna. The project lies west of the Yentna River's Twenty-mile Slough and east of Eight Mile Lake.
<b>ACCESS</b>	Access is by floatplane in the summer and snowmachine in the winter.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 91 - 151.
<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>NOTES</b>	

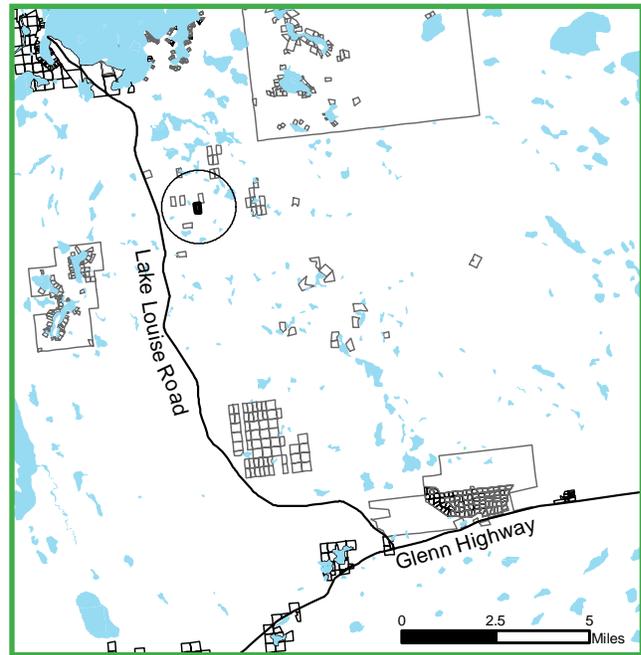
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## South Lake Louise Remote - ASLS 91-151

PARCEL #	1117
AK DIVISION OF LANDS (ADL) #	222636
MERIDIAN TOWNSHIP RANGE SECTION	C005N007W11
SURVEY	ASLS 91-151
ACRES	19.9
MINIMUM BID	\$18,200



<b>LOCATION</b>	The South Lake Louise Homestead area is located on the Copper River Plateau approximately 35 miles west of Glennallen, approximately 13 miles north of the Glenn Highway and 1 mile east of the Lake Louise Road.
<b>ACCESS</b>	Access is available by taking the Glenn Highway turning north onto Lake Louise Road for approximately 13 miles and then overland approximately 1 mile either via section lines or across state land following the uses generally allowed on state land 11 AAC 96.020.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 91 - 151.
<b>MUNICIPAL AUTHORITY</b>	This parcel is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This parcel is located in a popular winter recreation area. There are many snowmachine trails located near here. This area is also a popular summer fishing area for Rainbow Trout and Northern Pike.



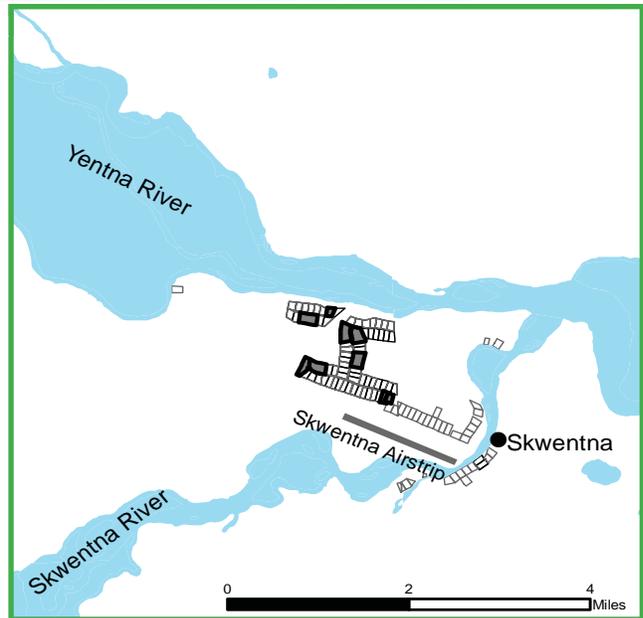
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Skwentna Station - ASLS 79-205



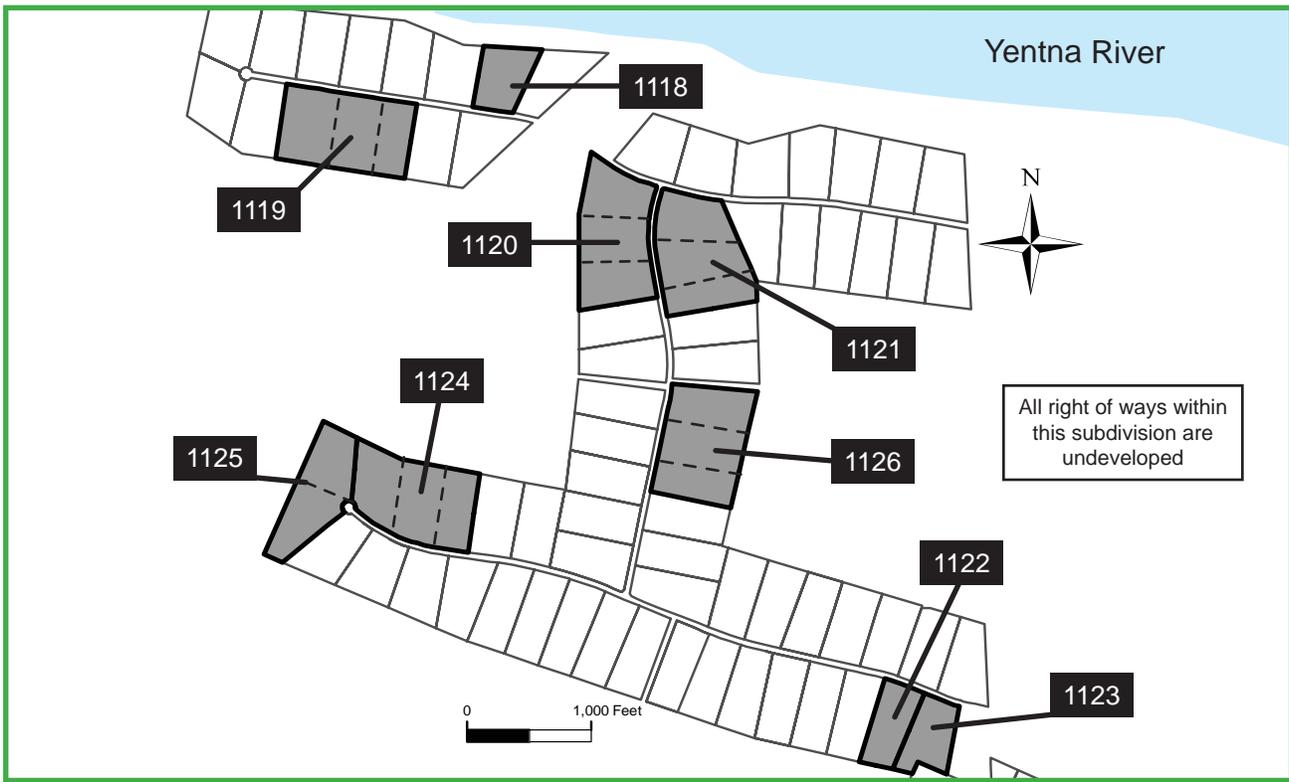
Looking southeast towards the Skwentna Station Subdivision from over the Yentna River

<b>LOCATION</b>	The Skwentna Station Subdivision is approximately 75 miles northwest of Anchorage, near the confluence of the Yentna and Skwentna Rivers.
<b>ACCESS</b>	Skwentna Station is located on the south shore of the Yentna River directly north of the Skwentna Airport. Access is provided primarily by the airport facilities but may also be gained via the Yentna River or snowmachine along section line rights-of-way or other public lands.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 79 - 205.</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.</p>
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	Skwentna is a small remote community with a population of just over 100 people. This area is located along popular long distance snowmachine routes.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Skwentna Station - ASLS 79-205



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1118	205103	S022N011W24	ASLS 79-205	4.898	2	2	\$24,200
1119	205112	S022N011W23, 24	ASLS 79-205	14.96	11, 12, 13	2	\$11,200
1120	205117	S022N011W24	ASLS 79-205	14.791	1, 2, 3	3	\$11,100
1121	205128	S022N011W24	ASLS 79-205	14.752	7, 8, 9	4	\$11,100
1122	206000	S022N011W25	ASLS 79-205	5.000	33	3	\$5,700
1123	206001	S022N011W25	ASLS 79-205	5	34	3	\$5,700
1124	206216	S022N011W24	ASLS 79-205	14.599	13, 14, 15	3	\$10,900
1125	206219	S022N011W23, 24	ASLS 79-205	9.711	16, 17	3	\$8,400
1126	206227	S022N011W24	ASLS 79-205	14.795	12, 13, 14	4	\$11,100

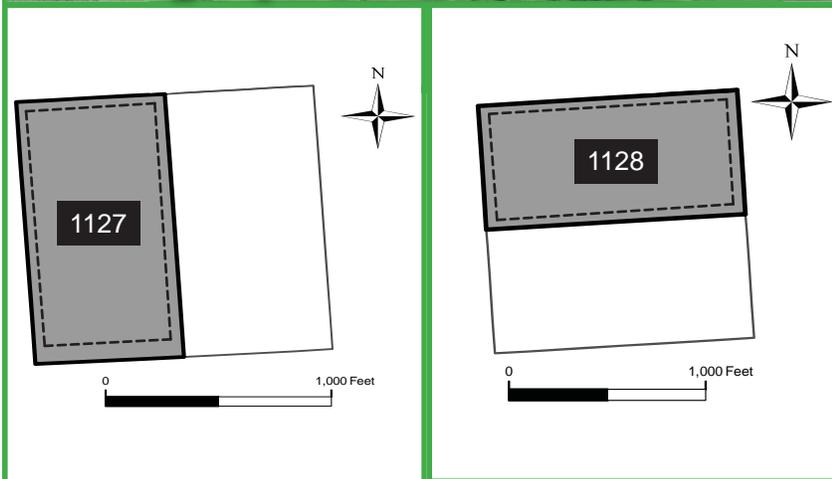


Looking towards the Yentna River and the parcels in the northern half of Blocks 3 and 4.

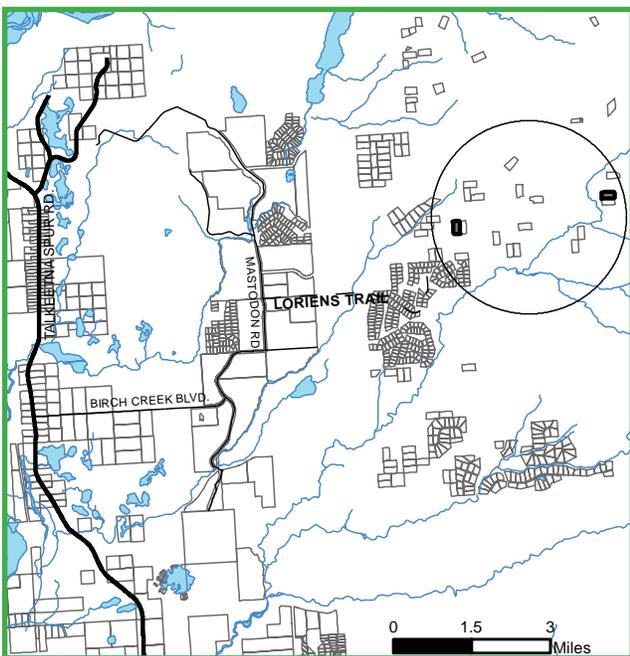


Looking West over Skwentna Station Subdivision

## Talkeetna Foothills - ASLS 91-188



<b>PARCEL #</b>	1127	1128
<b>AK DIVISION OF LANDS (ADL) #</b>	223578	224286
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	S025N003W4	S025N003W1
<b>SURVEY</b>	ASLS 91-188	ASLS 91-188
<b>ACRES</b>	20.01	20.01
<b>TRACT</b>	C	E
<b>MINIMUM BID</b>	\$18,700	\$13,900

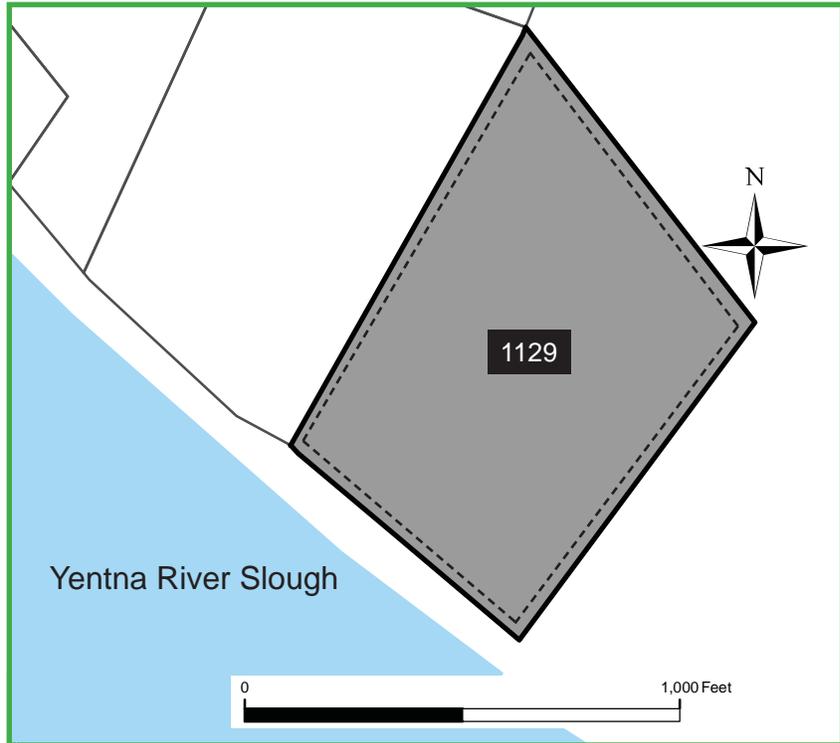


<b>LOCATION</b>	The Talkeetna Foothills Homestead area is located approximately 75 miles north of Anchorage, 7 miles southeast of Talkeetna and 3 miles southeast of Larcon Lake.
<b>ACCESS</b>	Access is provided by Answer Creek Road and Mastadon Road off the Talkeetna Spur Road and by the river corridors along the Answer Creek, Possum Creek and Middle and North Forks of Montana Creek. Further access points are provided through platted roads in Bald Mountain Subdivision (ASLS 80-176) and South Bald Mountain Subdivision (ASLS 82-1). Rights-of-way ADL 215311 and 210844 provide additional access corridors.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 91 - 188.
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	The closest community to these parcels is Talkeetna. There is no road access from the parcels to the town of Talkeetna. Talkeetna has year round services.

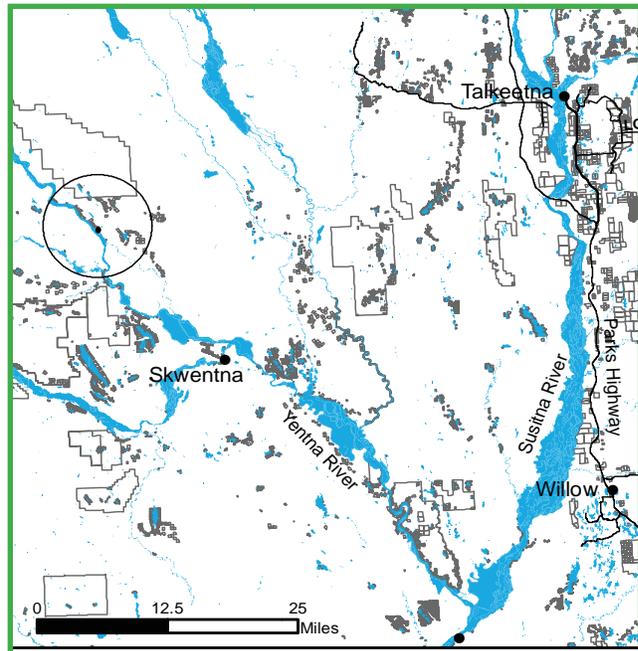
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Yenlo Hills Remote - ASLS 92-97

<b>PARCEL #</b>	1129
<b>AK DIVISION OF LANDS (ADL) #</b>	216457
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	S024N012W20
<b>SURVEY</b>	ASLS 92-97
<b>ACRES</b>	17.42
<b>MINIMUM BID</b>	\$24,800

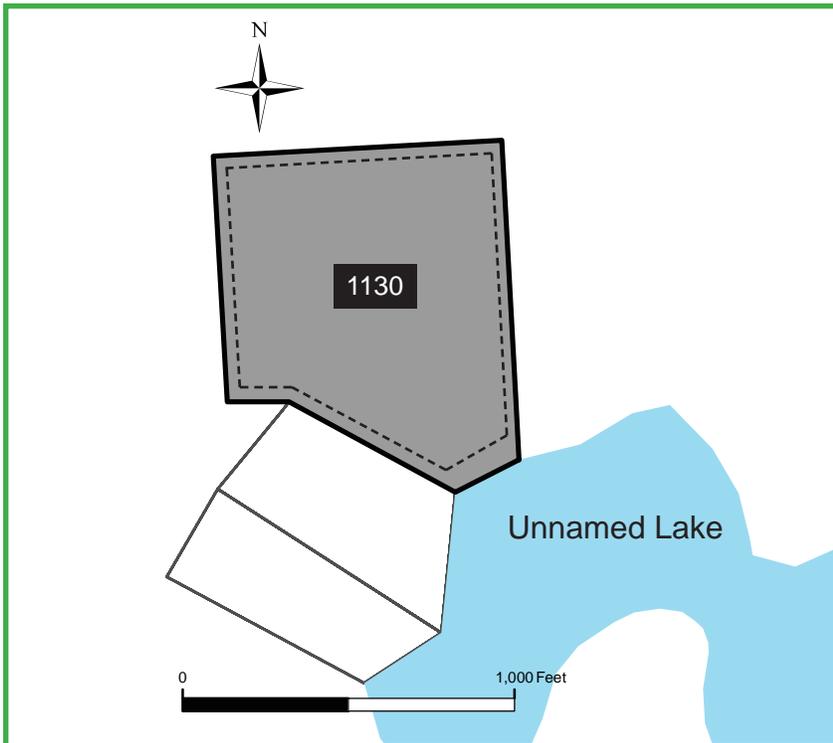


<b>LOCATION</b>	Yenlo Hills Remote area is located approximately 85 air miles northwest of Anchorage between the Alaska Range and the Yenlo Hills.
<b>ACCESS</b>	Access is by boat via the Susitna and Yenlo Rivers, or by float-plane to Donkey Creek Lake about two miles to the east.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 92 - 97.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	

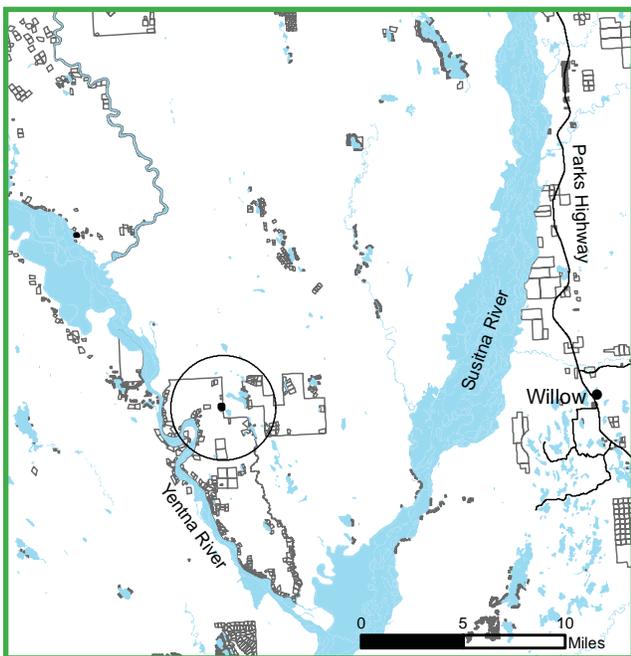


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Yentna II Remote - ASLS 96-35



<b>PARCEL #</b>	1130
<b>AK DIVISION OF LANDS (ADL) #</b>	220086
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	S019N007W7
<b>SURVEY</b>	ASLS 96-35
<b>ACRES</b>	19.64
<b>MINIMUM BID</b>	\$19,900



<b>LOCATION</b>	Located approximately 50 miles northwest of Anchorage and 20 miles west of Wasilla, between Fish Creek and the Yentna river.
<b>ACCESS</b>	Primary access to this parcel is by float plane to the unnamed lake along the southern lot line.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 96-35.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	

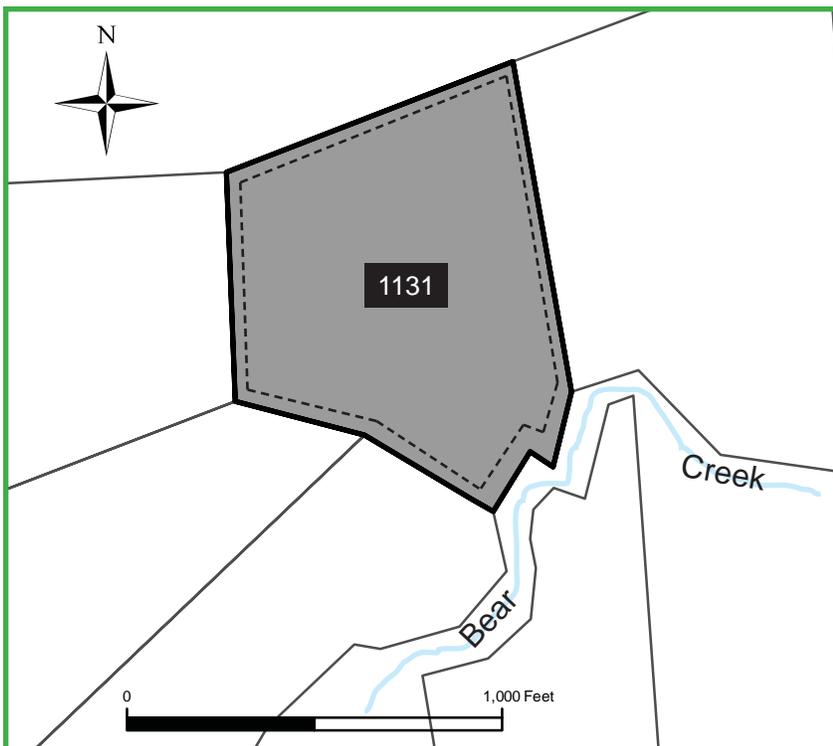
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Northern Region

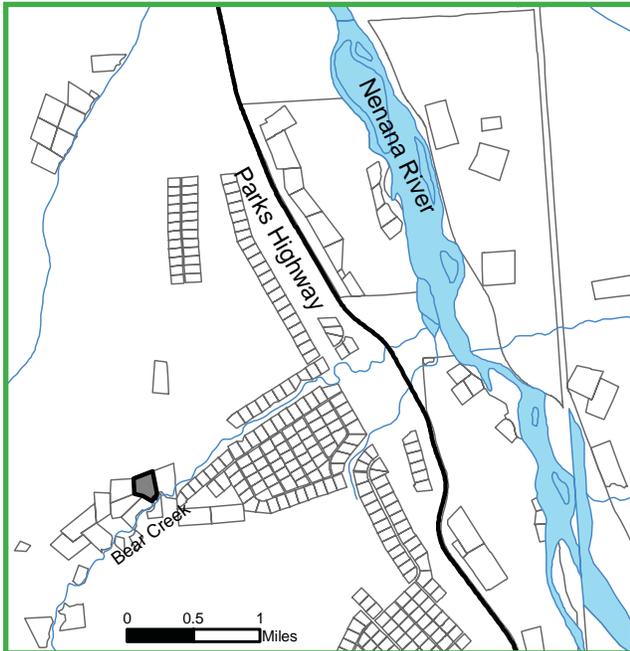


AREA NAME	PAGE #
Bear Creek Remote	70
Haystack	71
Dune Lake	72 - 73
Geskakmina Lake	74 - 75
Glenn	76 - 77
Hayes Creek	78 - 79
Kantishna River Remote	80
Kindamina Lake	81
June Creek	82 - 83
Mucha Lake II	84 - 85
Olnes West	86
Riverview	87
Tatalina	88 - 89
West Twin lake	90

## Bear Creek Remote - ASLS 95-57



PARCEL #	1131
AK DIVISION OF LANDS (ADL) #	414469
MERIDIAN TOWNSHIP RANGE SECTION	F009S009W21
SURVEY	ASLS 95-57
ACRES	18.639
TRACT	A
MINIMUM BID	\$19,500

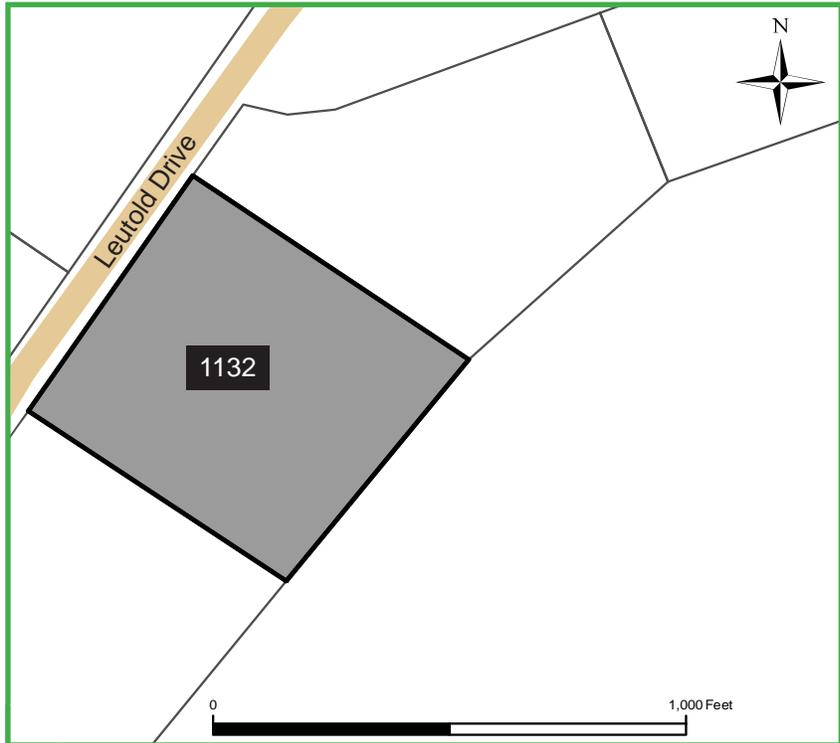


<b>LOCATION</b>	Bear Creek Remote is located approximately 26 miles north of Healy on the west side of the Parks Highway.
<b>ACCESS</b>	Access is via ATV or snow machine along a trail which heads west next to Bear Creek from approximately mile 271 of the Parks Highway.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see the ASLS.  Parcels may contain wetlands, and may require a permit prior to placement of fill materials from the Army Corp of Engineers.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Denali Borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more information.

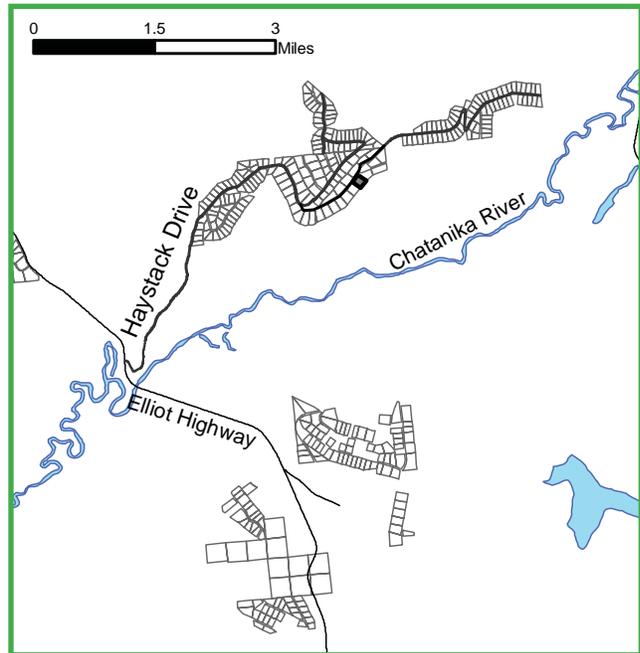
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Haystack - ASLS 80-117

PARCEL #	1132
AK DIVISION OF LANDS (ADL) #	408299
MERIDIAN TOWNSHIP RANGE SECTION	F003N001E6
SURVEY	ASLS 80-117
ACRES	9.821
LOT	17
BLOCK	6
MINIMUM BID	\$17,700



<b>LOCATION</b>	Haystack Subdivision is located approximately 24 miles north of Fairbanks.
<b>ACCESS</b>	Access is north via the Elliot Highway for 11 miles, then east on Haystack Drive to the subdivision.
<b>UTILITIES</b>	<p>Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<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 Fairbanks North Star Borough and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	<p>This subdivision is in "Critical" fire management option. See page 11 for more information.</p> <p>There are active mining claims in the vicinity of this subdivision.</p>



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Dune Lake - ASLS 81-156



View of Dune Lake from the southeast



View of Dune Lake from the southwest

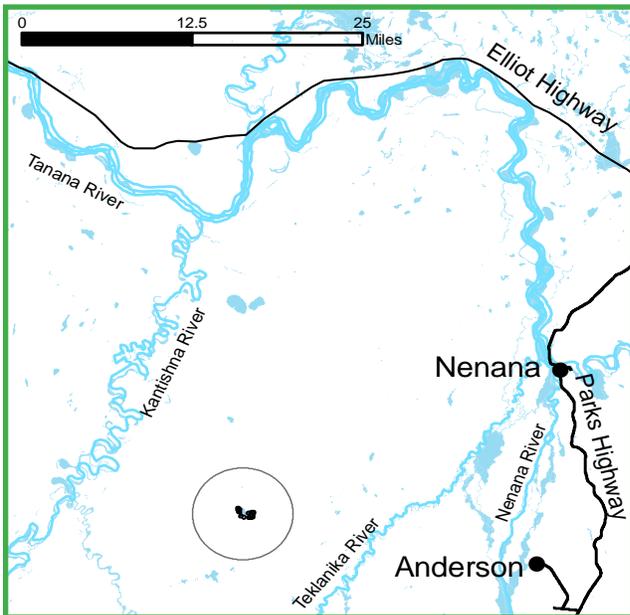


Northern half of Dune Lake from the east



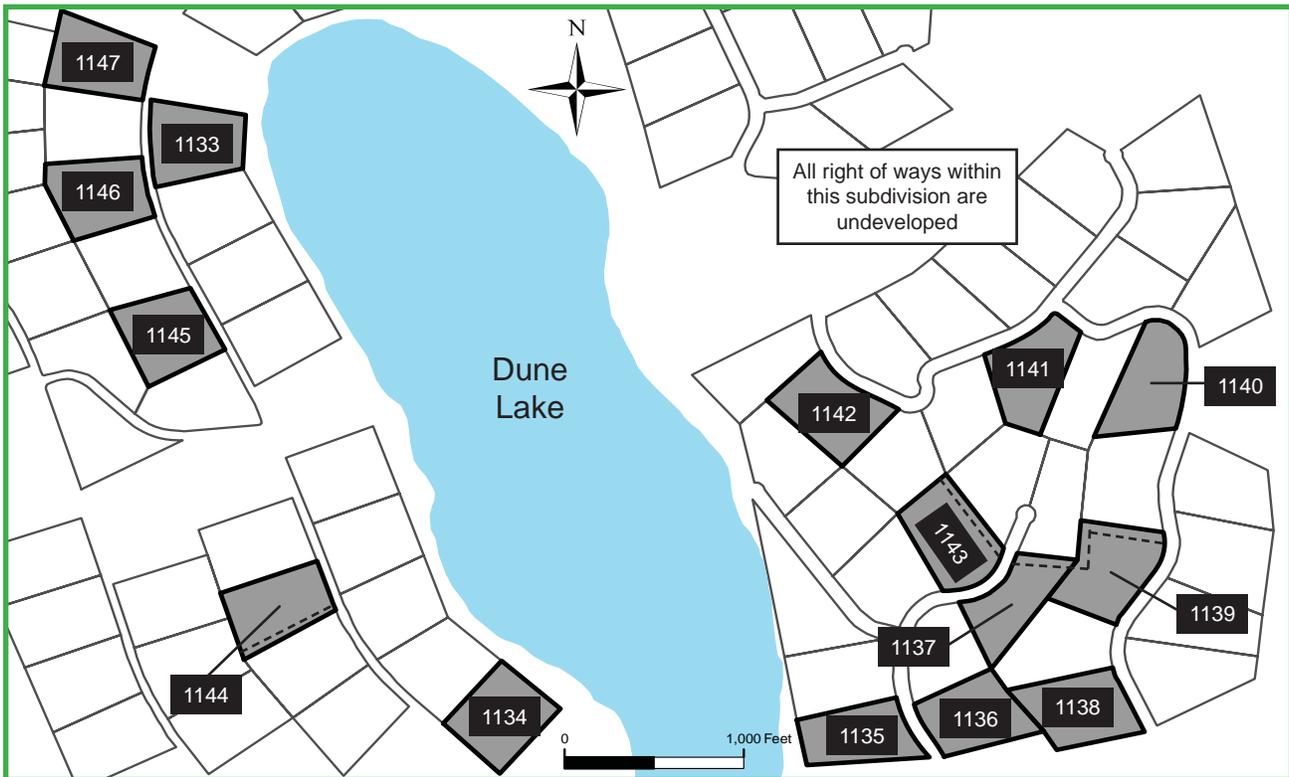
Southeastern shore of Dune Lake

<b>LOCATION</b>	Dune Lake Subdivision is approximately 45 air miles southwest of Fairbanks.
<b>ACCESS</b>	By air year round or via snowmachine trail in the winter from Nenana.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-56. Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	<p>This subdivision is in "Full" fire management option. See page 11 for more information.</p> <p>View of lake and surrounding hills.</p> <p>This subdivision is within the Nenana Basin Oil and Gas Exploration area. For more information, contact the DNR Division of Oil and Gas.</p>



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Dune Lake - ASLS 81-156



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1133	409152	F006S012W3	ASLS 81-56	4.993	3	5	\$14,500
1134	409113	F006S012W3	ASLS 81-56	4.962	11	5	\$14,400
1135	409145	F006S012W2	ASLS 81-56	4.575	3	1	\$13,300
1136	409087	F006S012W2	ASLS 81-56	4.775	15	2	\$3,500
1137	409089	F006S012W2	ASLS 81-56	4.803	17	2	\$3,600
1138	409086	F006S012W2	ASLS 81-56	4.763	14	2	\$3,500
1139	409084	F006S012W2	ASLS 81-56	4.696	12	2	\$3,500
1140	409082	F006S012W2	ASLS 81-56	4.828	10	2	\$3,600
1141	409080	F006S012W2	ASLS 81-56	4.926	8	2	\$3,600
1142	409077	F006S012W2	ASLS 81-56	4.978	5	2	\$3,700
1143	409148	F006S012W2	ASLS 81-56	4.929	20	2	\$3,600
1144	409159	F006S012W3	ASLS 81-56	4.989	5	6	\$3,700
1145	409141	F006S012W3	ASLS 81-56	4.943	11	8	\$3,700
1146	409137	F006S012W3	ASLS 81-56	4.933	7	8	\$3,700
1147	409132	F006S012W3	ASLS 81-56	4.989	2	8	\$3,700



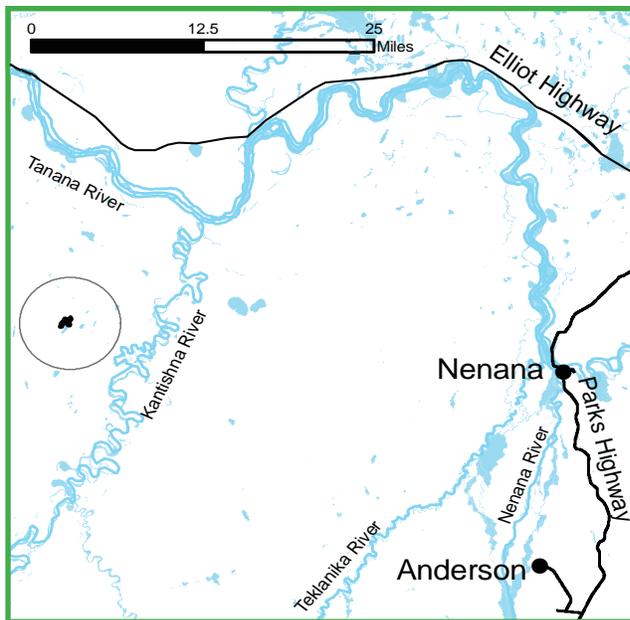
Looking east over Dune Lake

## Geskakmina Lake - ASLS 81-55



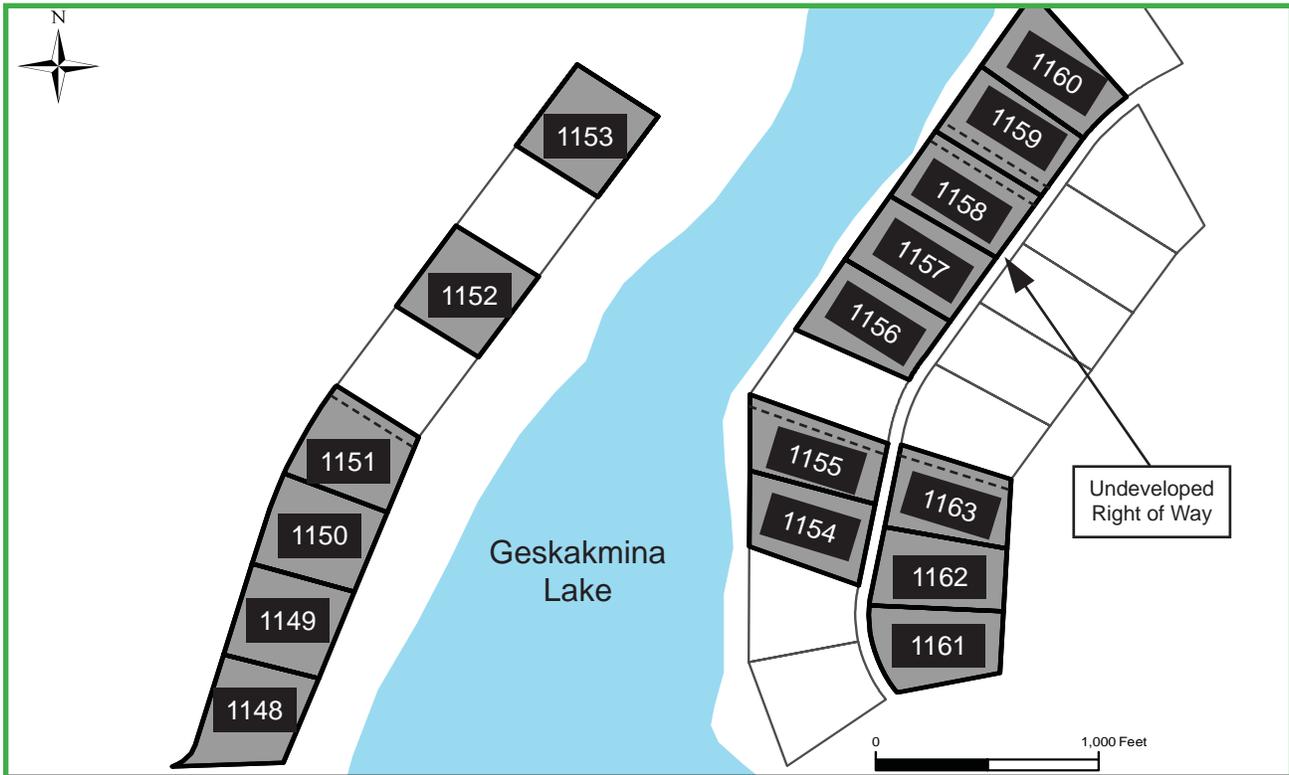
Looking north over Geskakmina Lake

<b>LOCATION</b>	Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.
<b>ACCESS</b>	By air year round or via snowmachine trail in the winter from Nenana or Manley Hot Springs..
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 81-55.</p> <p>Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.</p>
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more 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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Geskakmina Lake - ASLS 81-55

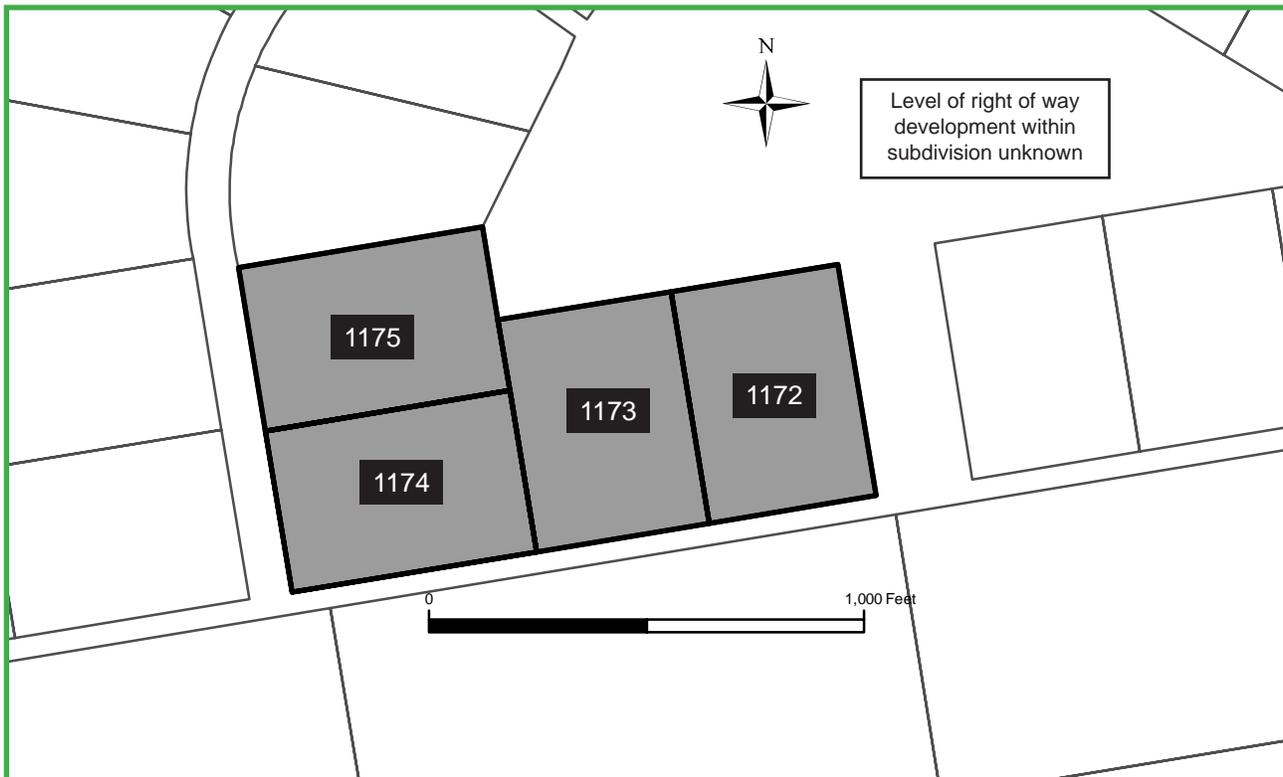


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1148	407340	F003S014W14	ASLS 81-55	4.902	1	1	\$6,900
1149	415567	F003S014W14	ASLS 81-55	4.991	2	1	\$7,000
1150	407342	F003S014W14	ASLS 81-55	4.976	3	1	\$7,000
1151	415569	F003S014W14	ASLS 81-55	4.997	4	1	\$7,000
1152	415571	F003S014W14	ASLS 81-55	4.975	6	1	\$7,000
1153	415573	F003S014W14	ASLS 81-55	4.953	8	1	\$3,100
1154	407386	F003S014W14	ASLS 81-55	4.809	3	2	\$6,700
1155	407348	F003S014W14	ASLS 81-55	4.806	4	2	\$6,700
1156	407350	F003S014W14	ASLS 81-55	4.878	6	2	\$3,000
1157	407351	F003S014W14	ASLS 81-55	4.875	7	2	\$3,000
1158	407352	F003S014W14	ASLS 81-55	4.901	8	2	\$3,000
1159	407353	F003S014W14	ASLS 81-55	4.851	9	2	\$3,000
1160	407354	F003S014W14	ASLS 81-55	4.898	10	2	\$3,000
1161	407356	F003S014W14	ASLS 81-55	4.767	1	3	\$2,800
1162	407357	F003S014W14	ASLS 81-55	4.721	2	3	\$2,800
1163	407358	F003S014W14	ASLS 81-55	4.745	3	3	\$2,800

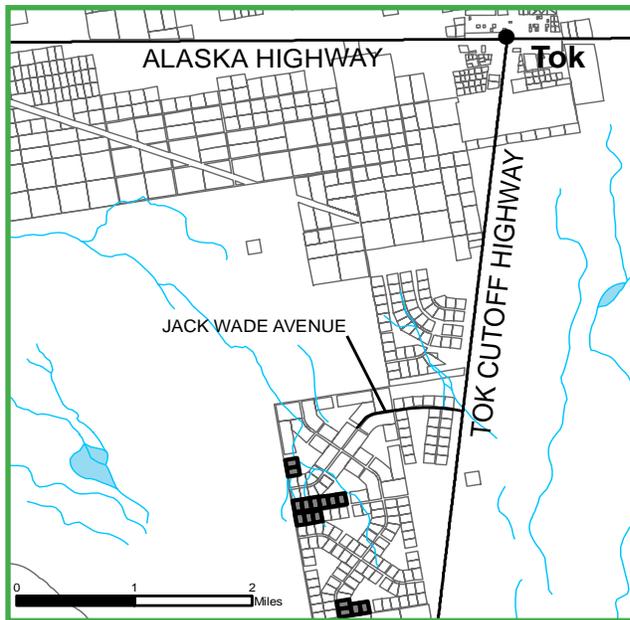


North end of Geskakmina Lake from the west

## Glenn - ASLS 81-205

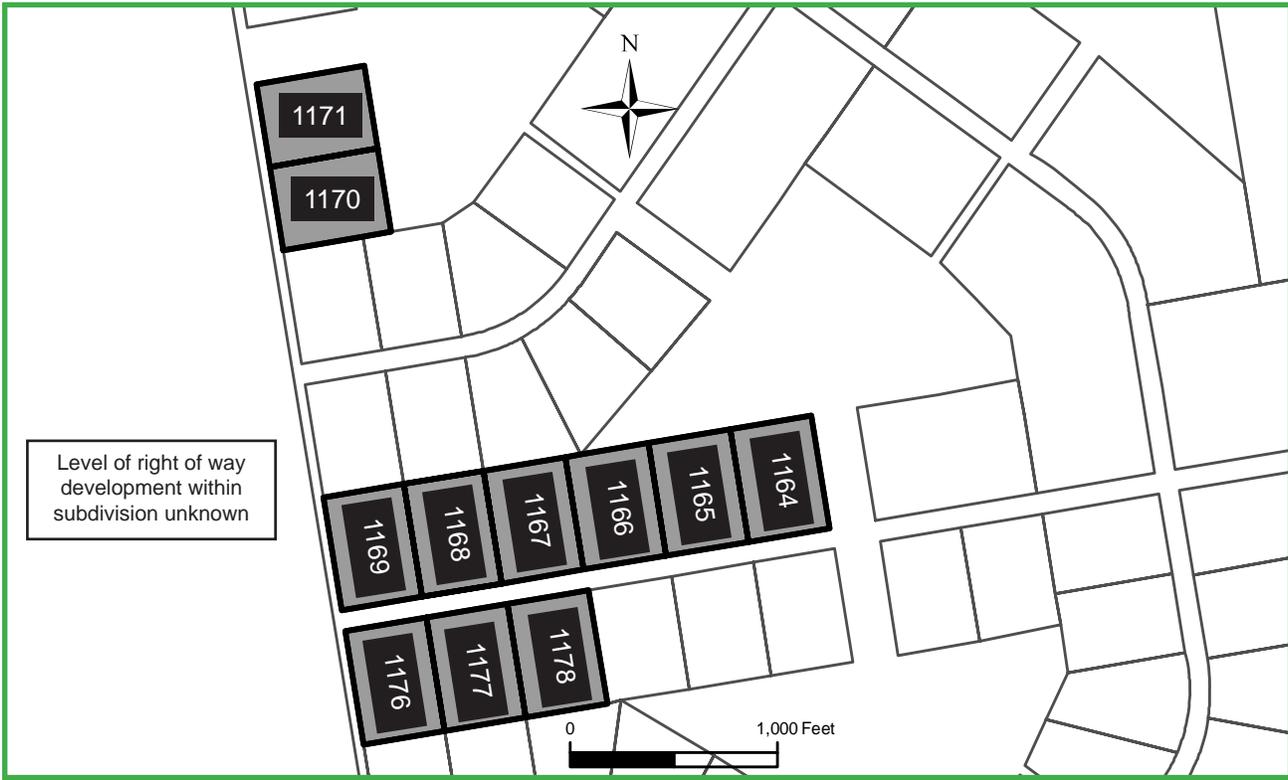


<b>LOCATION</b>	The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west side of the Tok Cutoff Highway.
<b>ACCESS</b>	From the Tok Cutoff Highway, access is by platted rights-of-way to the individual parcels. Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road and Butch Kuth Avenue have been constructed. Other rights-of-way may not be constructed.
<b>UTILITIES</b>	<p>Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 81-205.</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.</p>
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This subdivision is in "Critical" fire management option. See page 11 for more 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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Glenn - ASLS 81-205



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1164	418339	C017N012E	ASLS 81-205	5	17	5	\$7,400
1165	418340	C017N012E	ASLS 81-205	5	18	5	\$7,400
1166	418341	C017N012E	ASLS 81-205	5	19	5	\$7,400
1167	418342	C017N012E	ASLS 81-205	4.99	20	5	\$7,300
1168	418343	C017N012E	ASLS 81-205	5	21	5	\$7,400
1169	418344	C017N012E	ASLS 81-205	5	22	5	\$7,400
1170	418345	C017N012E	ASLS 81-205	5	15	4	\$7,400
1171	418346	C017N012E	ASLS 81-205	5	16	4	\$7,400
1172	418350	C017N012E	ASLS 81-205	5	7	8	\$11,500
1173	418351	C017N012E	ASLS 81-205	5	8	8	\$8,600
1174	418352	C017N012E	ASLS 81-205	5	9	8	\$8,600
1175	418353	C017N012E	ASLS 81-205	5	10	8	\$7,400
1176	418354	C017N012E	ASLS 81-205	5	1	6	\$7,400
1177	418355	C017N012E	ASLS 81-205	5	2	6	\$7,400
1178	418356	C017N012E	ASLS 81-205	5	3	6	\$7,400



## Hayes Creek - ASLS 81-20



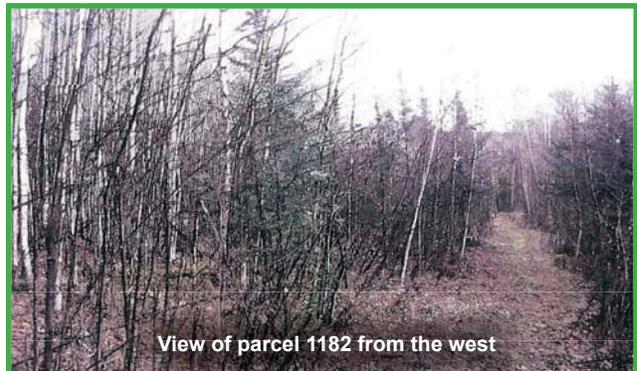
View of parcel 1183 from the west



View of parcel 1181 from the southwest

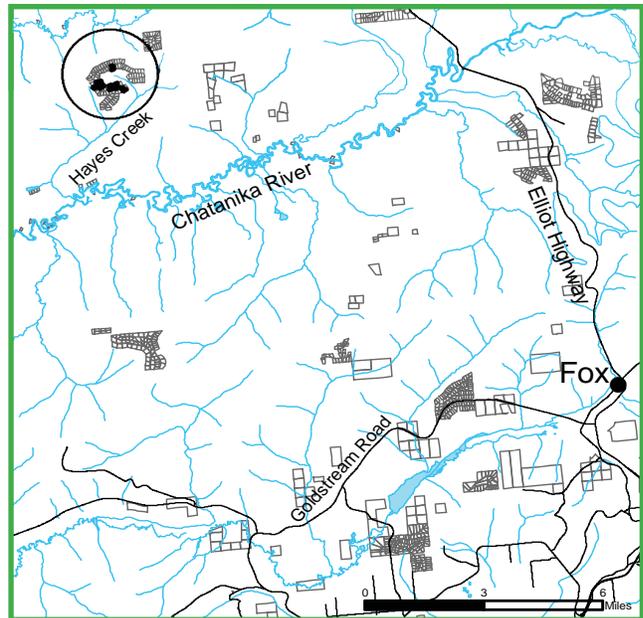


View of parcel 1179 from the east



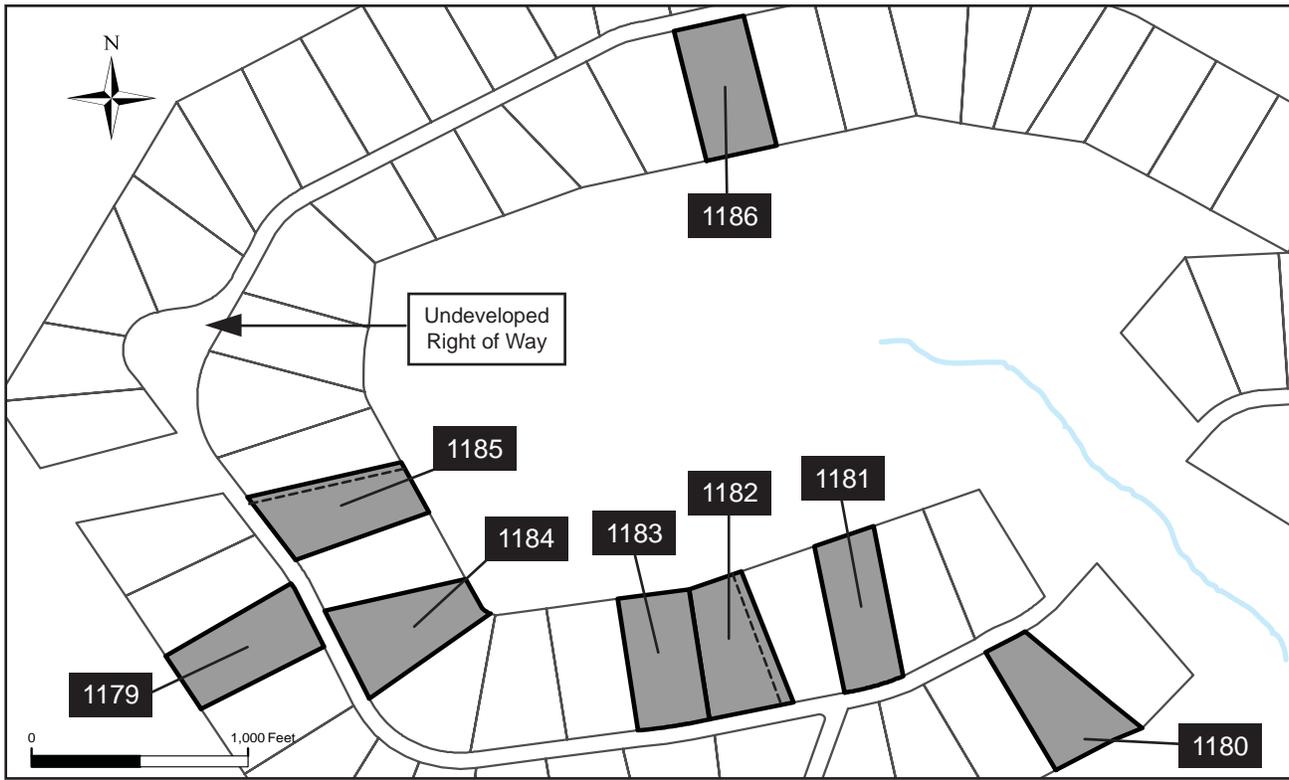
View of parcel 1182 from the west

<b>LOCATION</b>	Hayes Creek Subdivision is located approximately 13 miles north of Fairbanks, 7 miles west of the Elliot Highway and Himalaya Road.
<b>ACCESS</b>	Access is by ATV or snowmachine. From the Elliot Highway, turn west on Himalaya Road, after 4.1 miles, turn north along the pipeline right-of-way for about ½ mile, then turn west on a ridgeline trail and proceed 3.5 miles to the subdivision.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-20.
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more information.

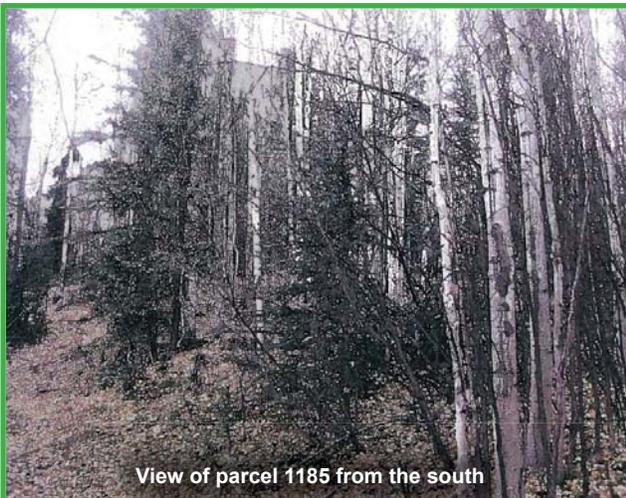


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

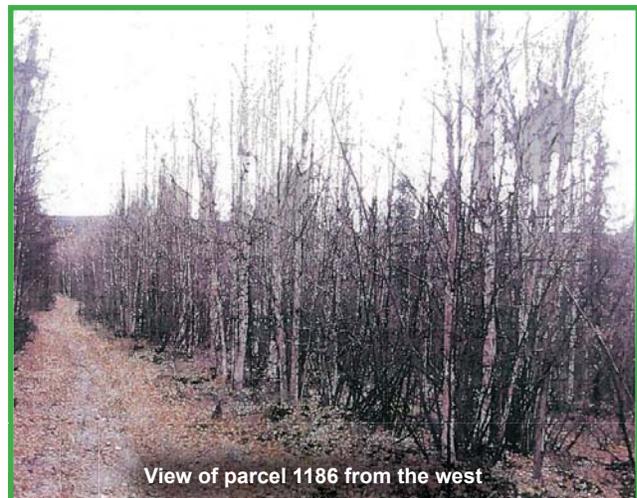
## Hayes Creek - ASLS 81-20



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1179	409266	F003N002W18	ASLS 81-20	5.079	17	1	\$5,200
1180	409351	F003N002W17, 18	ASLS 81-20	5.000	12	2	\$5,100
1181	409355	F003N002W18	ASLS 81-20	5.000	3	3	\$5,100
1182	409298	F003N002W18	ASLS 81-20	5.000	5	3	\$5,100
1183	409299	F003N002W18	ASLS 81-20	5.000	6	3	\$5,100
1184	409303	F003N002W18	ASLS 81-20	5.000	10	3	\$5,100
1185	409305	F003N002W18	ASLS 81-20	5.000	12	3	\$5,100
1186	409315	F003N002W07	ASLS 81-20	5.000	22	3	\$5,100

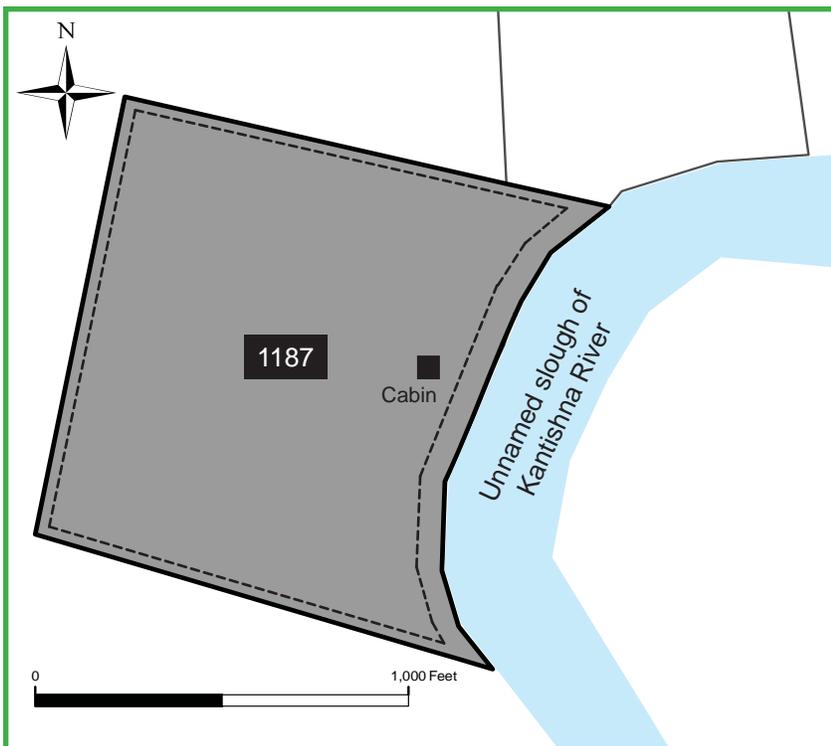


View of parcel 1185 from the south

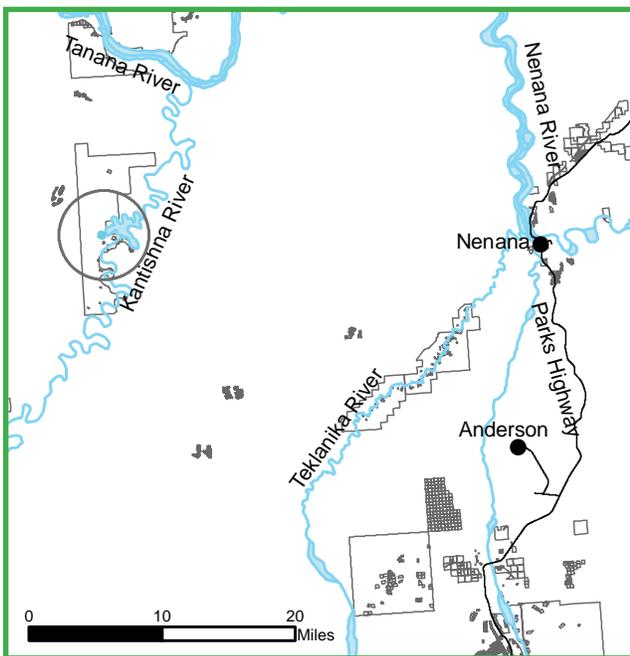


View of parcel 1186 from the west

## Kantishna River Remote - ASLS 89-103



<b>PARCEL #</b>	1187
<b>AK DIVISION OF LANDS (ADL) #</b>	403414
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F003S013W17, F004S013W05
<b>SURVEY</b>	ASLS 89-103
<b>ACRES</b>	33.330
<b>TRACT</b>	A
<b>MINIMUM BID</b>	\$40,100

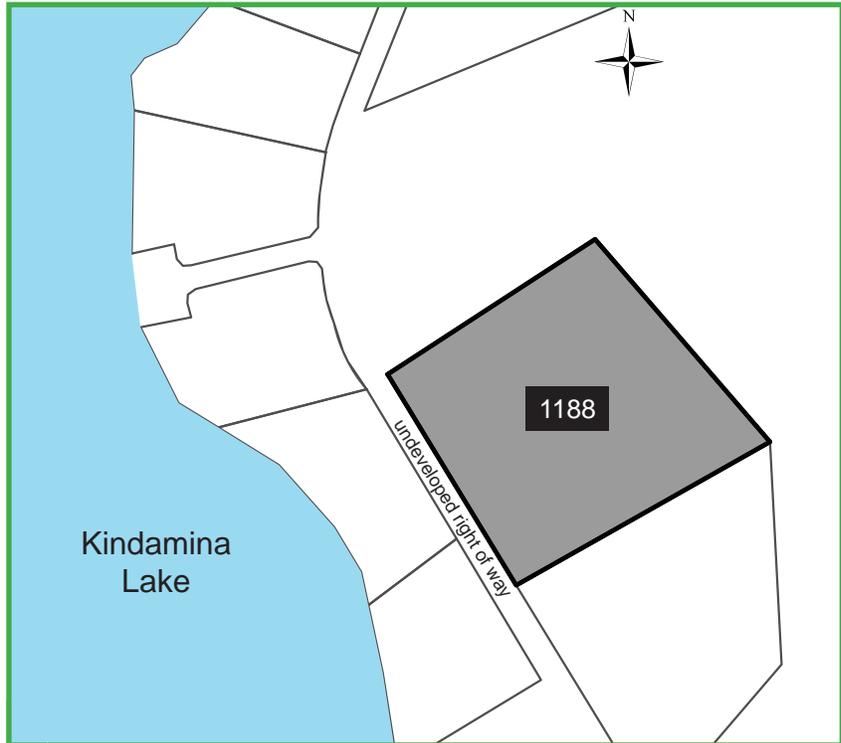


<b>LOCATION</b>	Kantishna River Remote is approximately 40 air miles west of Nenana.
<b>ACCESS</b>	By float plane or riverboat in the summer and snowmachine trails in the winter.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 89-103.  Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.
<b>MUNICIPAL AUTHORITY</b>	This parcel is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This is a large parcel with river frontage.  This area is in "Full" fire management option. See page 11 for more information.  There is a partially finished 12' x 16' cabin with loft on the parcel. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.

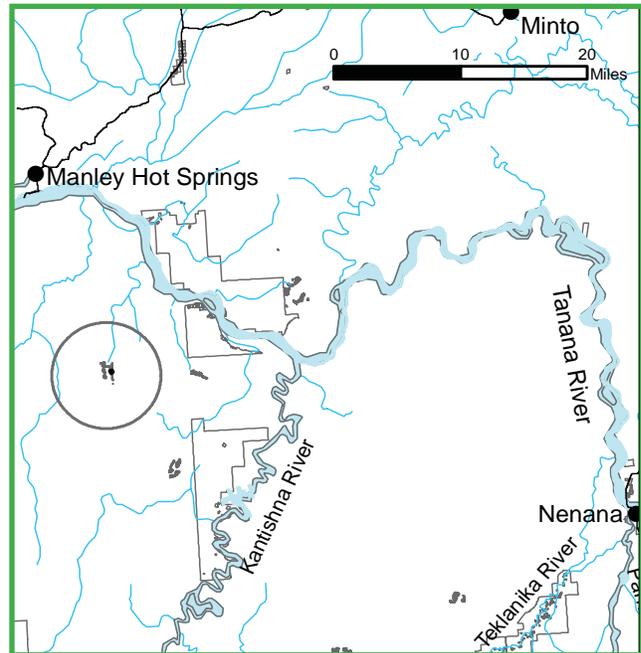
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Kindamina Lake - ASLS 81-218

<b>PARCEL #</b>	1188
<b>AK DIVISION OF LANDS (ADL) #</b>	409195
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F002S015W1
<b>SURVEY</b>	ASLS 81-218
<b>ACRES</b>	9.589
<b>LOT</b>	1
<b>BLOCK</b>	6
<b>MINIMUM BID</b>	\$5,500

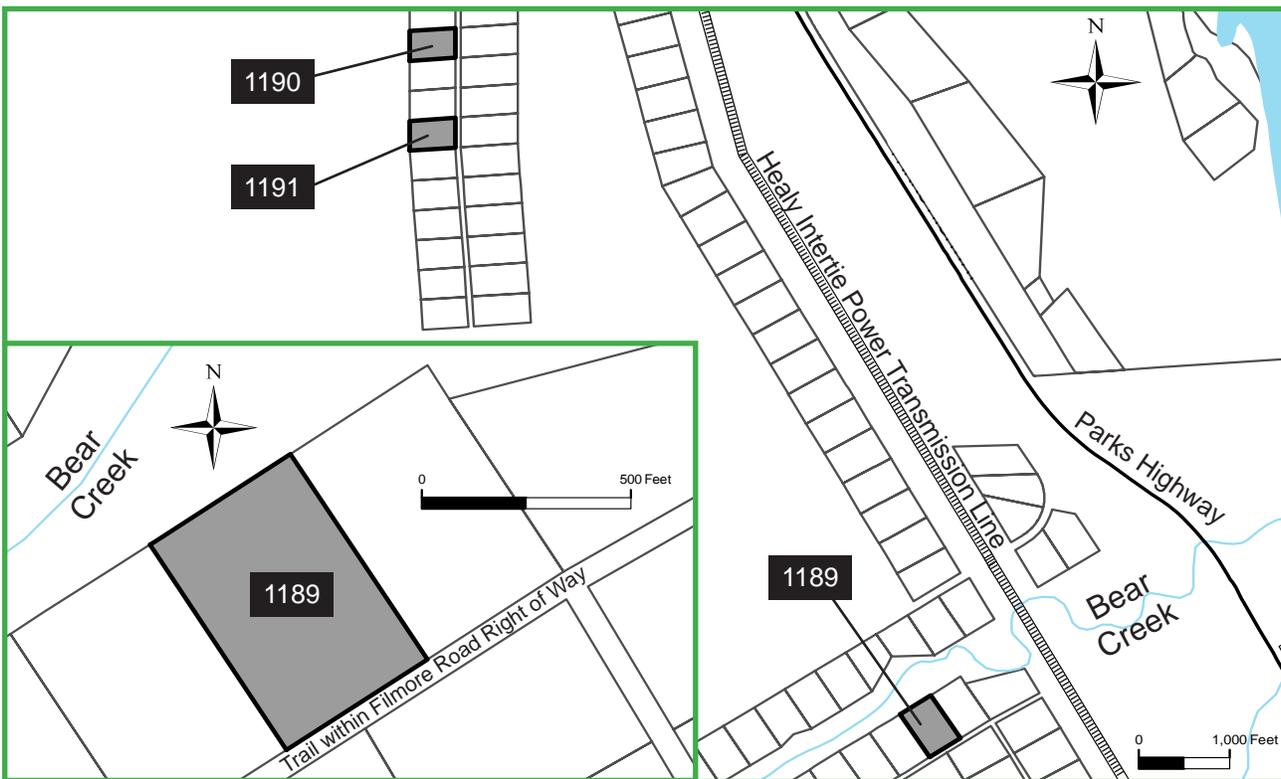


<b>LOCATION</b>	Kindamina Lake Subdivision is approximately 90 air miles west of Fairbanks.
<b>ACCESS</b>	By air year round or via snowmachine in the winter.from Nenana or Manley Hots Springs.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-218.  Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.
<b>MUNICIPAL AUTHORITY</b>	This parcel is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more information.  View of lake and surrounding hills.



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: [plats.landrecords.info/](http://plats.landrecords.info/).

## June Creek - ASLS 79-166

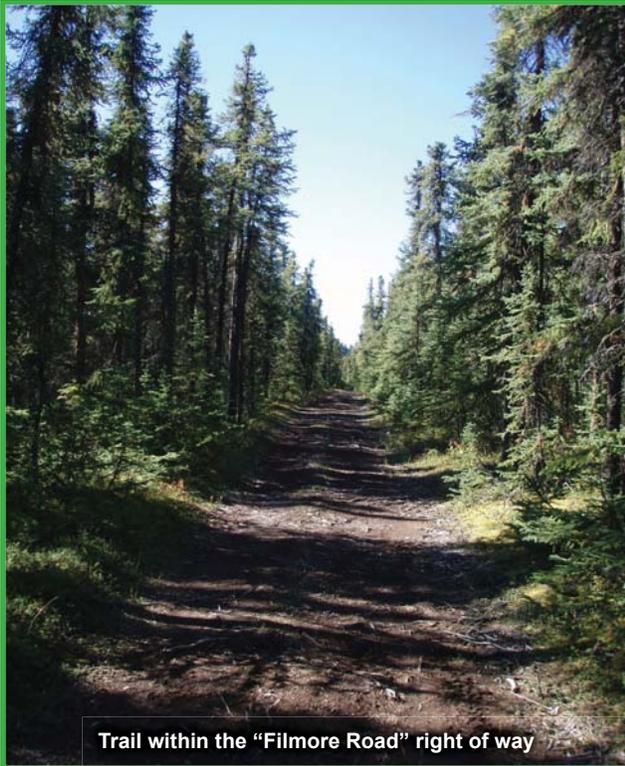


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1189	405186	F009S009W14	ASLS 79-166	5.51	10	4	\$10,500
1190	405410	F009S009W10	ASLS 79-166	4.043	3	28	\$4,800
1191	405413	F009S009W10	ASLS 79-166	4.037	6	28	\$4,800

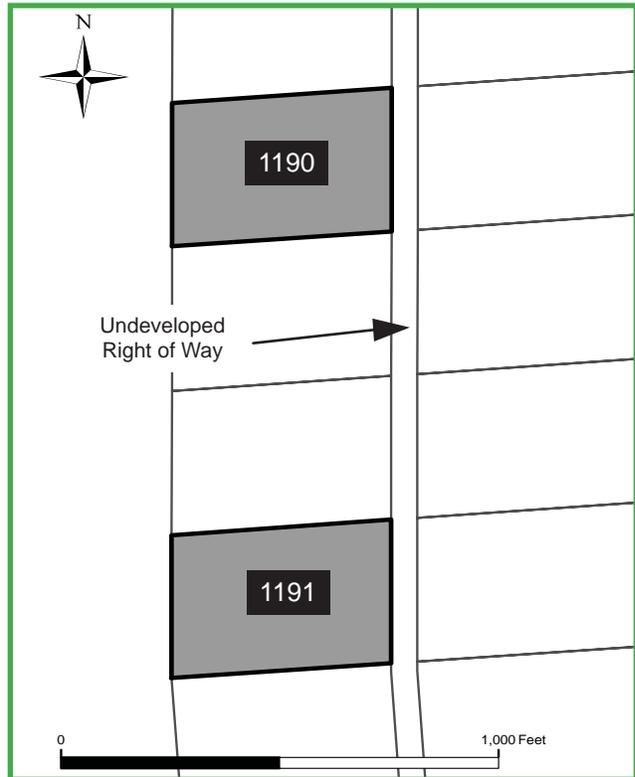


Typical forest growth along Bear Creek

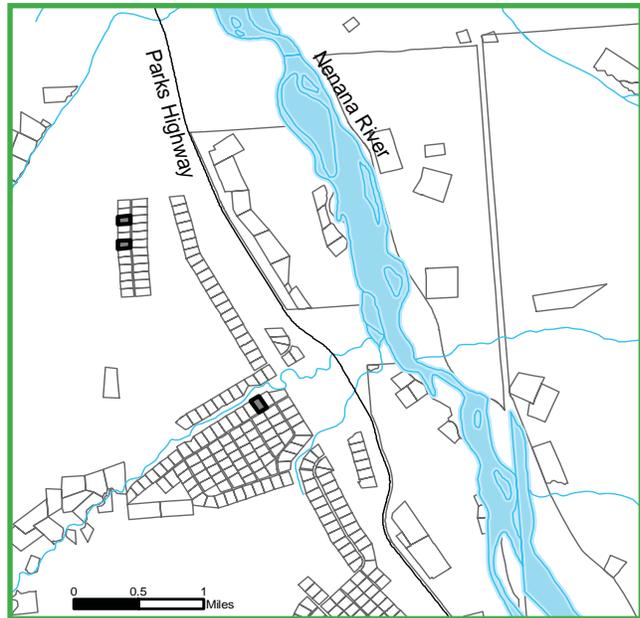
## June Creek - ASLS 79-166



Trail within the "Filmore Road" right of way

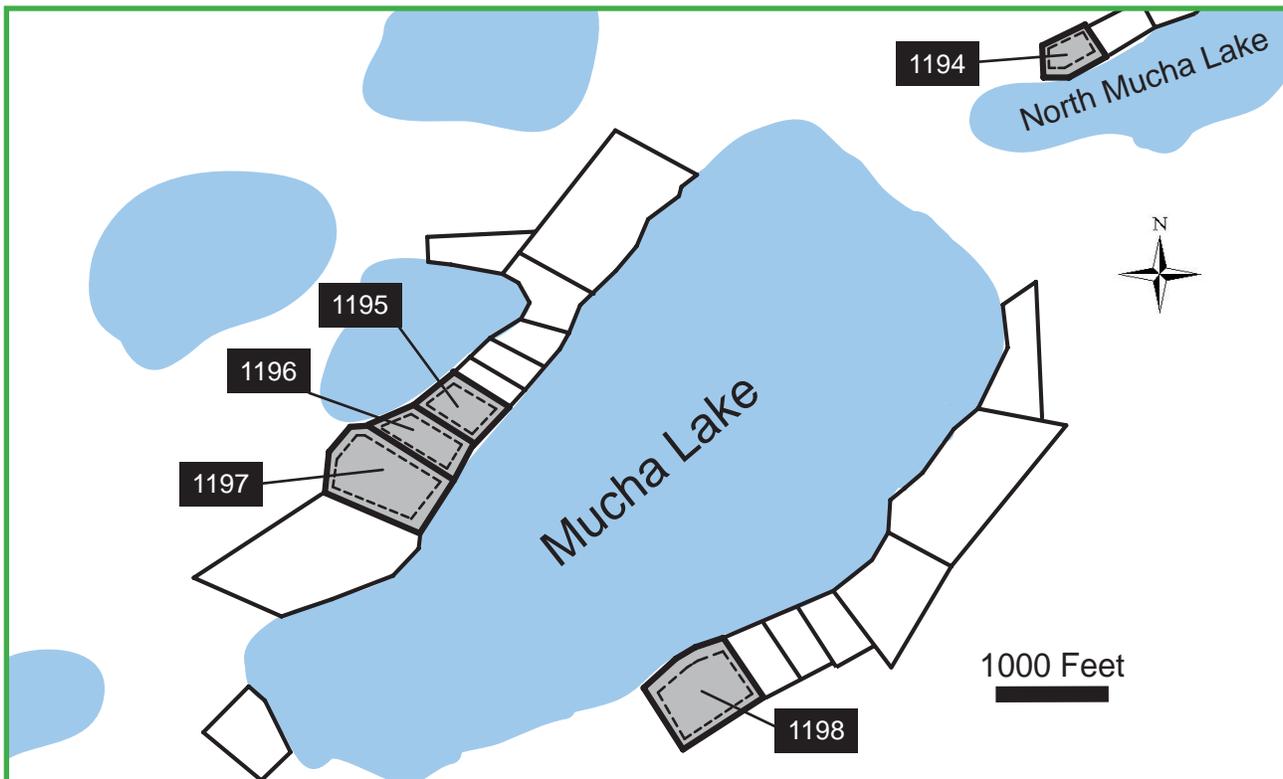


<b>LOCATION</b>	June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.
<b>ACCESS</b>	Access is via the Parks Highway, from mile 266.2 to 269.9, to platted rights-of-way within the subdivision. Several of the rights-of-way have not been constructed.
<b>UTILITIES</b>	<p>Electricity is present in portions of the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 79-166.</p> <p>Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.</p> <p>Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners Association, if active.</p>
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>	This subdivision is in "Full" fire management option. See page 11 for more information.

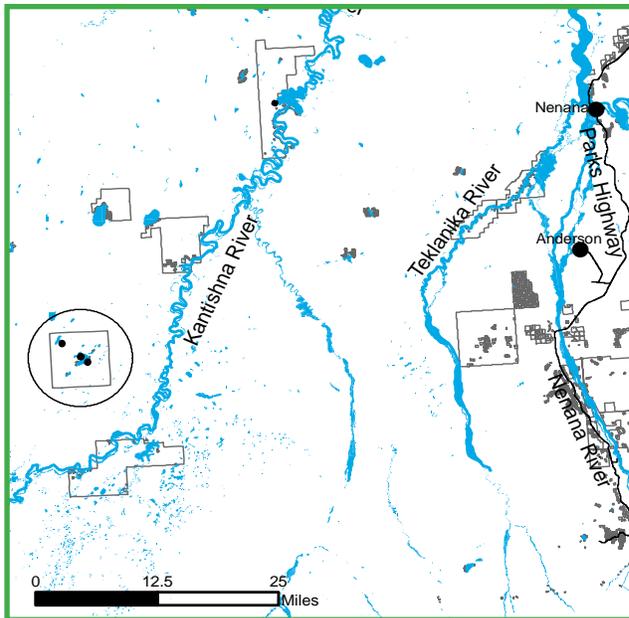


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Mucha Lake II Remote - ASLS 2003-41

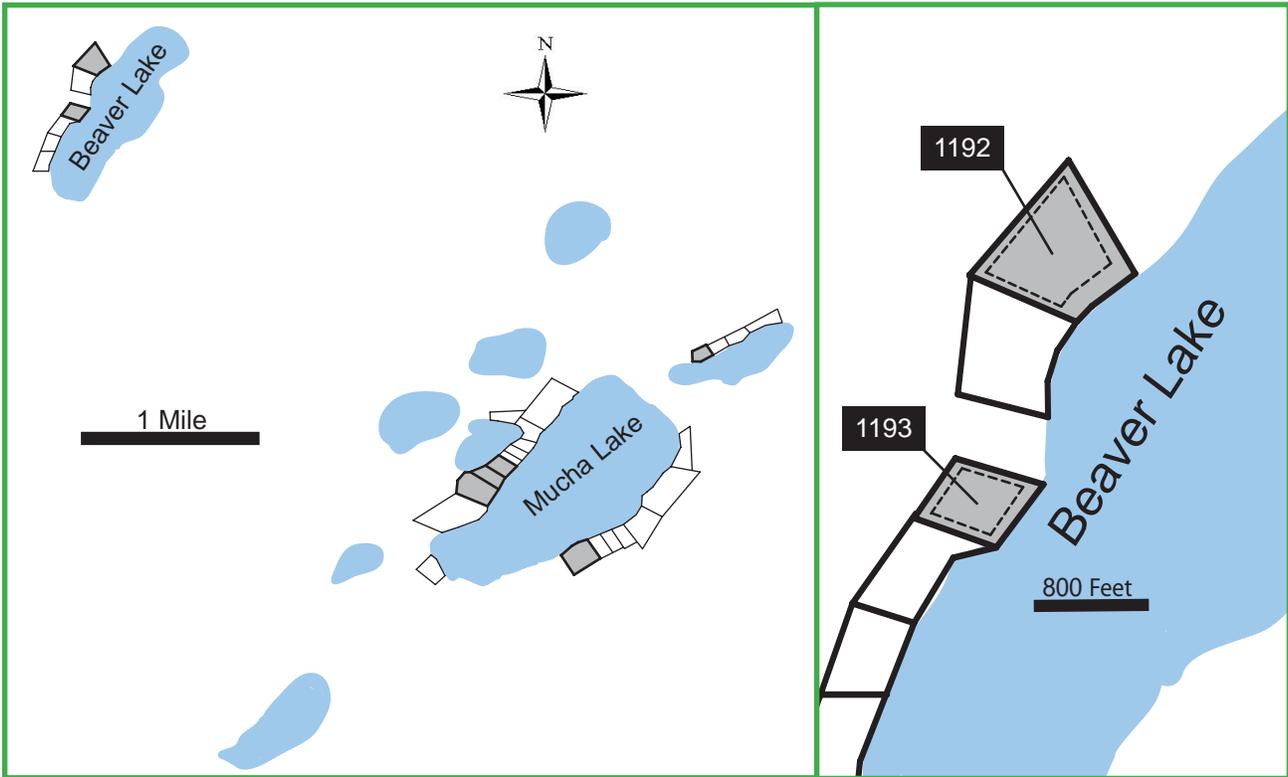


<b>LOCATION</b>	Mucha Lake II Remote is approximately 130 miles southwest of Fairbanks.
<b>ACCESS</b>	By air year round and snowmachine trails in the winter.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 2003-41.</p> <p>Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.</p>
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	<p>These parcels have views of the Alaska Range, including Denali.</p> <p>This subdivision is in "Full" and "Limited" fire management option. See page 11 for more information.</p>



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: [plats.landrecords.info/](http://plats.landrecords.info/).

Mucha Lake II Remote - ASLS 2003-41



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1192	417650	F008S017W6	ASLS 2003-41	13.25	A	\$22,500
1193	417652	F008S017W6	ASLS 2003-41	6.8	C	\$15,600
1194	417662	F008S017W14	ASLS 2003-41	5.07	L	\$11,200
1195	417664	F008S017W15,16,21	ASLS 2003-41	8.49	N	\$15,100
1196	417665	F008S017W16,21	ASLS 2003-41	8.38	O	\$15,100
1197	417666	F008S017W21	ASLS 2003-41	18.62	P	\$23,800
1198	417667	F008S017W22	ASLS 2003-41	17.11	Q	\$22,900

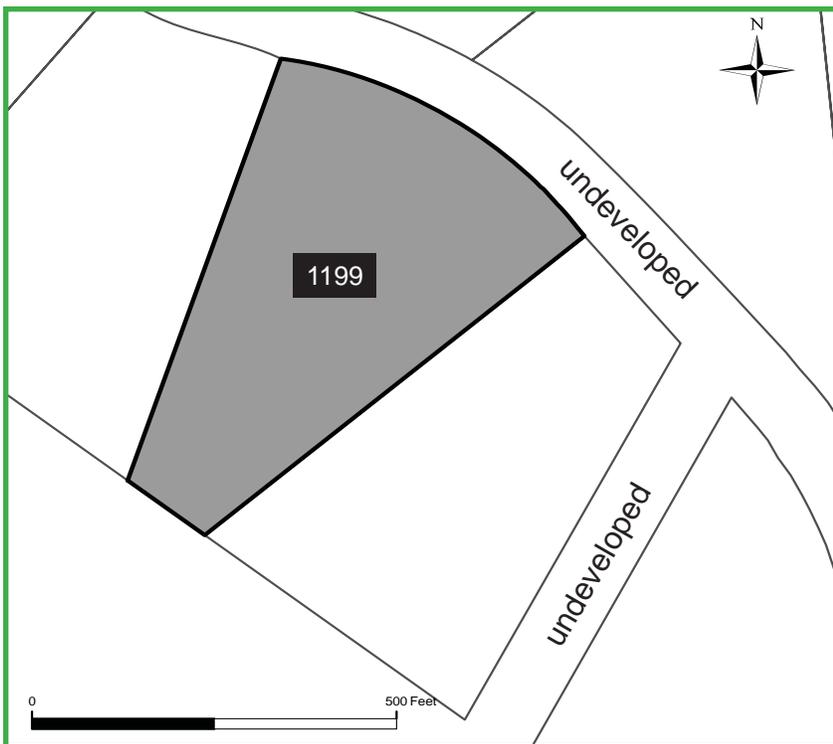


Looking north over northwestern shore of Mucha Lake

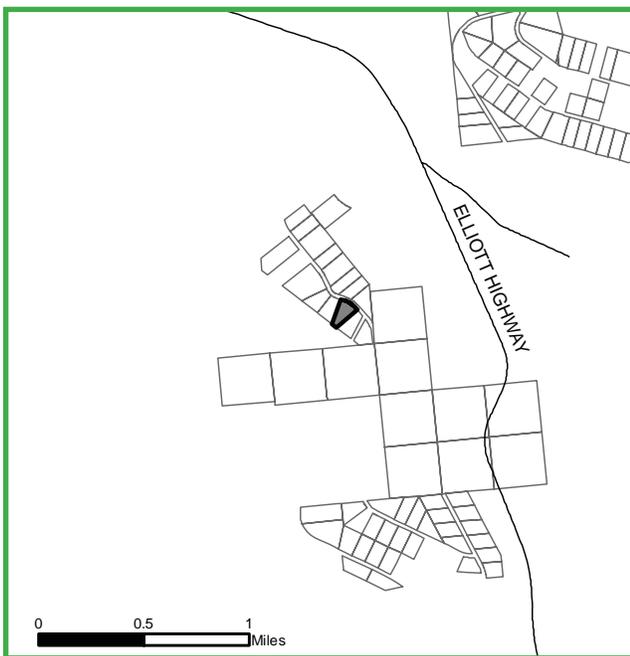


Aerial view of Beaver Lake from the south

## Olnes West - ASLS 81-38



<b>PARCEL #</b>	1199
<b>AK DIVISION OF LANDS (ADL) #</b>	408246
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F003N001W26
<b>SURVEY</b>	ASLS 81-38
<b>ACRES</b>	4.985
<b>LOT</b>	2
<b>BLOCK</b>	2
<b>MINIMUM BID</b>	\$7,300

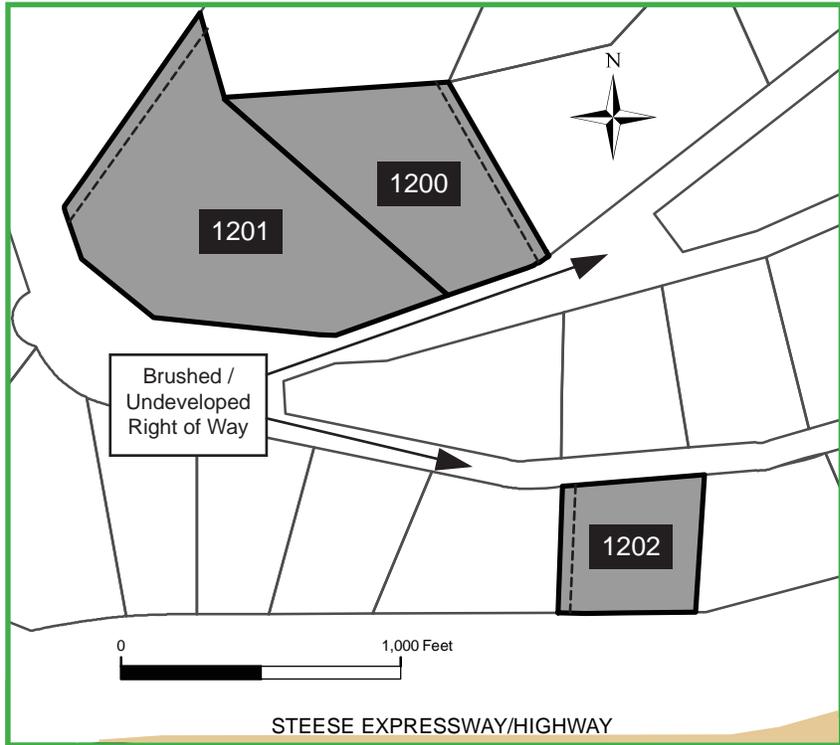


<b>LOCATION</b>	Olnes West Subdivision is located approximately 20 miles north of Fairbanks.
<b>ACCESS</b>	Access is north from Fairbanks via the Elliot Highway for 5.8 miles, then west and north on section line easements to the undeveloped platted right of way that passes the parcels northern lot line.
<b>UTILITIES</b>	<p>Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-38.
<b>MUNICIPAL AUTHORITY</b>	This parcel is located within the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
<b>NOTES</b>	<p>This subdivision is in "Full" fire management option. See page 11 for more information.</p> <p>There are active mining claims in the vicinity of this subdivision.</p> <p>There is a dilapidated framed cabin on the parcel along the northwestern boundary line. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.</p>

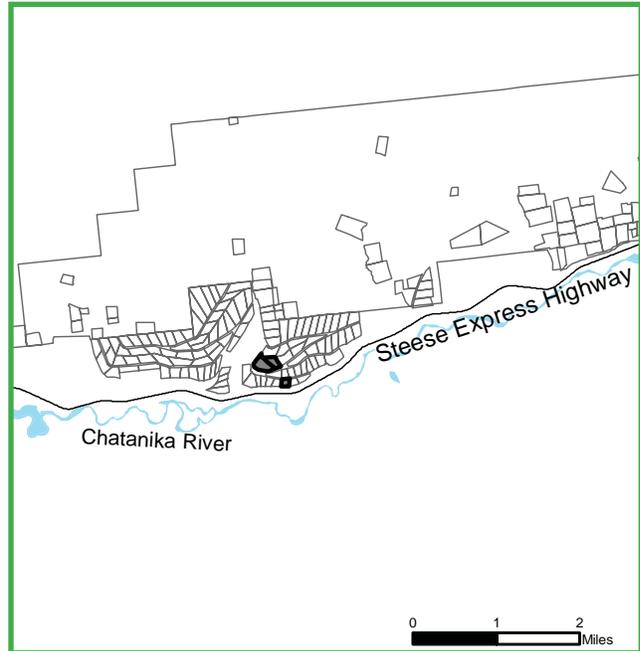
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Riverview - ASLS 83-128

PARCEL #	1200	1201	1202
AK DIVISION OF LANDS (ADL) #	411194	411195	411223
MERIDIAN TOWNSHIP RANGE SECTION	F 005N 004E 30, 31	F 005N 004E 30, 31	F 005N 004E 31, 32
SURVEY	ASLS 83-128	ASLS 83-128	ASLS 83-128
ACRES	10.141	17.433	5.418
LOT	7	8	7
BLOCK	8	8	11
MINIMUM BID	\$12,200	\$16,900	\$9,900



<b>LOCATION</b>	Riverview Subdivision is located approximately 48 miles north-east of Fairbanks.
<b>ACCESS</b>	Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.
<b>UTILITIES</b>	<p>Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	<p>Subject to all platted easements and reservations of record, see ASLS 83-128.</p> <p>Direct access to the Steese Highway from any lot is prohibited.</p>
<b>MUNICIPAL AUTHORITY</b>	These parcels are located within the Fairbanks North Star Borough, and are subject to local ordinances and property assessments.
<b>NOTES</b>	<p>Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 11 for more information.</p> <p>The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Access across the Davidson Ditch property is an allowed use; any disturbance will require a permit from DNR.</p> <p>There are active mining claims in the vicinity of this subdivision.</p> <p>Potential views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.</p>



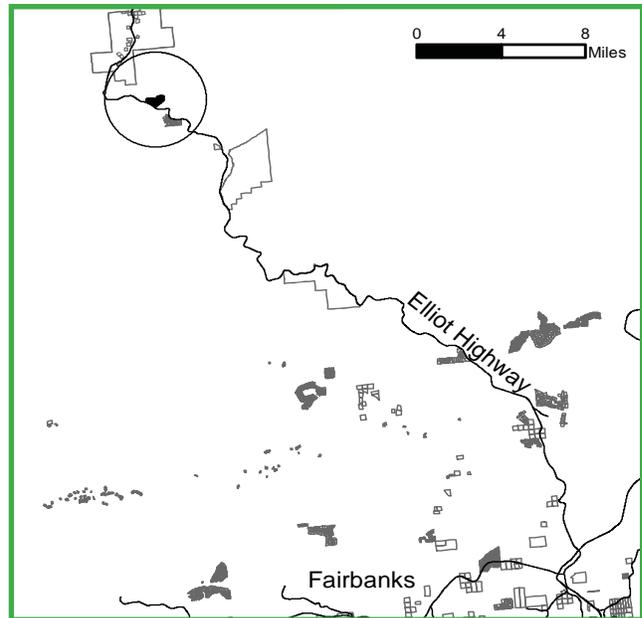
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

## Tatalina - ASLS 2003-14



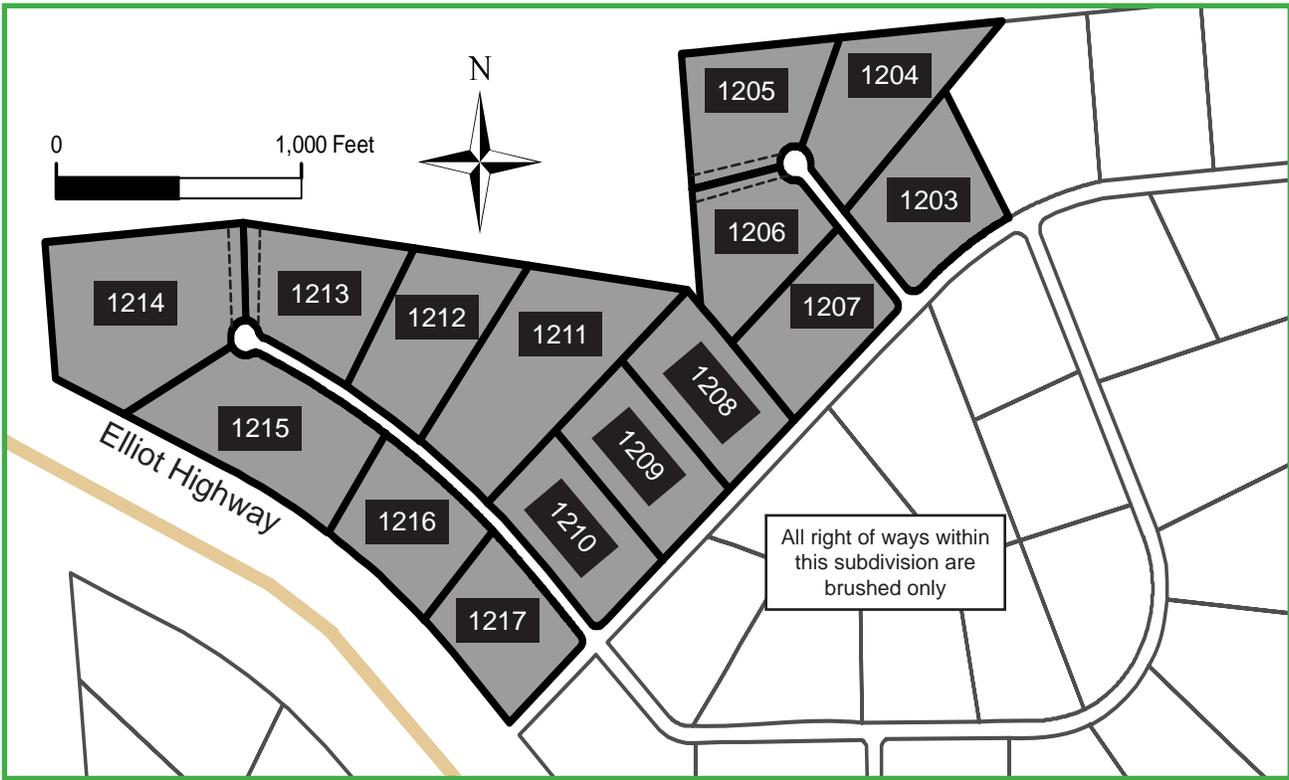
Typical forest growth in the Tatalina Subdivision

<b>LOCATION</b>	Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks.
<b>ACCESS</b>	Access is via platted rights-of-way from 43 mile on the Elliot Highway. The rights-of-way have been cleared, but are unimproved.
<b>UTILITIES</b>	<p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 2003-14.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	<p>This subdivision is in "Full" fire management option. See page 11 for more information.</p> <p>Direct access to the Elliot Highway from any lot is prohibited.</p> <p>There are active mining claims in the vicinity of this subdivision.</p> <p>The Trans-Alaska Pipeline runs west. Lots in this subdivision may be impacted by the future location of the proposed natural gasline. (ADL 413342) For more information contact the State Pipeline Coordinator's Office.</p>



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: [plats.landrecords.info/](http://plats.landrecords.info/).

### Tatalina - ASLS 2003-14

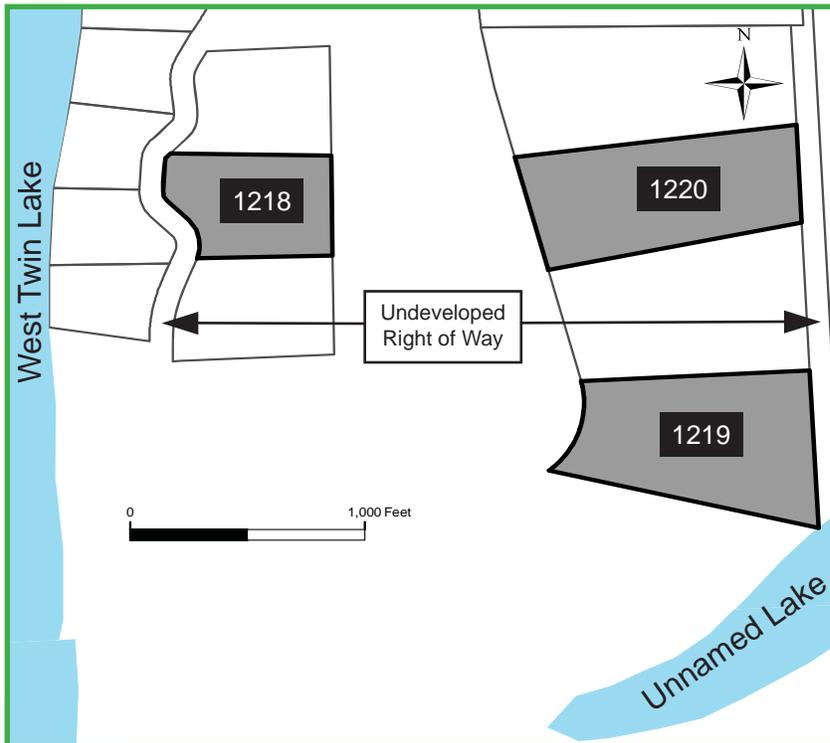


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1203	418305	F006N003W29	ASLS 2003-14	5.44	4	1	\$7,800
1204	418306	F006N003W29	ASLS 2003-14	5.79	5	1	\$8,300
1205	418307	F006N003W29	ASLS 2003-14	5.57	6	1	\$8,000
1206	418308	F006N003W29	ASLS 2003-14	5.46	7	1	\$7,900
1207	418309	F006N003W29	ASLS 2003-14	5.21	8	1	\$8,300
1208	418310	F006N003W29	ASLS 2003-14	5.39	9	1	\$8,600
1209	418311	F006N003W30	ASLS 2003-14	5.39	10	1	\$8,600
1210	418312	F006N003W30	ASLS 2003-14	5.38	11	1	\$9,500
1211	418313	F006N003W30	ASLS 2003-14	9.43	12	1	\$12,100
1212	418314	F006N003W30	ASLS 2003-14	5.89	13	1	\$9,400
1213	418315	F006N003W30	ASLS 2003-14	5.8	14	1	\$9,300
1214	418316	F006N003W30	ASLS 2003-14	9.73	15	1	\$10,900
1215	418317	F006N003W30	ASLS 2003-14	7.81	16	1	\$11,000
1216	418318	F006N003W30	ASLS 2003-14	5.12	17	1	\$8,200
1217	418319	F006N003W30	ASLS 2003-14	5.17	18	1	\$9,100

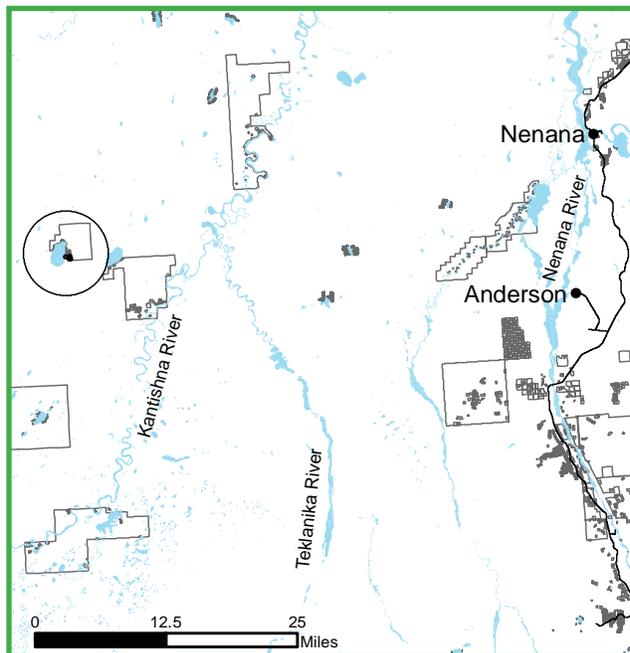


## West Twin Lake - ASLS 81-219

<b>PARCEL #</b>	1218	1219	1220
<b>AK DIVISION OF LANDS (ADL) #</b>	409053	409060	409062
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F 005S 016W 31	F 005S 016W 31	F 005S 016W 31
<b>SURVEY</b>	ASLS 81-219	ASLS 81-219	ASLS 81-219
<b>ACRES</b>	6.976	13.447	12.873
<b>LOT</b>	4	1	3
<b>BLOCK</b>	2	4	4
<b>MINIMUM BID</b>	\$3,800	\$5,600	\$5,500



<b>LOCATION</b>	West Twin Lake Subdivision is located approximately 120 miles southwest of Fairbanks.
<b>ACCESS</b>	Access is by air year round, or via snowmachine in the winter.
<b>UTILITIES</b>	None.  There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).  See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>	Subject to all platted easements and reservations of record, see ASLS 81-219.  Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.
<b>MUNICIPAL AUTHORITY</b>	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
<b>NOTES</b>	This subdivision is in "Full" and "Limited" fire management option. See page 11 for more 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: [plats.landrecords.info/](http://plats.landrecords.info/).

## Remote Recreational Cabin Sites Program

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The Remote Recreational Cabin Sites program offers state residents a uniquely Alaskan experience — to pick out their own piece of state land within large remote areas, “stake” the parcel boundaries, and purchase the parcel from the state. No other state offers this kind of opportunity to its residents.

Once a year, DNR publishes a brochure and accepts applications for staking parcels in selected remote areas around the state (excluding Southeast Alaska). Alaskans 18 years of age or older who have been state residents for at least one year can apply. Winners are drawn by lottery and have the next few months to stake their parcel anywhere they choose within the staking area. The parcel may be purchased at fair market value after DNR completes the survey and appraisal. State financing is available.

Staking your own parcel of remote state land can be strenuous, but also rewarding. Participants say the experience gives them a sense of the pioneer spirit!

The 2009 Remote Recreational Cabin Sites Program brochure release is scheduled for March 13. Preview proposed staking areas for 2009 and learn more about this exciting program at any of the DNR Public Information Offices or on the Remote Recreational Cabin Sites Program website at: [www.dnr.alaska.gov/mlw/landsale/remote\\_recsites.htm](http://www.dnr.alaska.gov/mlw/landsale/remote_recsites.htm)

## History of State Land Sale Offerings

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The Alaska Constitution, State laws, and the Alaska Legislature all direct the Department of Natural Resources DNR to sell state land for settlement and private ownership. Article VIII of the Alaska Constitution states “It is the policy of the State to encourage the settlement of its land and development of its resources by making them available for maximum use consistent with the public interest.” Here is how DNR has carried out this mission over the years.

### Past Programs:

- 1959 Public outcry auctions. From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.
- 1964 State auction sales of borough land. From 1964 to 1975, DNR subdivided and sold parcels for new boroughs.
- 1966 Open-to-entry program. Between 1966 and 1974, the state’s first stake-it-yourself program allowed Alaska residents to stake, survey, and purchase their own parcel of state land in remote areas. Agricultural land sales encouraged development of land suitable for agriculture.
- 1977 Homesite program. The state’s first “prove-up” program allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.
- 1978 Lottery sales. Between 1978 and 1990, DNR subdivided and sold large tracts of state land by lottery. The remote parcel program was similar to the old open-to-entry staking program.
- 1984 Homestead program. This allowed larger parcels to be staked and had a “prove-up” option.

### Current Programs:

- 2000 Land Disposal Income Fund was created. Income from land sales provided a source of income for new state land offerings.
- 2000 Sealed-bid auction sales. DNR began reoffering its inventory of unsold and foreclosed parcels.
- 2001 Remote Recreational Cabin Sites revived the staking program without the prove-up option. DNR completes the survey of the parcels.
- 2004 Sealed-bid auctions of new subdivisions. DNR offers newly surveyed subdivisions with developed road access.

ALASKA STATE LAND AUCTION BID FORM

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

Name(s):
Authorized Agent (if any):
Mailing Address:
City: State: Zip Code:
Daytime Telephone Number: Alternate Number:

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction 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 in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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 foreclosed or terminated for cause within the past three years;
I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
I 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:



## DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.

Thank you!

1. How did you first hear about the State of Alaska's land sale programs?

Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Advertisement \_\_\_ Brochure \_\_\_

Other (please specify) \_\_\_\_\_

2. What land sale programs are you interested in?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?

Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_

4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?

With road access \_\_\_ Without road access \_\_\_

5. For parcels with no direct road access, what type of access would you prefer?

Nearby Airstrip \_\_\_ Floatplane \_\_\_ Boat \_\_\_ ATV/Snowmachine \_\_\_ Hiking \_\_\_

6. In a remote area without road access, what size parcel would most interest you?

1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_

8. What time of the year would you choose to see state land sales held?

Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_

9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?

Yes \_\_\_ No \_\_\_

10. Was the website organized so that information was easy to find?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

11. Did you find all the information you needed on the website?

Yes \_\_\_ No \_\_\_ Did not use website \_\_\_

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

13. Are the brochures easy to read and understand?

Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_

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

Yes \_\_\_ No \_\_\_

Additional comments:

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## Photo Album



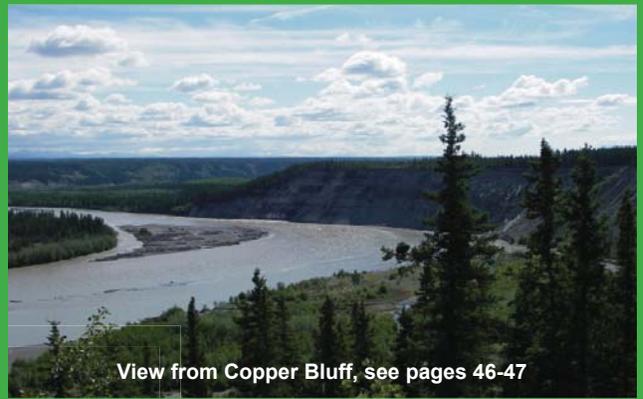
Naukati Shoreline, see page 29



Talkeetna Foothills see page 66



Chignaki Pond, see pages 44 - 45



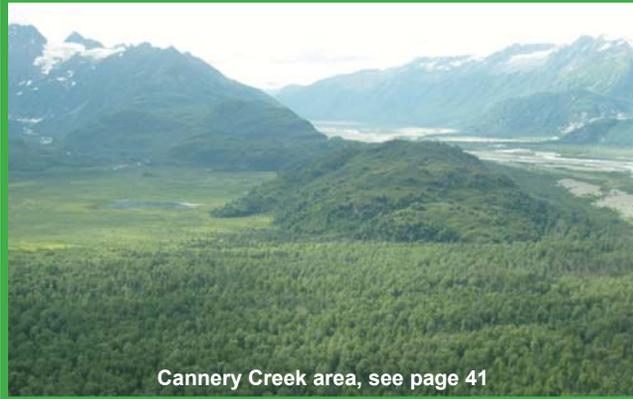
View from Copper Bluff, see pages 46-47



Indian River parcel, see page 51



Robe Lake parcel, see page 61

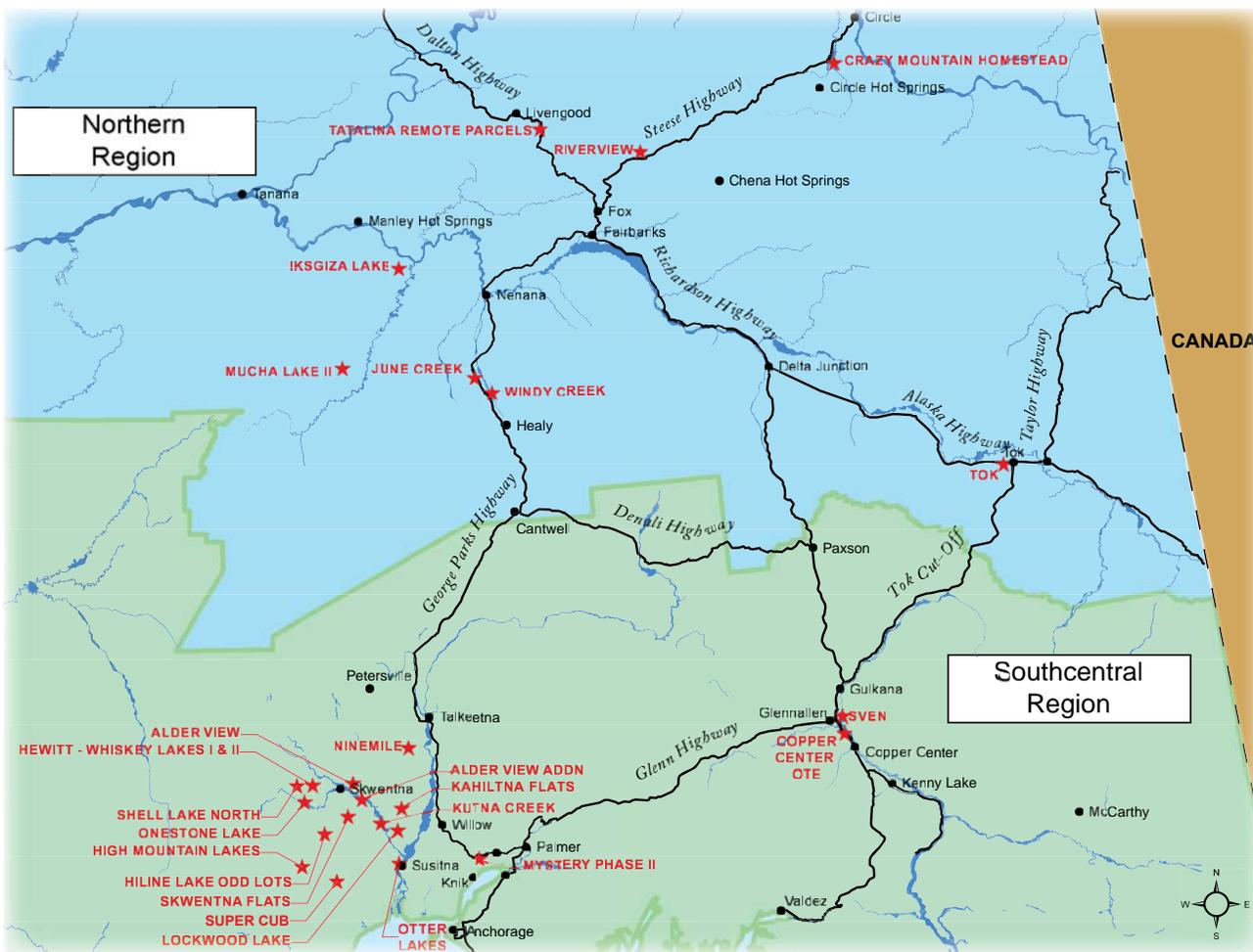


Cannery Creek area, see page 41



Tatalina parcel, see pages 88-89

## Over the Counter Parcels Available



The Department of Natural Resources currently has over 1,200 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.alaska.gov/mlw/landsale/otc/index.cfm](http://www.dnr.alaska.gov/mlw/landsale/otc/index.cfm).

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

To apply for a parcel on-line, go to [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) and follow the appropriate link. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information and a link for purchasing the parcel on-line are available on the individual parcel pages. 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**

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

**1. A completed Over-The-Counter application form.**

- Forms may be found at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate application must be completed for each parcel.

**2. A completed Declaration of Intent form.**

- Forms may be found at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale) or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate form must be completed for each parcel.

**3. A non-refundable \$100.00 document handling fee.**

- If applying for multiple parcels, a separate document handling fee must be included for each parcel.

**4. 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. Some institutions have authorization limits of \$1000 per day regardless of available credit.
- 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 three items in your application package:

**1. A completed Veteran Eligibility Affidavit.**

**2. 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.**

**3. Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).**

DNR Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, AK 99501-3557

To:



**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 \$2.00 will apply. This brochure can also be viewed on the web at [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/).

This publication was released by the Department of Natural Resources, Division of Mining, Land and Water, to inform the public about the spring 2009 Alaska State Land Offering - Auction #460, produced in Alaska at a cost of \$1.03 per copy.



View from the Copper Bluff Subdivision, see pages 46 - 47