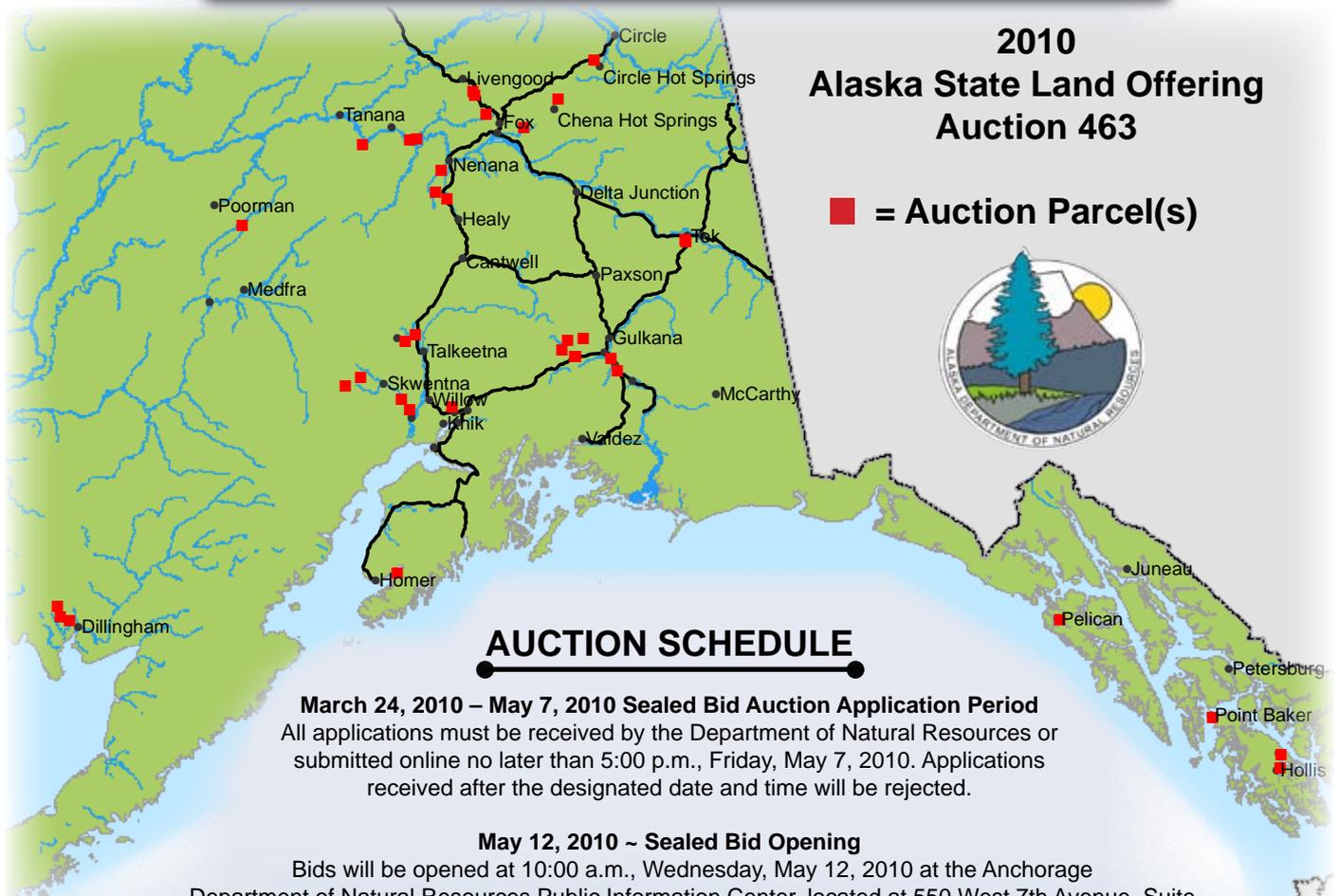


# 2010 Alaska State Land Offering Auction 463



**2010  
Alaska State Land Offering  
Auction 463**

**■ = Auction Parcel(s)**



**AUCTION SCHEDULE**

**March 24, 2010 – May 7, 2010 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 7, 2010. Applications received after the designated date and time will be rejected.

**May 12, 2010 ~ Sealed Bid Opening**

Bids will be opened at 10:00 a.m., Wednesday, May 12, 2010 at the Anchorage Department of Natural Resources Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. 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 13, 2010. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. on May 12, 2010. Deposits not picked up by 5:00 p.m. will be returned by mail on May 13, 2010.

**May 19, 2010 ~ Award Notification**

Award notification letters will be mailed to successful bidders on Wednesday, May 19, 2010.

**May 19, 2010 ~ 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 19, 2010 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 Centers.

**May 19, 2010 – July 9, 2010 ~ 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 9, 2010. Applications received after the designated date and time will be rejected.

**July 14, 2010 ~ Initial Over-The-Counter Lottery**

The Initial Over-The-Counter Lottery will be held at 10:00 a.m., Wednesday, July 14, 2010 at the Anchorage Department of Natural Resources Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. 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 15, 2010. 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 15, 2010.

**Dear Fellow Alaskans,**

*I am pleased to announce this year's Department of Natural Resources' annual land sale auction and lottery, as mandated by the Alaska State Constitution.*

*This year's offering includes more than 160 parcels from across the state - from beachside lots in Southeast Alaska to riverside lots located in the Interior. Many of the properties this year are near or on roads in the communities of Glennallen, Thorne Bay, Tok, and Wasilla.*

*If you are interested in owning your own piece of the Last Frontier, I encourage you to look over this brochure or visit our Department of Natural Resources' website at: [www.dnr.alaska.gov/landsale/](http://www.dnr.alaska.gov/landsale/).*

*Best regards,  
Governor Sean Parnell*



**Dear Alaskans,**

*Now is a great time to purchase a piece of "The Great Land", and the Alaskan State Land Auction is a great way to do it.*

*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.*

*Best Wishes!*

*Tom Irwin  
Commissioner, Alaska Department of Natural Resources*



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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 2010 Alaska State Land Offering - Auction 463 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 2010 Alaska State Land Offering includes more than 160 parcels, of which more than 100 have never been previously offered. 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 online 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 Centers 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 Centers

Each DNR Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These centers 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 Public Information Center  
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, 903 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 Centers 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 Center. 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 Centers 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 of 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 online 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 Centers and online 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 <http://plats.landrecords.info/>, or by visiting the nearest DNR Public Information Center.

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 these resources 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.

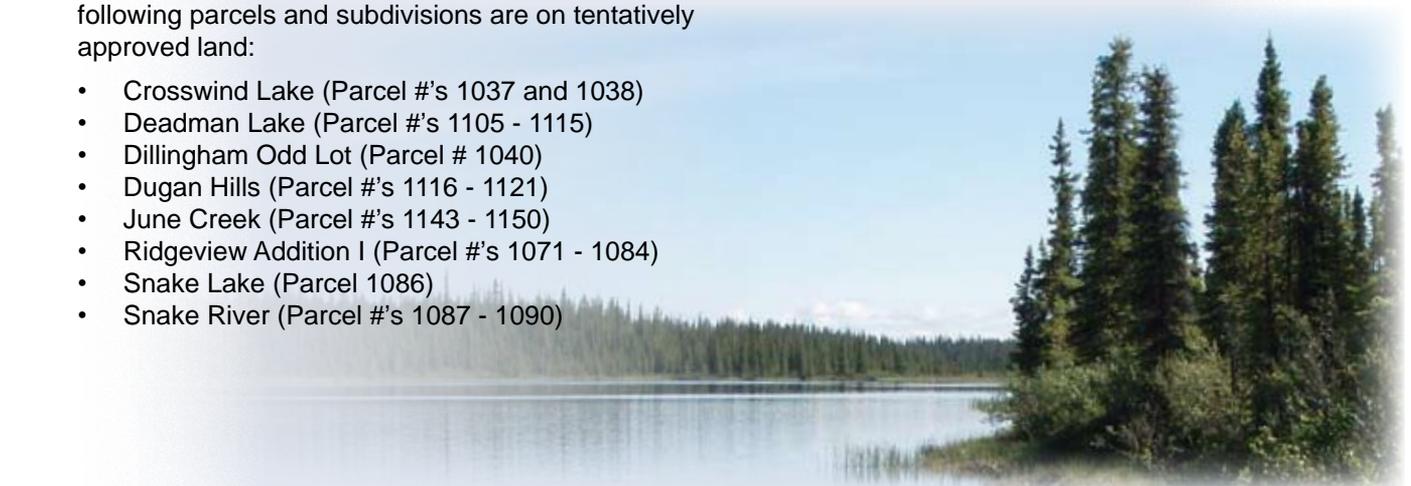
## Tentatively Approved Land

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 2010 Alaska State Land Offering, the following parcels and subdivisions are on tentatively approved land:

- Crosswind Lake (Parcel #'s 1037 and 1038)
- Deadman Lake (Parcel #'s 1105 - 1115)
- Dillingham Odd Lot (Parcel # 1040)
- Dugan Hills (Parcel #'s 1116 - 1121)
- June Creek (Parcel #'s 1143 - 1150)
- Ridgeview Addition I (Parcel #'s 1071 - 1084)
- Snake Lake (Parcel 1086)
- Snake River (Parcel #'s 1087 - 1090)



### **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 a 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 online at <http://www.commerce.state.ak.us/occ/> by using the 'Search Corporation Database' feature and the name of the subdivision.

### **Taxes**

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

### **Restrictions on Subdividing**

You may not subdivide or re-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 (DEC).

### **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 (DEC). Approval of such systems shall be obtained from DEC. 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 DEC.

## Water Rights and Usage

To obtain water rights on your parcel, you must apply for a permit or water right from the Division of Mining, Land and Water. Information and applications for water rights are available at any of the DNR Public Information Centers and online 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 refuse or hazardous waste is present. The purchaser of the parcel is responsible for the disposal of any existing refuse 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 Center. 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 Centers 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 Alaska Department of Fish and Game (ADF&G), 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 that 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.army.mil/](http://www.poa.usace.army.mil/).

### 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 (IOTC) LOTTERY INFORMATION

### 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 (IOTC).

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 12, 2010 (see Residency Requirement for Sealed Bid Auction section on next page).

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 foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
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

**\*\*\*IMPORTANT NOTE\*\*\***

**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 12, 2010 (from May 12, 2009 to May 12, 2010) (AS 38.05.055).** You are not allowed to claim Alaska residency during any period that you 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.

**Failure to prove your residency in the State of Alaska for the one year immediately preceding the date of the auction when you are the successful high bidder for a parcel will result in the loss of purchase rights to the parcel, and may result in the forfeiture of some or all of your deposit.**



## 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 12, 2010.** 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; or
- 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. See next page for an example.

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 [dnr.pic@alaska.gov](mailto:dnr.pic@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 Centers or online 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 Centers.

### **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 12, 2010) or Initial OTC Lottery (July 14, 2010), upon proper presentation of identification (Alaska driver's license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Center, 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 if a self-addressed, stamped envelope (SASE) was included with the bid. Deposits made by check will be destroyed if not picked up or accompanied by an SASE. 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@alaska.gov](mailto:dnr.appeals@alaska.gov).

## **PURCHASE INFORMATION**

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 and 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; and
- 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; and
- \$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 3%; however, the total rate of interest may not exceed 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 online. 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 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 from 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 bids for the Veterans Preference Auction will be opened before the regular Sealed Bid Auction, beginning at 10:00 a.m., Wednesday, May 12, 2010, at the Anchorage DNR Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. 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.

The following parcel(s) will be offered in a Veterans Preference Auction for the 2010 Alaska State Land Offering – Auction 463:

- **Due to the parcel requirements for a Veterans Preference Auction, none of the parcels in the 2010 Alaska State Land Offering – Auction 463 qualify for, or will be offered in, a Veterans Preference Auction. This does not preclude parcels in this offering from being purchased with a Veterans Discount (See page 19).**

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 on page 13);
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 online, this proof must be mailed to the Anchorage Public Information Center, 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 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 Land 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	- \$ 750.00
<b>Balance Due</b>	<b>\$ 11,785.00</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 Land 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 Center, as well as online 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
Lisianski View	ASLS 2007-18	\$1,519
Port Protection	ASLS 2004-44	\$1,220
S. Thorne Bay Add.	ASLS 2006-72	\$1,460
Southcentral Region:		
Chignaki Pond Phase I	ASLS 2004-17	\$15,087
Chignaki Pond Ph II	ASLS 2006-12	\$6,422
Copper Bluff	ASLS 2006-61	\$2,478
Copper Heights	ASLS 80-9	\$241
Denali View	ASLS 80-145	\$405
Copper Bluff	ASLS 2006-61	\$2,478
Dillingham Odd Lot	ASLS 87-395	\$0
Kutna Creek	ASLS 80-157	\$264

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region:		
Mariner’s Walk	ASLS 85-225	\$395
Ridgeview Addition I	ASLS 2005-16	\$137
Safari Lake	ASLS 80-188	\$257
Snake Lake	ASLS 85-85	\$207
Northern Region:		
Chatanika Odd Lot	ASLS 79-84	\$0
Chatanika Odd Lot	ASLS 82-5	\$0
Deadman Lake	ASLS 81-40	\$268
Glenn	ASLS 81-205	\$410
June Creek	ASLS 79-166	\$88
Tatalina	ASLS 2003-14	\$198
Tok Triangle Phase II	ASLS 2007-15	\$55
Tree Swallow	ASCS 87-04	\$0

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

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southcentral Region:			
Crosswind Lake	2005-25	1037	\$2,465
		1038	\$2,509
Johnson Creek	2003-10	1041	\$4,329
		1042	\$4,864
		1043	\$4,836
		1044	\$4,761
		1045	\$4,444
		1046	\$4,279
		1047	\$4,826
Lake Louise East	2002-9	1050	\$2,491
Loon Lake	2003-9	1051	\$4,000
		1052	\$4,000
		1053	\$4,000
		1054	\$4,000
		1057	\$2,885
Nowitna River	2007-10	1058	\$2,869
		1059	\$2,967
		1060	\$2,817
		1061	\$2,825
		1062	\$3,124
		1063	\$3,088
		1064	\$2,961
		1065	\$2,983
		1065	\$3,106
Porcupine Butte	2005-27	1067	\$4,801
		1068	\$5,493
		1069	\$5,517
		1070	\$4,813

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southcentral Region:			
Snake River	2005-29	1087	\$3,456
		1088	\$3,115
		1089	\$3,095
		1090	\$3,211
Yentna	2003-12	1095	\$3,474
Northern Region:			
Albert Creek	2003-15	1096	\$3,950
		1097	\$3,950
		1098	\$3,950
Clear Sky	2006-19	1122	\$3,236
		1123	\$3,557
		1124	\$3,156
Cosna	2006-20	1101	\$4,286
		1102	\$4,438
		1103	\$4,049
		1104	\$3,977
Dugan Hills	2005-26	1116	\$3,336
		1117	\$3,080
		1118	\$3,496
		1119	\$3,730
		1120	\$3,317
		1121	\$3,303
Far Mountain	2006-21	1125	\$4,865
		1126	\$3,786
		1127	\$5,104
Tatalina Remote	2003-44	1159	\$2,453
Teklanika	2002-12	1160	\$2,711
		1161	\$2,711

**SEALED BID AUCTION PROCEDURES**

All bids for the Spring 2010 Alaska State Land Offering, Sealed Bid Auction must be RECEIVED by one of the designated DNR offices or submitted online, no later than 5:00 p.m., Friday, May 7, 2010. All bids will be opened beginning at 10:00 a.m., Wednesday, May 12, 2010 in the Anchorage DNR Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. 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 12, 2010, in the Anchorage DNR Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. 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 online 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 Auction 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 Centers and online 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:

- a 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 Land Discount form (blank copy included in letter), if there is more than one applicant (see "Veterans Land Discount" section pages 19 - 20 for more information);
- proof of Alaska residency (see Proof of Residency Section on page 13 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 may 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 (IOTC) LOTTERY

Parcels not sold during the auction portion of the Spring 2010 Alaska State Land Offering may 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 Centers as well as online at [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/) on Wednesday, May 19, 2010. If additional bids are relinquished or rejected by the highest bidder after May 18, 2010, they will not be included in the Initial OTC Lottery, but will become available at a later date.

**All applications for the Spring 2010 Alaska State Land Offering, Initial OTC Lottery must be RECEIVED by one of the designated DNR Public Information Centers or submitted online, no later than 5:00 p.m., Friday, July 9, 2010. 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 14, 2010 in the Anchorage DNR Public Information Center, 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 14, 2010, in the Anchorage DNR Public Information Center, 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 online 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 5% 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 Centers and online 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 Centers and online 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.....	<a href="http://www.alaska.gov/">www.alaska.gov/</a>
Alaska Legislature (current statutes and regulations).....	<a href="http://w3.legis.state.ak.us/index.php">w3.legis.state.ak.us/index.php</a>
Department of Natural Resources.....	<a href="http://www.dnr.alaska.gov/">www.dnr.alaska.gov/</a>
Division of Mining, Land & Water.....	<a href="http://www.dnr.alaska.gov/mlw/">www.dnr.alaska.gov/mlw/</a>
Alaska State Land Offerings.....	<a href="http://www.dnr.alaska.gov/mlw/landsale/">www.dnr.alaska.gov/mlw/landsale/</a>
Division of Mining, Land & Water Factsheets.....	<a href="http://www.dnr.alaska.gov/mlw/factsht/">www.dnr.alaska.gov/mlw/factsht/</a>
RS 2477 Rights-of-Way.....	<a href="http://www.dnr.alaska.gov/mlw/trails/rs2477/">www.dnr.alaska.gov/mlw/trails/rs2477/</a>
Division of Habitat.....	<a href="http://www.habitat.adfg.alaska.gov">www.habitat.adfg.alaska.gov</a>
Office of History & Archaeology.....	<a href="http://www.dnr.alaska.gov/parks/oha/">www.dnr.alaska.gov/parks/oha/</a>
Water Resources Program.....	<a href="http://www.dnr.alaska.gov/mlw/water/">www.dnr.alaska.gov/mlw/water/</a>
Division of Forestry.....	<a href="http://www.dnr.alaska.gov/forestry/">www.dnr.alaska.gov/forestry/</a>
Land Records Information (DNR).....	<a href="http://www.plats.landrecords.info">www.plats.landrecords.info</a>
Land Records Information (DNR and BLM).....	<a href="http://www.landrecords.info">www.landrecords.info</a>
Department of Fish & Game.....	<a href="http://www.adfg.state.ak.us/">www.adfg.state.ak.us/</a>
Department of Transportation & Public Facilities.....	<a href="http://www.dot.state.ak.us/">www.dot.state.ak.us/</a>
Department of Environmental Conservation.....	<a href="http://www.dec.alaska.gov/index.htm">www.dec.alaska.gov/index.htm</a>
Alaska Railroad Corporation.....	<a href="http://www.alaskarailroad.com/">www.alaskarailroad.com/</a>
Department of Commerce, Community & Economic Development.....	<a href="http://www.dced.state.ak.us/">www.dced.state.ak.us/</a>
US Government.....	<a href="http://www.usa.gov/">www.usa.gov/</a>
Bureau of Land Management, Alaska State Office.....	<a href="http://www.ak.blm.gov/">www.ak.blm.gov/</a>
U.S. Fish and Wildlife Service.....	<a href="http://www.fws.gov/">www.fws.gov/</a>
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch.....	<a href="http://www.poa.usace.army.mil/reg/">www.poa.usace.army.mil/reg/</a>
Firewise.....	<a href="http://www.firewise.org/">www.firewise.org/</a>



## 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: online 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 Online

To apply for a parcel online, go to [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/) and follow the appropriate link. The online 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 online for the Veterans Preference Auction, the following two items must be MAILED to the Anchorage Public Information Center, 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; and
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 Centers.
2. **a bid deposit; and**
  - A separate bid deposit must be included for each bid submitted.
  - Must be at least 5% of the total bid amount. **CHECK YOUR MATH AND DO NOT ROUND DOWN!**
  - Must be in the form of a cashier's check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
  - 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 (SASE) to return an unsuccessful bidder's deposit, if deposit was made by cashier's 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 Center by 5:00 p.m. May 13, 2010. A self-addressed, stamped envelope (SASE) must be included with the bid for this purpose. If the unsuccessful bidder's deposit was made by a credit card authorization or by check without a SASE, the deposit 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; and
2. proof of Alaska residency (Please see "Veterans Preference Auction" and "Residency Requirement" Sections).

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

**Spring 2010 Alaska State Land Auction #463**  
**(Parcel # and Subdivision/Area Name)**  
**(Bidder's First, Middle, and Last Names)**  
**(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 2010 Auction 463 – 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 Online**

To apply for a parcel online, go to [www.dnr.alaska.gov/mlw/landsale/](http://www.dnr.alaska.gov/mlw/landsale/) and follow the appropriate link. The online 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 Centers.
  - 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 Centers.
  - 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; and**
  - If applying for multiple parcels, a separate down payment must be included for each parcel.
  - Must be at least 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 payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**

- NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the lottery. Some institutions have authorization limits of \$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 pages 19 - 21).
5. **a self-addressed, stamped envelope (SASE) to return an unsuccessful applicant's deposit and document handling fee, if deposit and document handling fee were made by cashier's 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 Center by 5:00 p.m. July 14, 2010. 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 or by check without an SASE, 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 Land 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; and
3. proof of Alaska residency (Please see "Veterans Land Discount" pages 19 -21 and "Residency Requirement" page 13 Sections).

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

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

Spring 2010 Auction 463 – SEALED BID (or IOTC APPLICATION)  
DNR Financial Services Section  
550 West 7th Avenue, Suite 1410  
Anchorage, Alaska 99501-3561

**Hand Deliver** (Do not mail bids or applications to the Public Information Centers)

Any DNR Public Information Center (Anchorage, Fairbanks, or Juneau)  
See "DNR Public Information Centers" section page 4 for locations and addresses.

**Submit On-line**

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



# Southeast Region Map

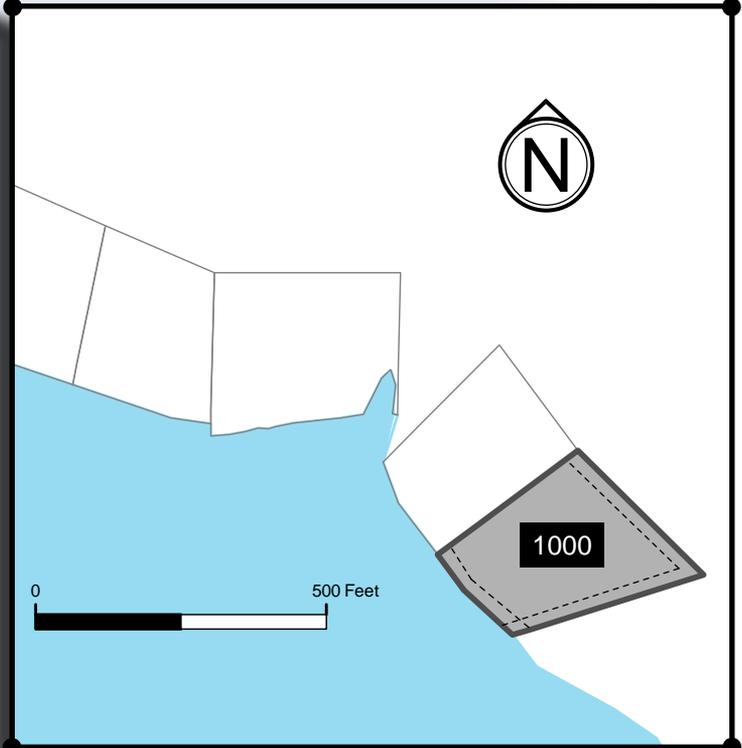
AREA NAME	PAGE #
Port Protection, Phase II	29
Clark Bay North	30 - 31
Lisianski View	32 - 33
South Thorne Bay	34 - 35



Photo by Mike Ward

Port Protection, Phase II - ASLS 2004 - 44

<b>PARCEL #</b>	<b>1000</b>
<b>AK DIVISION OF LANDS (ADL) #</b>	107419
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	C064S076E18
<b>SURVEY</b>	ASLS 2004-44
<b>ACRES</b>	1.71
<b>LOT</b>	2
<b>BLOCK</b>	3
<b>MINIMUM BID</b>	<b>\$37,000</b>



<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 9-10 "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>
Joe Mace Island State Marine Park, a 62 acre, undeveloped park on Joe Mace Island near Point Baker is approximately 3 miles to the northwest.



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

**LOCATION**

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.

**ACCESS**

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 un-drivable, 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.

**UTILITIES**

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 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

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.

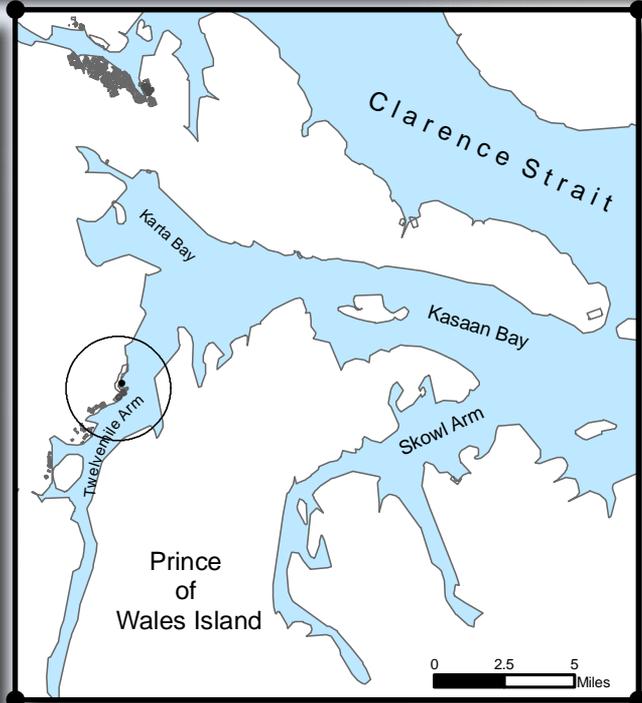
Contact the Hollis Community Council by mail at, PO Box 706, Craig, AK 99921 or by Phone at 907-530-7033 for more information.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

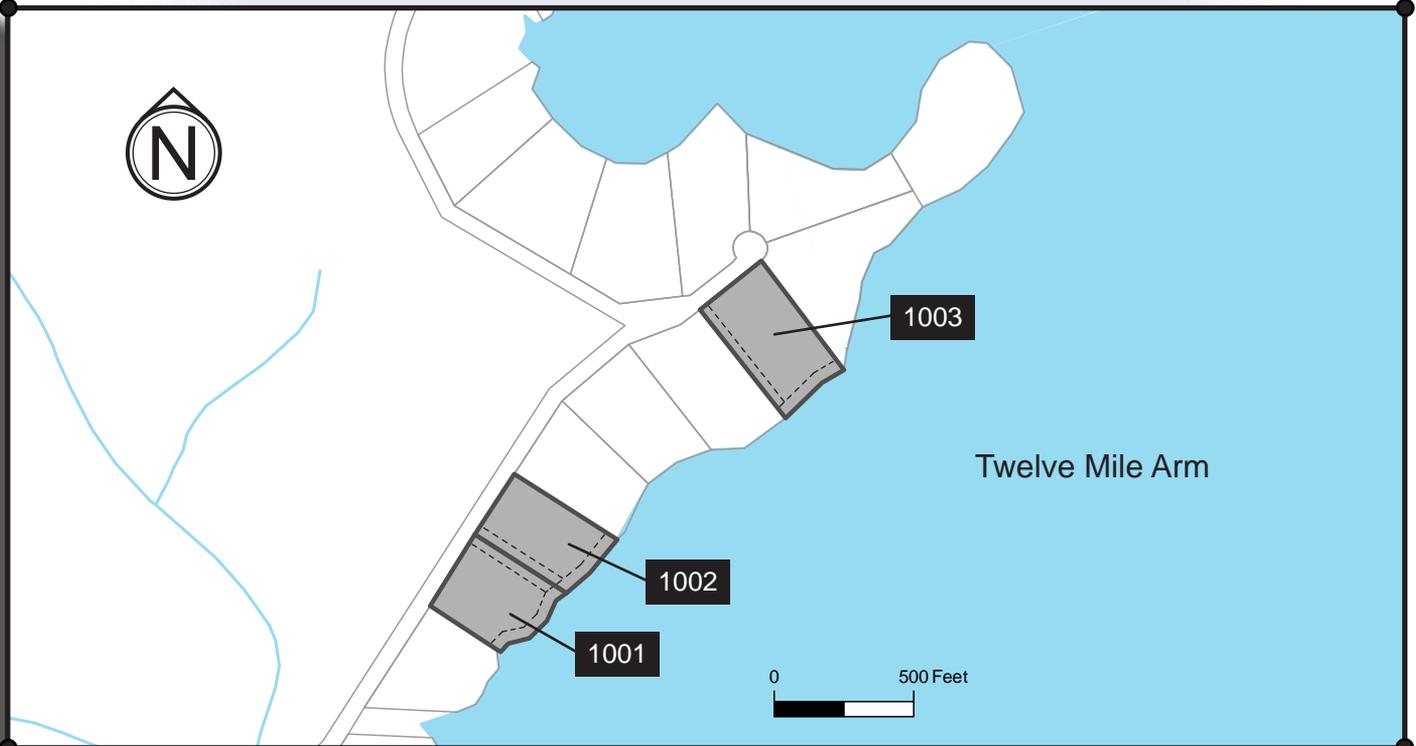
**NOTES**

Hollis's K-12 school, with about 10 students and one teacher, is part of the Southeast Island School District.

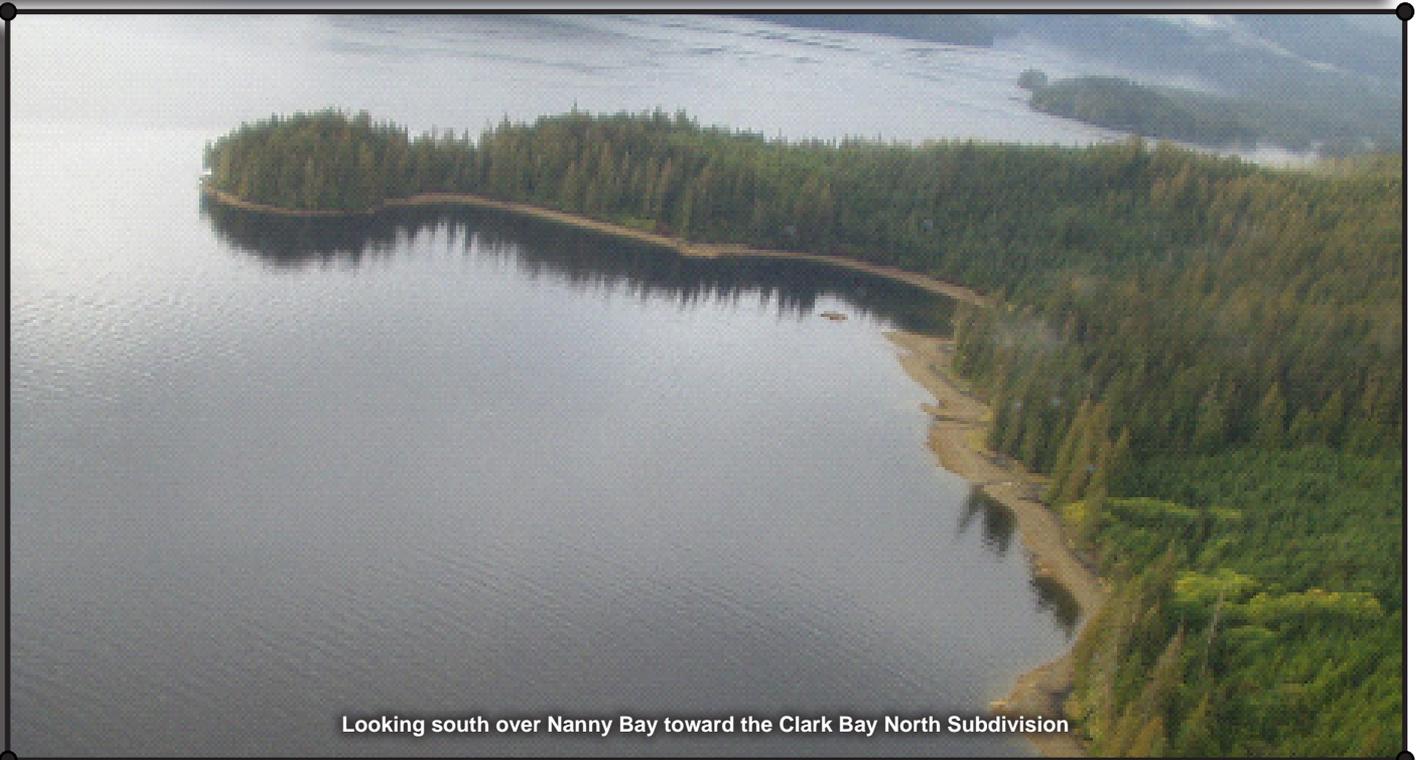


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Clark Bay North - ASLS 2006 - 73

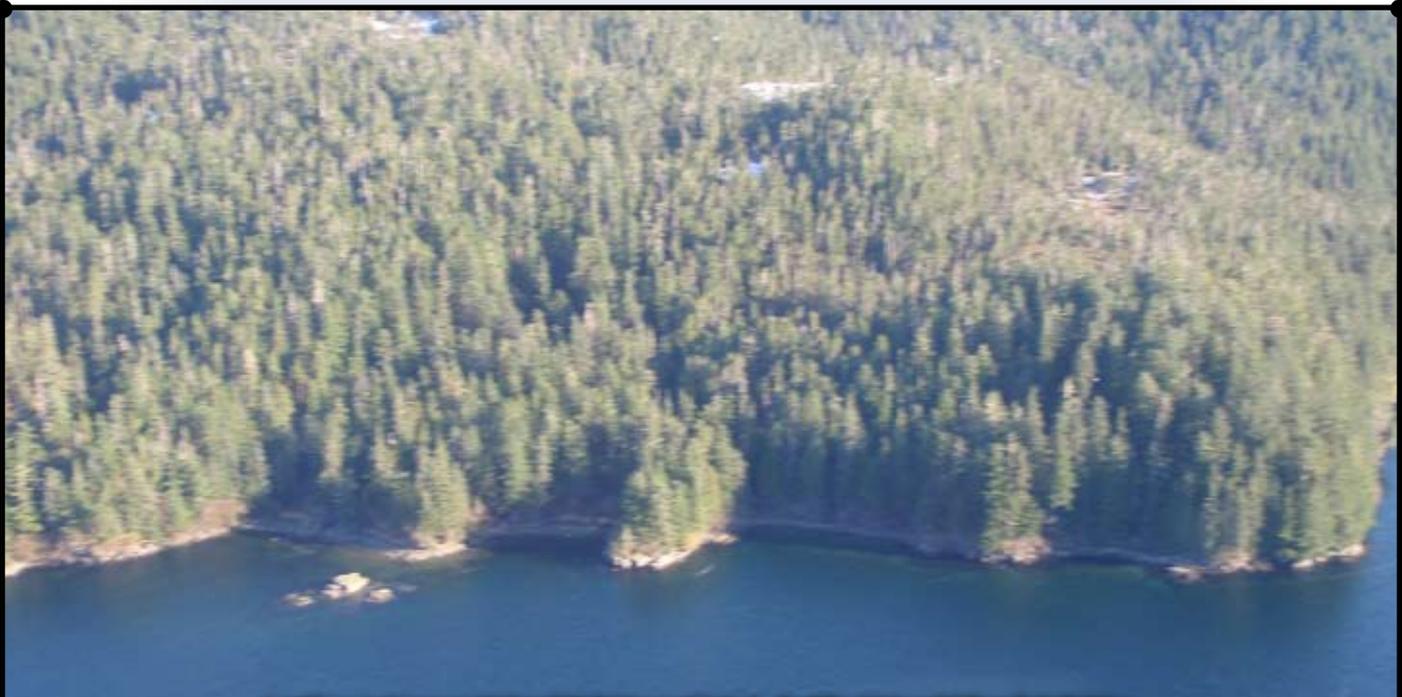


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1001	107764	C073S084E35	ASLS 2006-73	2.5	4	\$55,000
1002	107765	C073S084E35	ASLS 2006-73	2.5	5	\$55,000
1003	107769	C073S084E35	ASLS 2006-73	3.08	9	\$55,000



Looking south over Nanny Bay toward the Clark Bay North Subdivision

Lisianski View - ASLS 2007 - 18



Looking east across Lisianski Inlet toward lots 1 - 6 of the Lisianski View Subdivision

**LOCATION**

The Lisianski View Subdivision is about 1.5 miles south, and outside of, the City of Pelican. Pelican is located on the northwest coast of Chichagof Island on Lisianski Inlet about 80 miles north of Sitka and 70 miles west of Juneau.

**ACCESS**

Pelican is dependent on boats, float planes, and the State of Alaska ferry for travel. Daily scheduled air taxi services are available from Juneau. Facilities include a State-owned seaplane base, a small boat harbor, dock, and State ferry terminal.

The Lisianski View subdivision is accessed via the waters of Lisianski Inlet by boat or float plane. There is no road access and the State of Alaska has no present or future plans to build roads to the subdivision.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, including a 50-foot public access easement along the ordinary high water line of Lisianski Inlet. No structures may be built within this 50-foot easement. See ASLS 2007-18. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers (Preliminary Jurisdictional Determination POA-2009-1066, dated Feb. 12, 2010) before placing any dredged or fill material in wetlands.

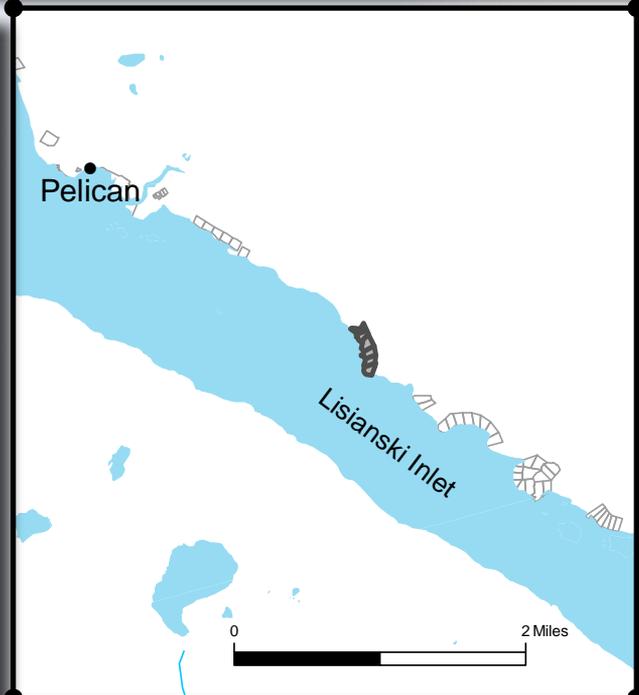
Lisianski Inlet, being totally exposed to strong southeast winds, has limited potential to provide safe boat anchorage or dock facilities for any of the lots.

**MUNICIPAL AUTHORITY**

The subdivision is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

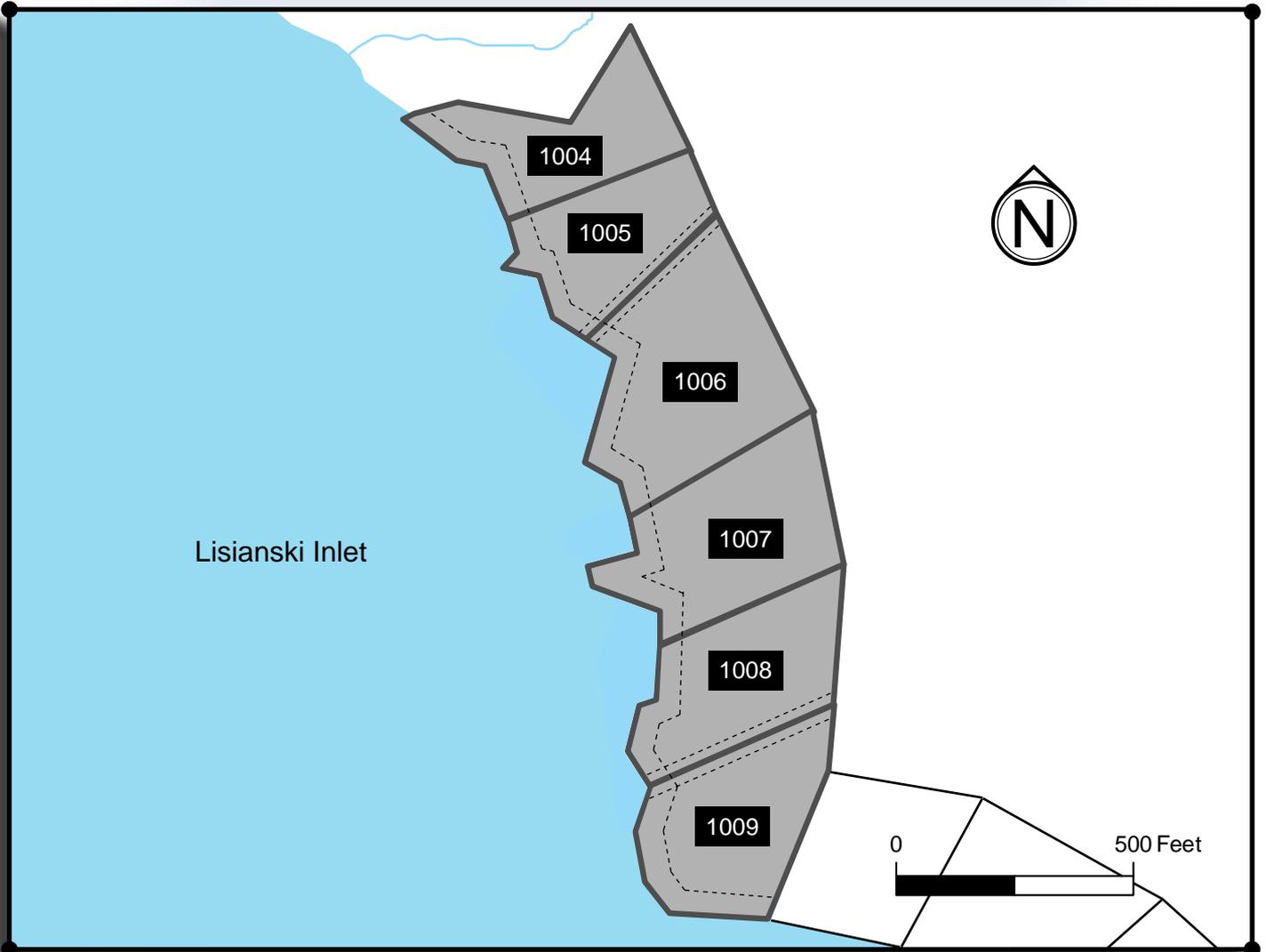
**NOTES**

Parcels in this subdivision that do not receive a high bid in this auction will not be offered in the IOTC lottery, but in a future auction.



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/).

Lisianski View - ASLS 2007 - 18



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1004	107947	C045S057E28	ASLS 2007 - 18	2.2	1	\$39,400
1005	107948	C045S057E28	ASLS 2007 - 18	2.16	2	\$35,600
1006	107949	C045S057E28	ASLS 2007 - 18	3.97	3	\$41,300
1007	107950	C045S057E28	ASLS 2007 - 18	3.09	4	\$37,500
1008	107951	C045S057E28	ASLS 2007 - 18	2.7	5	\$37,500
1009	107952	C045S057E28	ASLS 2007 - 18	2.71	6	\$37,500



Looking west across Lisianski Inlet from the Lisianski View Subdivision

South Thorne Bay Addition - ASLS 2006 - 72



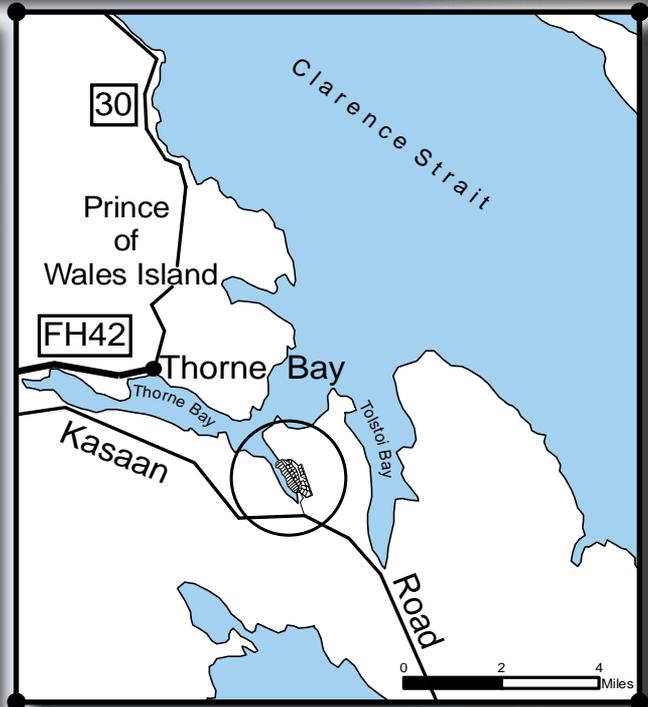
View north down Steep Road



Typical forest growth on South Thorne Bay parcel

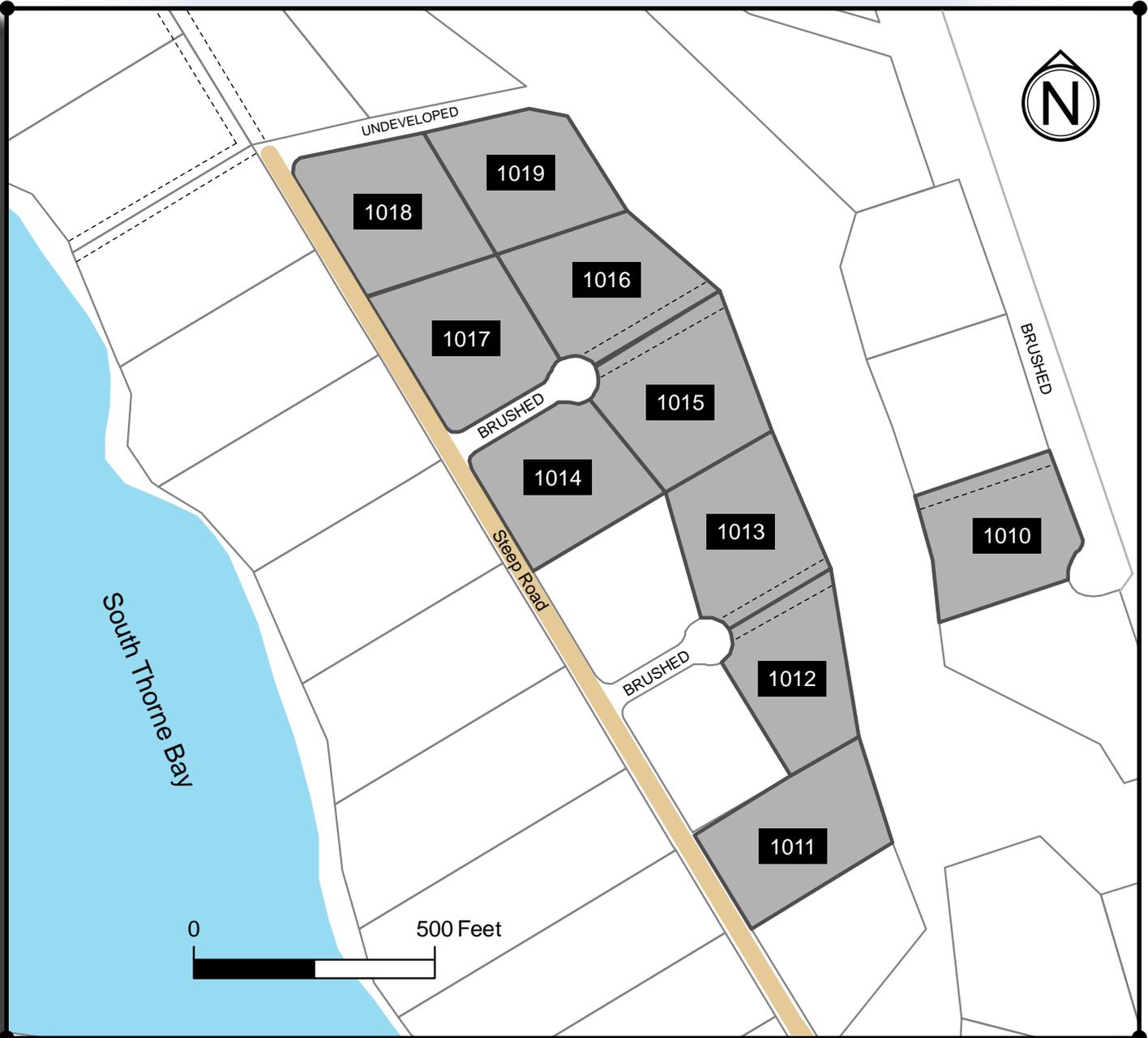


LOCATION
<p>The City of Thorne Bay is 47 air miles northwest of Ketchikan on the east coast of Prince of Wales Island. On the Prince of Wales Island road system, it lies 60 miles from Hollis and 36 miles east of the Klawock Junction.</p> <p>The South Thorne Bay Addition subdivision is located adjacent to the existing Thorne Bay State subdivision (ASLS 80-121) and is about 14 miles from the city center.</p>
ACCESS
<p>Legal access to the subdivision is provided by four rights-of-way: Steep Road, Jud Road, 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>
UTILITIES
<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 pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.</p>
RESTRICTIONS
<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 by mail at, PO Box 19110, Thorne Bay, AK 99919, or by phone at 907-828-3380 for more information.</p>
MUNICIPAL AUTHORITY
<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>
NOTES



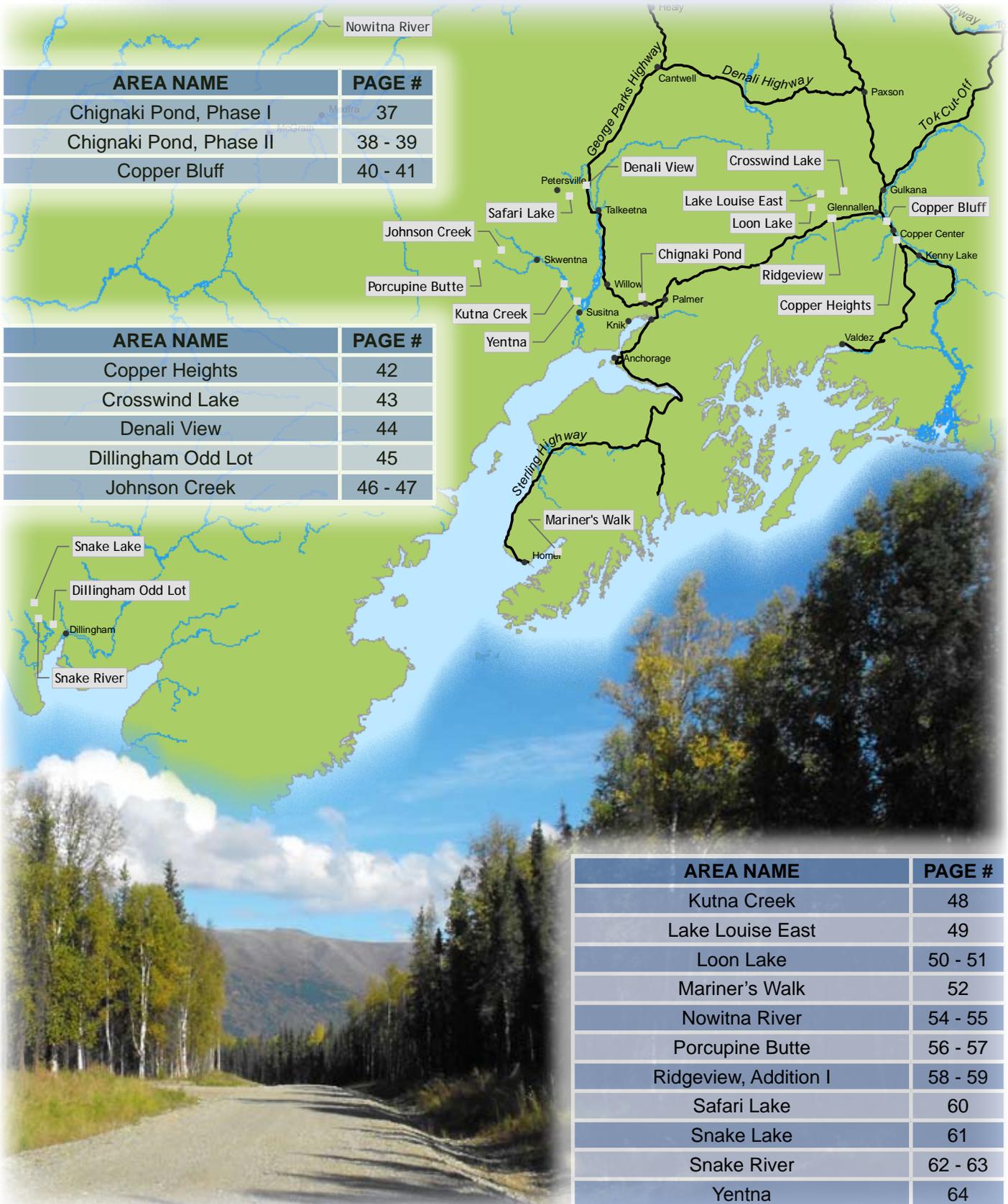
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

South Thorne Bay Addition - ASLS 2006 - 72



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1010	107743	C072S084E11	ASLS 2006-72	1.85	4	15	\$10,600
1011	107746	C072S084E11	ASLS 2006-72	1.91	2	18	\$20,000
1012	107748	C072S084E11	ASLS 2006-72	1.66	4	18	\$16,200
1013	107749	C072S084E11	ASLS 2006-72	1.88	5	18	\$16,200
1014	107751	C072S084E11	ASLS 2006-72	1.84	7	18	\$19,000
1015	107752	C072S084E11	ASLS 2006-72	2.01	8	18	\$15,400
1016	107753	C072S084E11	ASLS 2006-72	1.87	9	18	\$15,400
1017	107754	C072S084E11	ASLS 2006-72	1.93	10	18	\$19,000
1018	107755	C072S084E11	ASLS 2006-72	1.93	11	18	\$19,000
1019	107756	C072S084E11	ASLS 2006-72	1.78	12	18	\$15,400

# Southcentral Region Map



AREA NAME	PAGE #
Chignaki Pond, Phase I	37
Chignaki Pond, Phase II	38 - 39
Copper Bluff	40 - 41

AREA NAME	PAGE #
Copper Heights	42
Crosswind Lake	43
Denali View	44
Dillingham Odd Lot	45
Johnson Creek	46 - 47

Snake Lake	
Dillingham Odd Lot	
Dillingham	
Snake River	

AREA NAME	PAGE #
Kutna Creek	48
Lake Louise East	49
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Nowitna River	54 - 55
Porcupine Butte	56 - 57
Ridgeview, Addition I	58 - 59
Safari Lake	60
Snake Lake	61
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Chignaki Pond, Phase I - ASLS 2004 - 17

PARCEL #	1020
AK DIVISION OF LANDS (ADL) #	229903
MERIDIAN TOWNSHIP RANGE SECTION	S018N001W20
SURVEY	ASLS 2004-17
ACRES	.95
LOT	8
BLOCK	2
MINIMUM BID	\$20,000



**LOCATION**

The Chignaki Pond Phase I subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

**ACCESS**

Access is from the Parks Highway on borough roads:

- North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
- North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

**UTILITIES**

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 pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2004-17 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

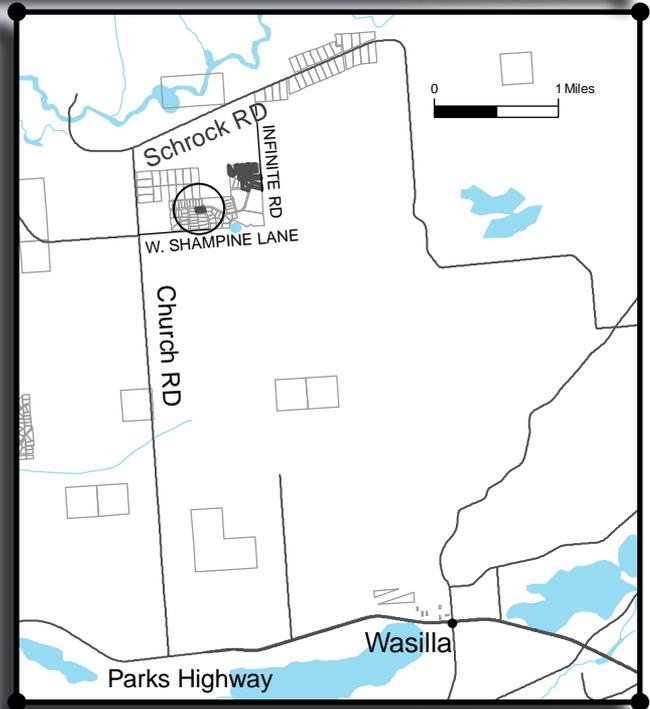
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

This parcel is part of Chignaki Pond Phase I (ASLS 2004-17) which was previously offered in Auction #446 in 2007 and Auction #458 in 2008. An adjacent group of parcels from Chignaki Pond Phase II, were previously offered in Auction #460 in 2009 and in this auction (see pages 38-39).



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



Looking east down W. Woodpecker Circle and Block 7

### LOCATION

The 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 and Schrock Road.

### ACCESS

Access is from the Parks Highway on borough roads:

- North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
- North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

### UTILITIES

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 pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

### RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2006-12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

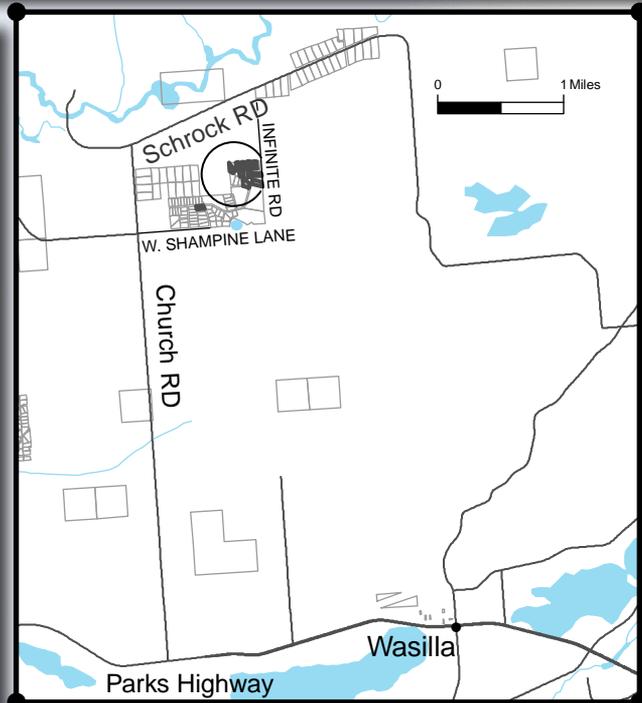
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

### MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

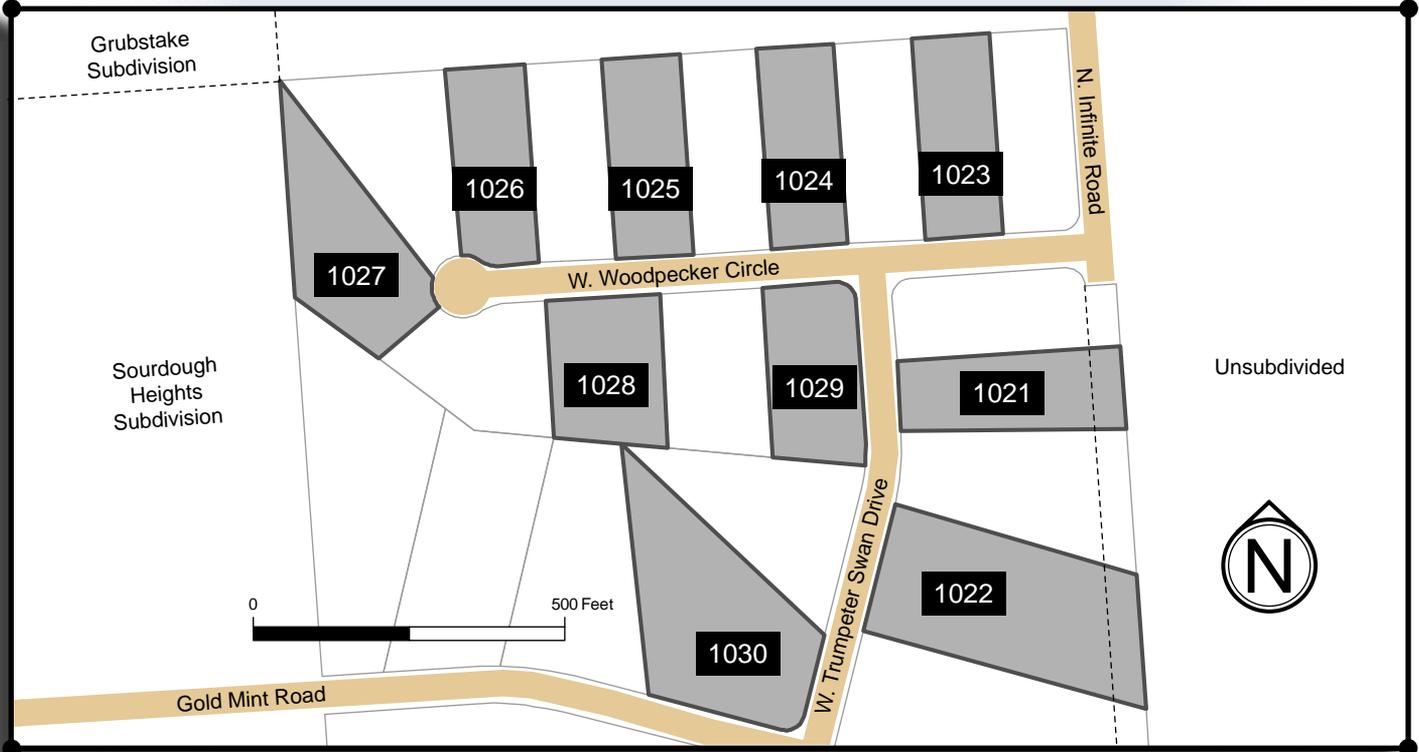
### NOTES

These parcels are a part of Chignaki Pond Phase II (ASLS 2006-12). An adjacent group of parcels from Chignaki Pond Phase II, were previously offered in Auction #460 in 2009. 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
1021	230340	S018N001W20	ASLS 2006-12	1.02	2	6	\$19,400
1022	230342	S018N001W20	ASLS 2006-12	2.03	4	6	\$23,300
1023	230344	S018N001W20	ASLS 2006-12	0.92	2	7	\$19,400
1024	230346	S018N001W20	ASLS 2006-12	0.92	4	7	\$18,800
1025	230348	S018N001W20	ASLS 2006-12	0.92	6	7	\$18,800
1026	230350	S018N001W20	ASLS 2006-12	0.92	8	7	\$18,800
1027	230352	S018N001W20	ASLS 2006-12	1.24	10	7	\$16,200
1028	230354	S018N001W20	ASLS 2006-12	0.99	12	7	\$18,000
1029	230356	S018N001W20	ASLS 2006-12	0.98	14	7	\$18,800
1030	230358	S018N001W20	ASLS 2006-12	1.83	16	7	\$23,000



Copper Bluff - ASLS 2006 - 61



View of Copper River from Copper Bluff Subdivision

LOCATION

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. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

ACCESS

Access into the subdivision is from the Richardson Highway onto a brushed/undeveloped platted right-of-way called Ravine Road.

UTILITIES

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

There is a 50 foot building setback off the bluff for any lots along the bluff (Lots 9 and 13). Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.

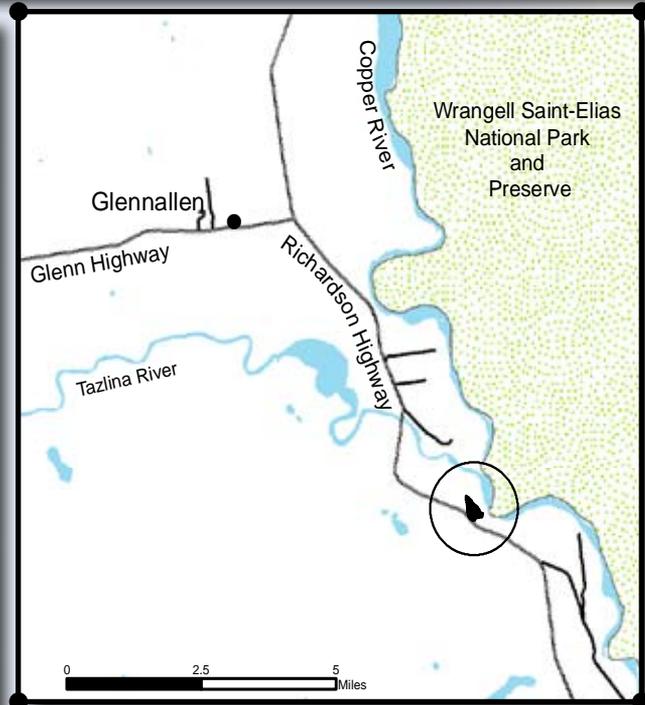
MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

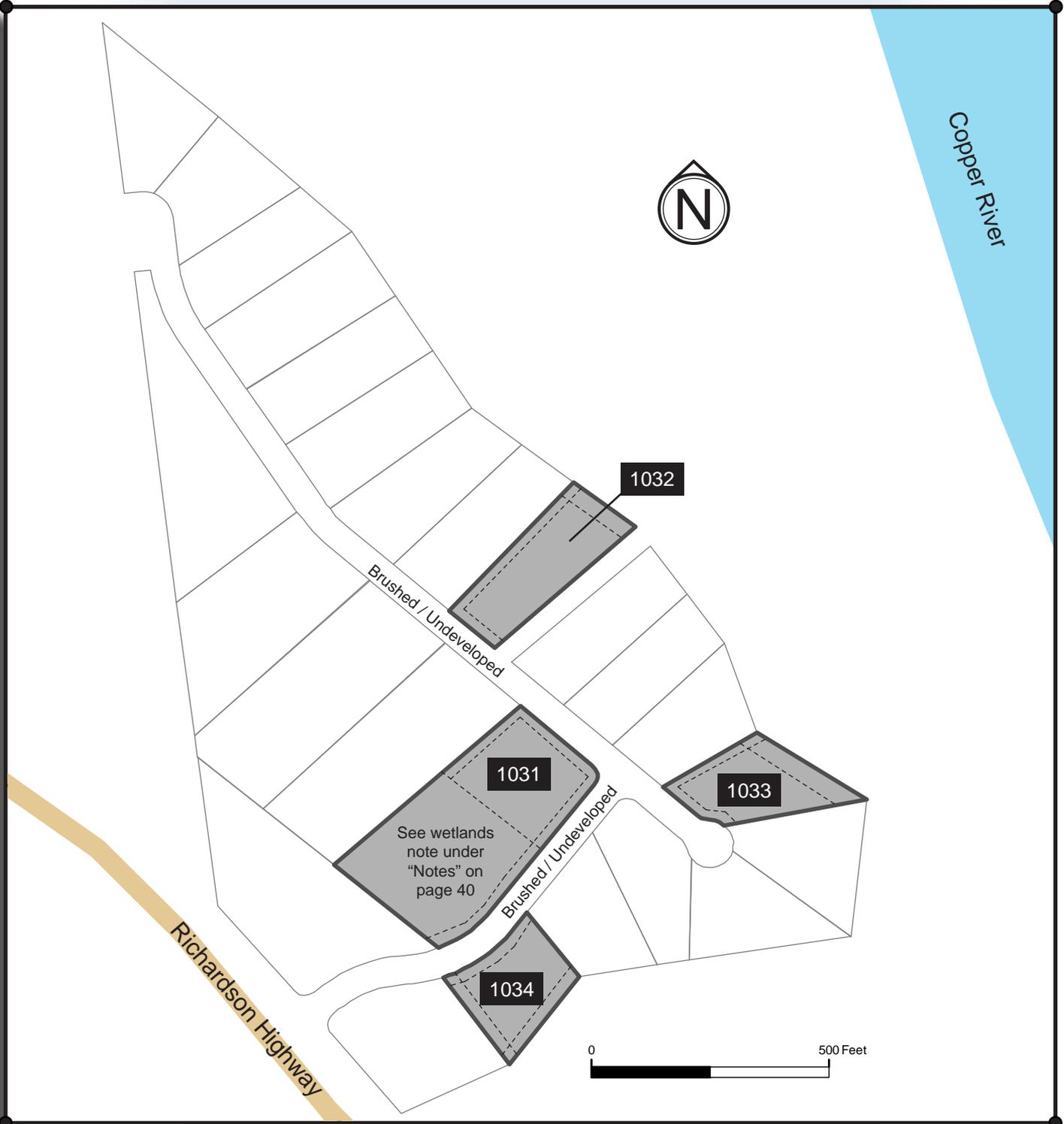
The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of rights-of-way within the subdivision will be the responsibility of future land owners.

**Note: Lot 5, Block 1 contains wetlands. Usable area as determined by wetland area. A Corp. of Engineers wetlands permit may be required to develop any wetlands.**



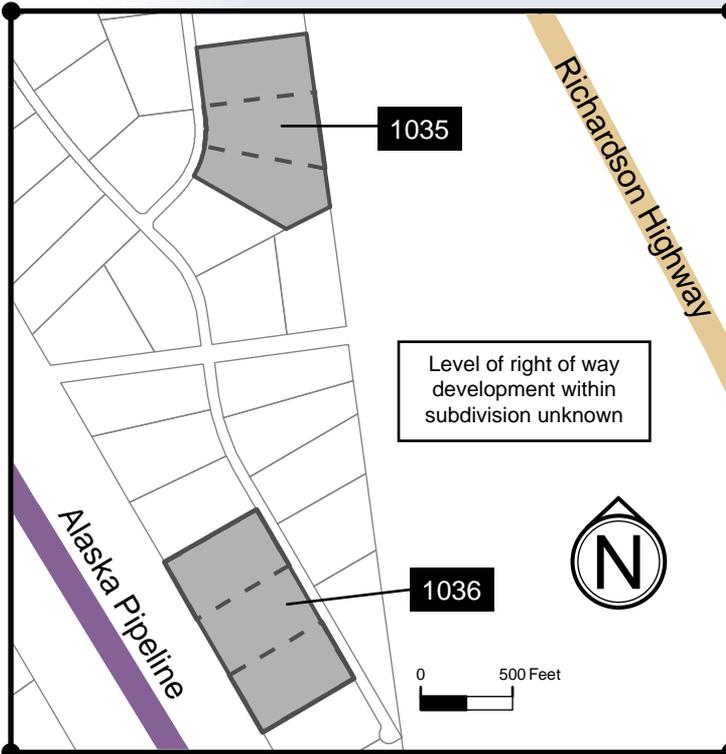
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Copper Bluff - ASLS 2006 - 61

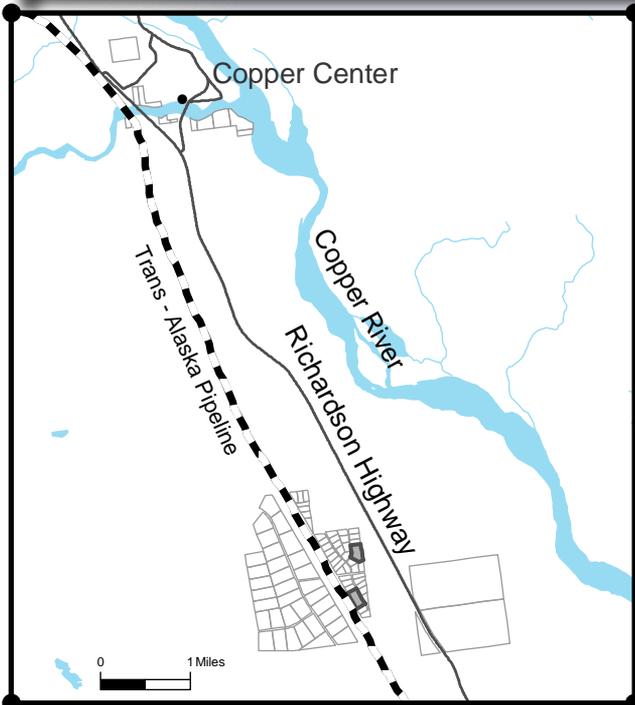


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1031	230580	C003N001W22	ASLS 2006-61	3.12	5	1	\$6,600
1032	230590	C003N001W22	ASLS 2006-61	1.22	9	2	\$6,300
1033	230594	C003N001W22	ASLS 2006-61	1.01	13	2	\$5,500
1034	230599	C003N001W22	ASLS 2006-61	1.01	18	2	\$5,200

Copper Heights - ASLS 80 - 9



PARCEL #	1035	1036
AK DIVISION OF LANDS (ADL) #	204490	204504
MERIDIAN TOWNSHIP RANGE SECTION	C001N001E8	C001N001E17
SURVEY	ASLS 80 - 9	ASLS 80 - 9
ACRES	13.427	14.181
LOT	4,5 and 6	4,5 and 6
BLOCK	4	6
MINIMUM BID	\$6,700	\$7,800



**LOCATION**

The Copper Heights Subdivision is located within the Copper River Valley west of the Richardson Highway and east of the Trans-Alaska pipeline about 10 miles south of Copper Center.

**ACCESS**

To access the subdivision, turn west from the Richardson Highway onto Azurite Avenue or any section line easement. Conditions of platted rights-of-ways or easements are unknown and access may be limited to ATV, snowmachine, or by foot.

**UTILITIES**

None.

Water availability may be affected by low yields and permafrost and may contain mineralized "hard" water, with sporadic areas of saline waters. Water may have to be hauled from another location/ source.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 80 - 9. 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.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

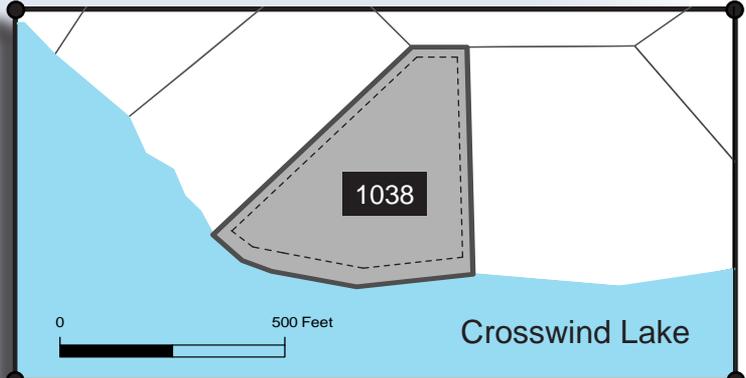
**NOTES**

Lots located within Blocks 1, 2 & 6 (parcel 1036) may be subject to a 1,000 pipeline right-of-way, ADL 413342.

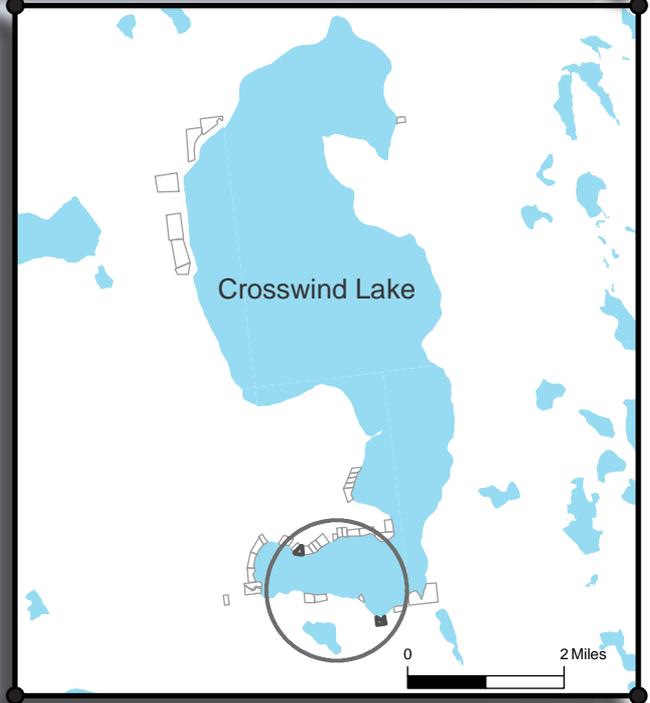
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Crosswind Lake - ASLS 2005 - 25

<b>PARCEL #</b>	4037	1038
<b>AK DIVISION OF LANDS (ADL) #</b>	229482	229483
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	E006N004W20	C006N004W18
<b>SURVEY</b>	ASLS-2005-25	ASLS 2005-25
<b>ACRES</b>	5.01	5
<b>TRACT</b>	3	9
<b>MINIMUM BID</b>	<del>\$25,000</del>	\$18,800

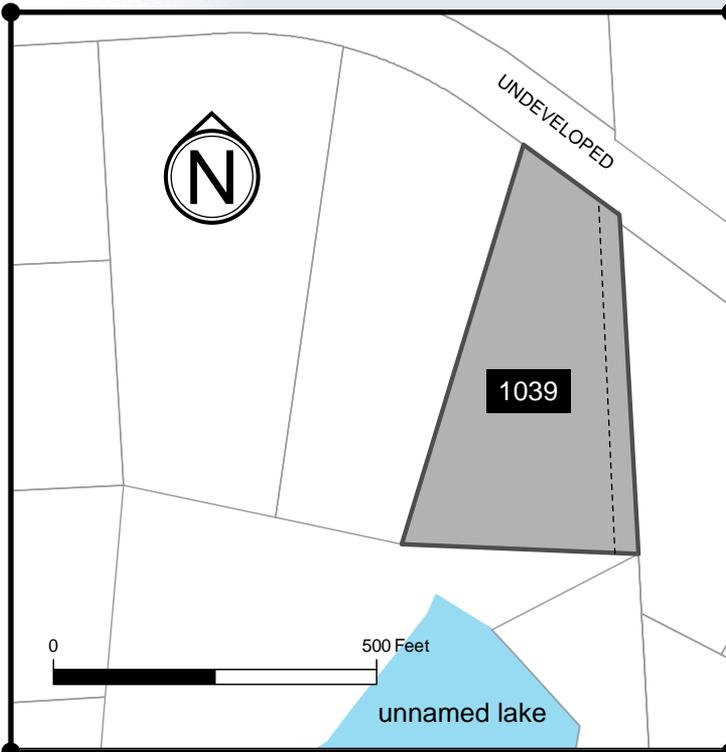


<b>LOCATION</b>
The Crosswind Lake remote area is located along the southern end of Crosswind Lake, 25 miles west of Glennallen and 15 miles east of Lake Louise.
<b>ACCESS</b>
Access is by float or ski plane to Crosswind Lake or to the other small lakes in the area. There is snowmachine access from Lake Louise and the Glenn Highway.
<b>UTILITIES</b>
None.
Ground water quality and depth is unknown. Numerous streams and lakes are in the area.
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 (DEC).
See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>
Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies and a minimum 25-foot public access and utility easement along interior parcel boundary lines. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies.
Subject to all platted easements and reservations of record. Please see ASLS 2005-25 and current status plat for up to date restrictions (see page 5 for instructions on how to locate 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>

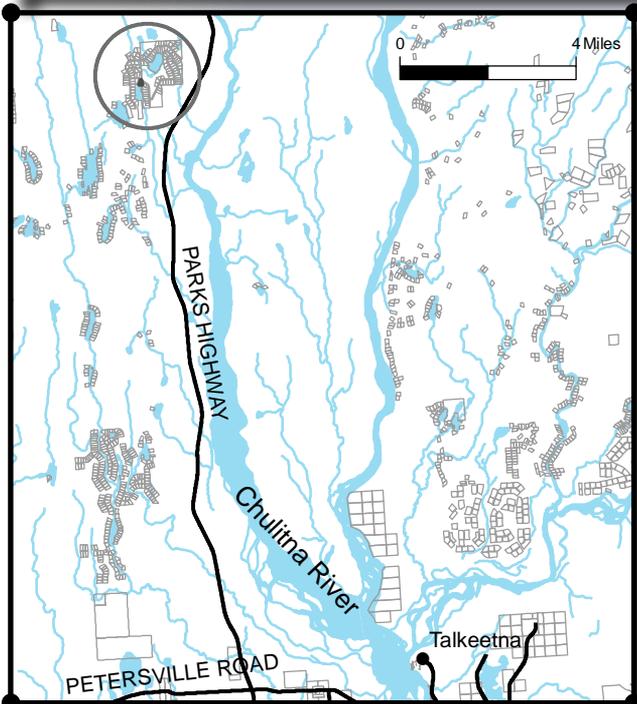


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Denali View - ASLS 80 - 145



PARCEL #	1039
AK DIVISION OF LANDS (ADL) #	228889
MERIDIAN TOWNSHIP RANGE SECTION	S028N006W13
SURVEY	ASLS 80 - 145
ACRES	3.47
LOT	1
BLOCK	2
MINIMUM BID	\$6,200

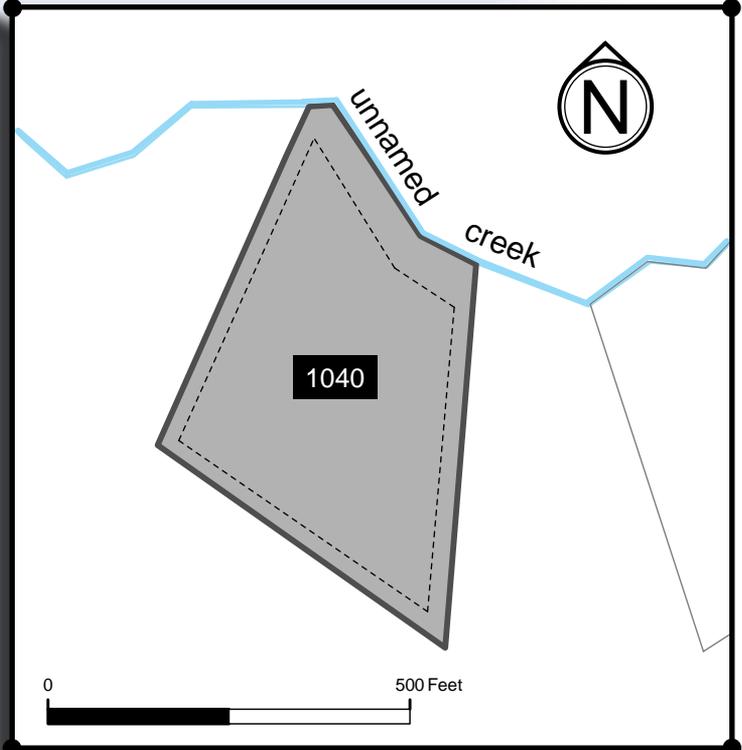


<b>LOCATION</b>
Approximately 1.5 miles west of Mile 129 on the Parks Highway and 15 miles north of the community of Trappers Creek.
<b>ACCESS</b>
Access from the Parks Highway is by foot, ATV, or snowmachine along platted easements or rights-of-way.
<b>UTILITIES</b>
None.
There is no municipal water 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 (DEC).
See pages 9-10 "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 80-145 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 Talkeetna Recording District as Book 79, Page 860, Date 6-1-81.
<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>
Ski trails are abundant in the area.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on 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/).

Dillingham Odd Lot - ASLS 87-395

<b>PARCEL #</b>	<b>1040</b>
<b>AK DIVISION OF LANDS (ADL) #</b>	206908
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	S012S056W35
<b>SURVEY</b>	ASLS 87-395
<b>ACRES</b>	4.72
<b>TRACT</b>	A
<b>MINIMUM BID</b>	<b>\$3,500</b>



Aerial view of Dillingham Open To Entry area

<b>LOCATION</b>
Located approximately 15 miles northwest of Dillingham.
<b>ACCESS</b>
Area access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is limited to trail easements and fly-in access 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 pages 9-10 "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 87-395 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
Parcel is subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies and a 25 foot access easement along all lot lines. Subject to platted easements and reservations, see ASLS 87 - 395.
<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>
To west of this area is the Togiak National Wildlife Refuge and to the north is the largest state park in the United States; Wood Tikchik 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/).

Johnson Creek - ASLS 2003 - 10



Looking north above Pappy Lake toward parcel 1047 and the Johnson Creek remote area

**LOCATION**

The Johnson Creek remote area is located approximately 75 air miles northwest of Anchorage between the Alaska Range and the Yentna River. It is 15 miles west of Skwentna and northwest of Shell Lake. The area is south of Johnson Creek and north of the Skwentna River.

**ACCESS**

Primary access is by snowmachine in winter via the Iditarod Trail or the Skwentna River. Wheeled aircraft may land on some of the gravel bars along the Skwentna River in summer and fall. Further summer and fall access is by float plane to a lake in Township 23 North, Range 13 West, Seward Meridian, locally called "#673" or "Karen's Lake".

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Parcels are subject to a 25 foot access easement along all lot lines.

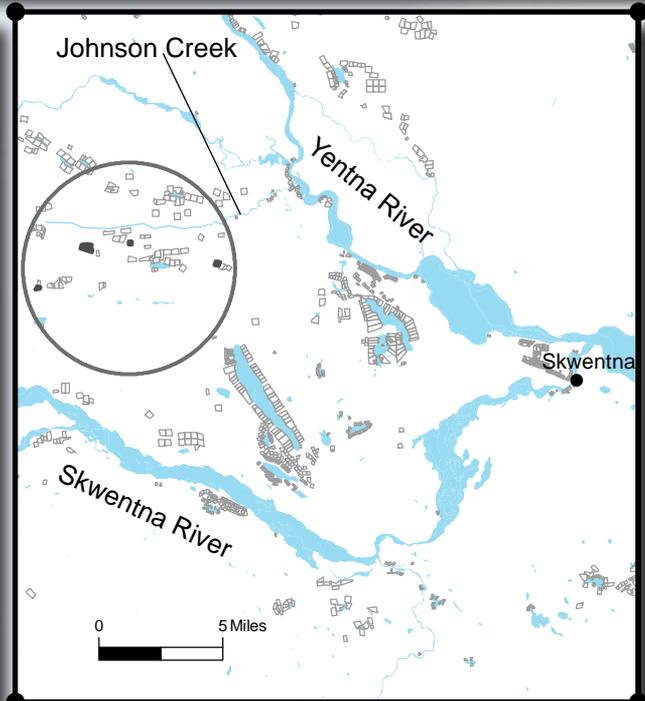
Subject to all platted easements and reservations of record. Please see ASLS 2003-10 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

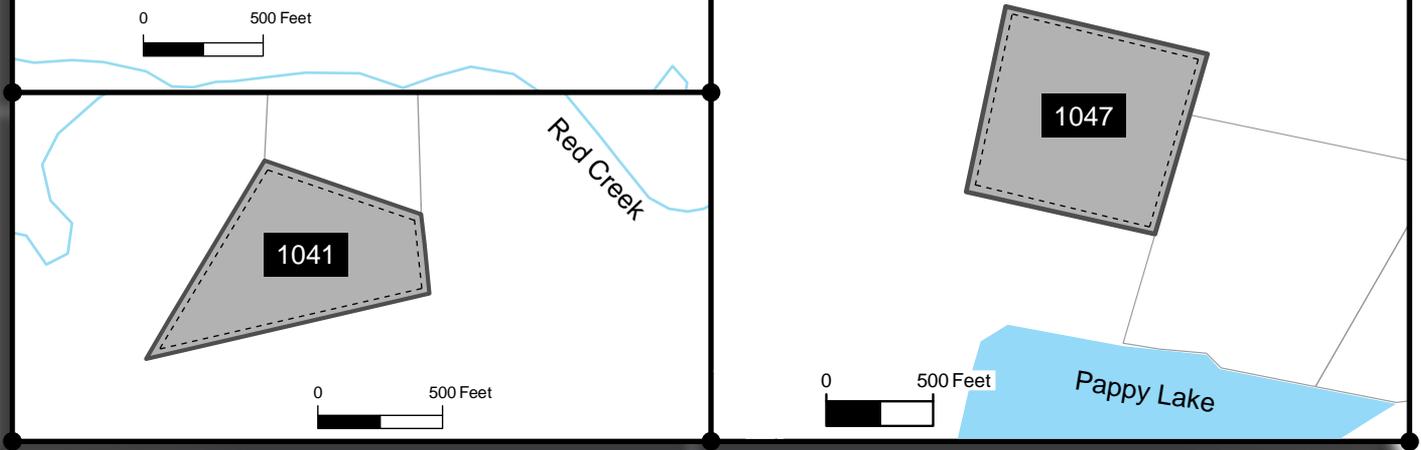
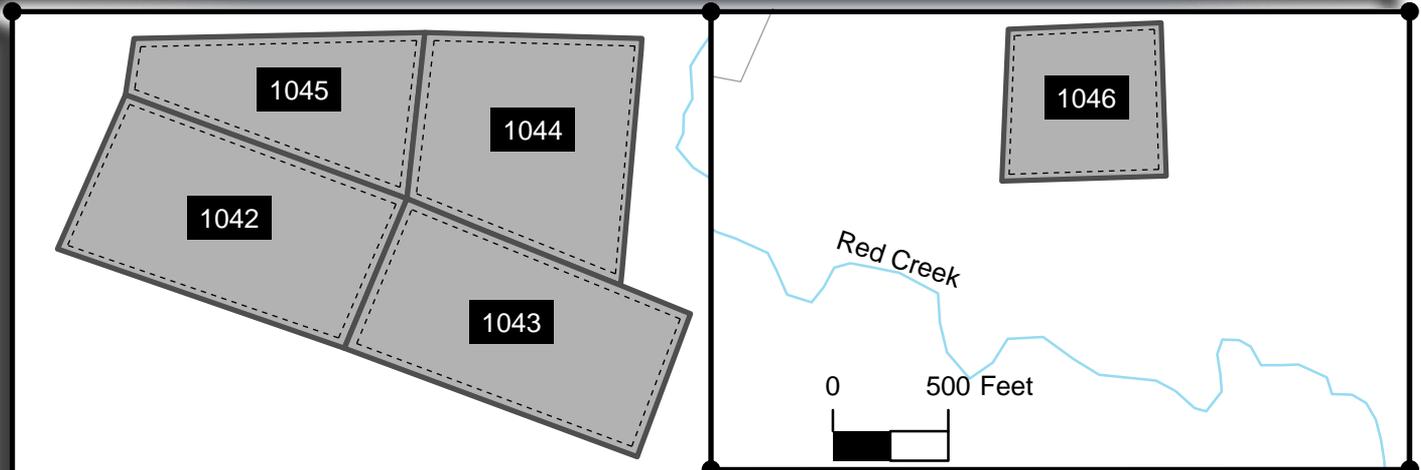
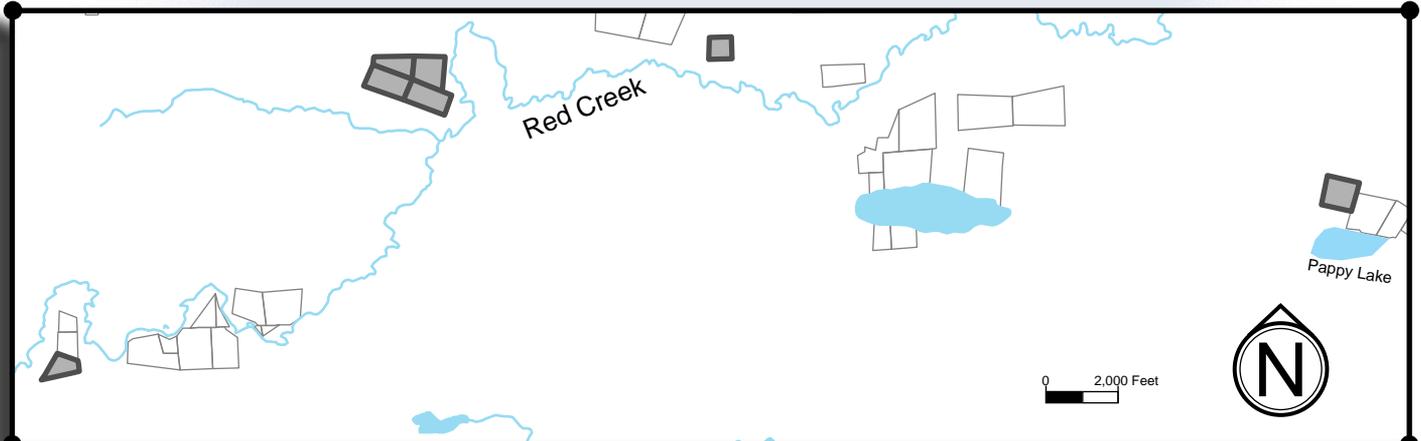
**NOTES**

This area is just to the east of the foothills of the Alaska Range Mountains and about 20 miles south of Denali National Preserve.



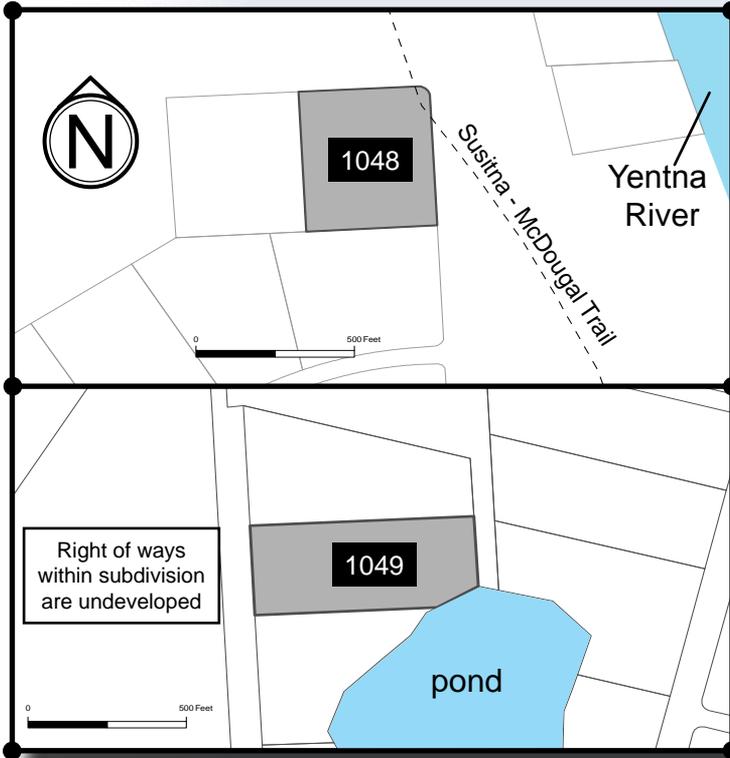
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Johnson Creek - ASLS 2003 - 10



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	URVEY	ACRES	TRACT	MINIMUM BID
1041	228592	S022N014W03	ASLS 2003 - 10	11.22	A	\$9,000
1042	228390	S023N014W25	ASLS 2003 - 10	20	C	\$12,300
1043	228392	S023N014W25	ASLS 2003 - 10	19.54	D	\$12,300
1044	228391	S023N014W25	ASLS 2003 - 10	18.3	E	\$12,000
1045	228591	S023N014W25	ASLS 2003 - 10	13.1	F	\$9,700
1046	228582	S023N013W29	ASLS 2003 - 10	10.39	G	\$8,200
1047	228579	S023N013W35	ASLS 2003 - 10	19.38	K	\$13,600

Kutna Creek - ASLS 80 - 157



PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	211443	213402
MERIDIAN TOWNSHIP RANGE SECTION	S019N008W4	S019N008W4
SURVEY	ASLS 80 - 157	ASLS 80 - 157
ACRES	4.718	4.881
LOT	4	11
BLOCK	9	13
MINIMUM BID	\$4,800	\$5,300



**LOCATION**

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

**ACCESS**

Access is by float-plane to an unnamed lake located in the center of the subdivision. Landing conditions are unknown. Boat access is possible via the Yentna River, then by ATV along section line easements to the eastern side of the subdivision.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

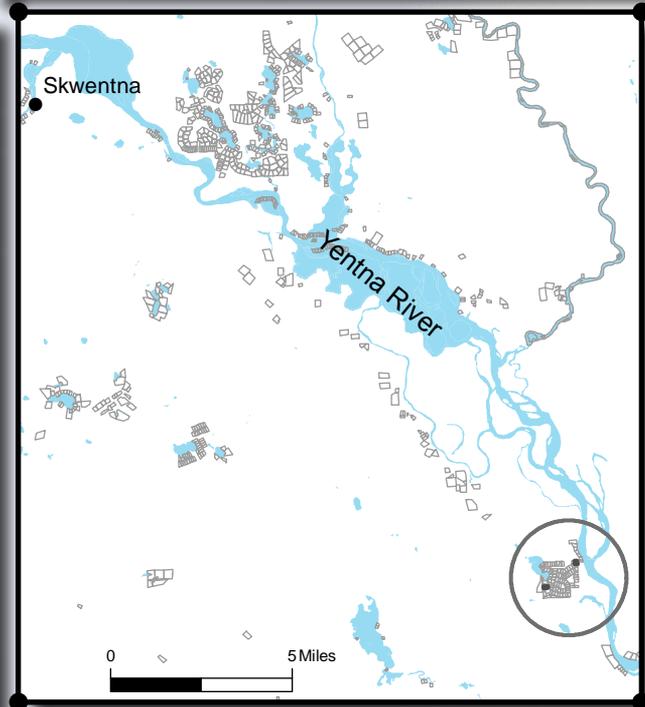
Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat 81-127 for up to date restrictions (see page 5 for instructions on how to locate information).

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active. Covenants are recorded in the Anchorage Recording District in Book 614 at page 360.

**MUNICIPAL AUTHORITY**

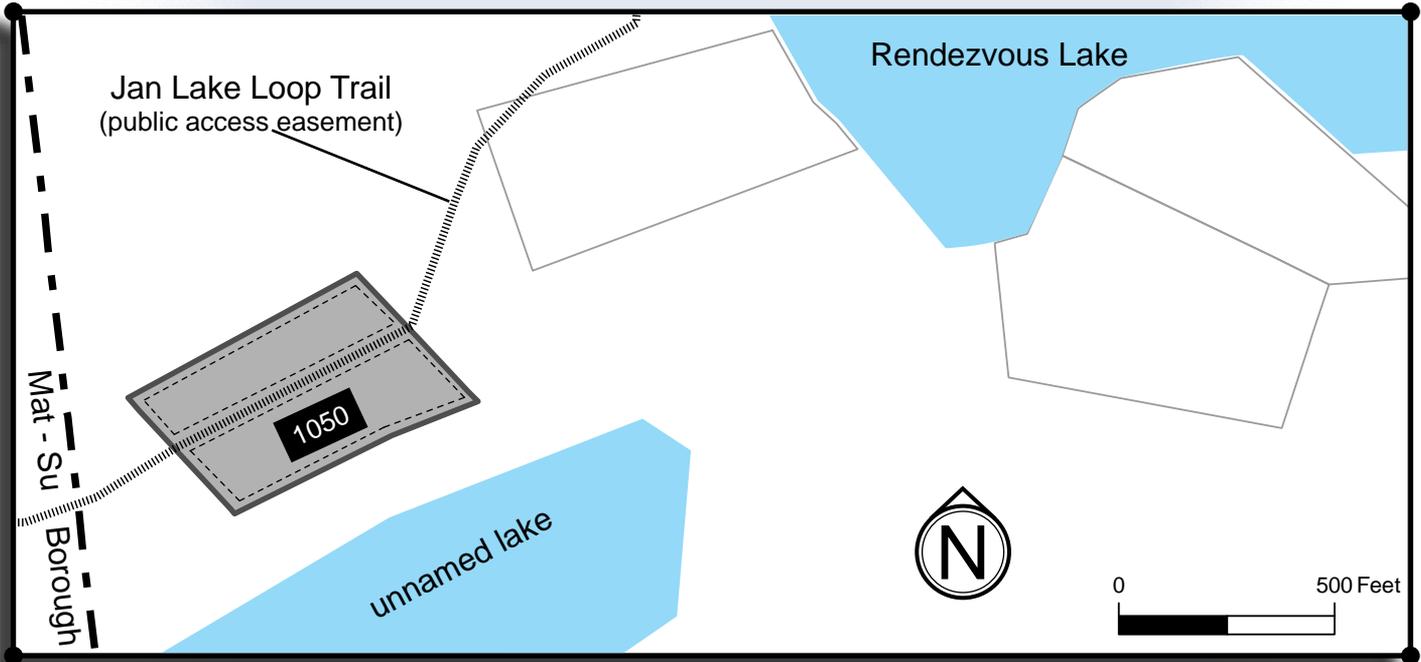
These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

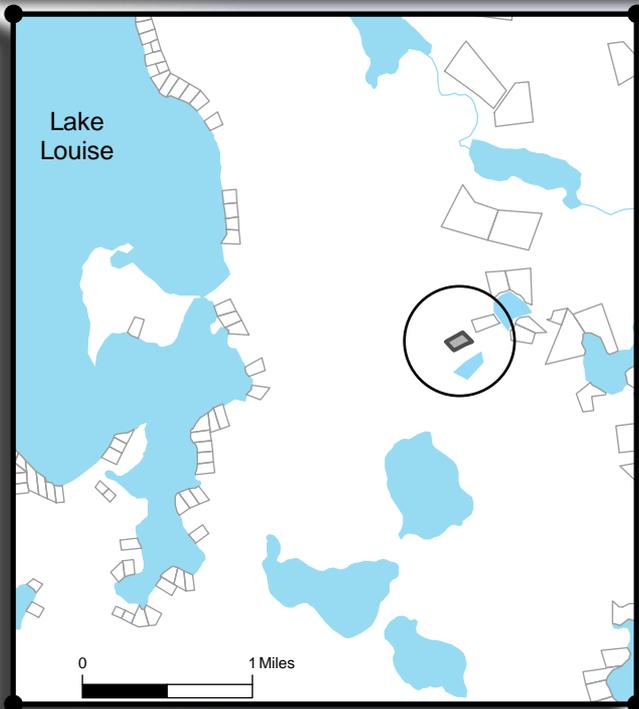


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Lake Louise East - ASLS 2002 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1050	228106	C006N006W18	ASLS 2002 - 9	5.17	O	\$23,300



**LOCATION**

The Lake Louise East remote area is located approximately 120 miles northeast of Anchorage, 1.5 miles east of Lake Louise, 6 miles west of Crosswind Lake, and 30 miles northwest of the town of Glennallen.

**ACCESS**

Access is via snowmachine, dog sled, or cross country skis during the winter and all-terrain vehicle and foot in the summer along the numerous trails within the area. Floatplane or ski-plane access is possible to one of the many lakes within the area.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2002-9 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Parcel is subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails. Purchasers may not obstruct or block access within these easements.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

This parcel is located in a "Modified" protection fire management option area. See pages 10-11 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/).

Loon Lake - ASLS 2003 - 9



Looking across Bob's Lake from parcel 1052

**LOCATION**

The Loon Lake remote area is located approximately 120 miles northeast of Anchorage, 30 miles west of Glennallen, five miles south of Lake Louise and two miles west of Lake Louise Road.

**ACCESS**

Access is via snow machine, dog sled, and cross-country skis during winter and off-road vehicle and foot in the summer. Additional access is via float or ski-equipped aircraft to Loon Lake or Bob's Lake as well as one of the numerous unnamed lakes in the vicinity.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 9 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 60-foot public access easement along all existing trails and a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

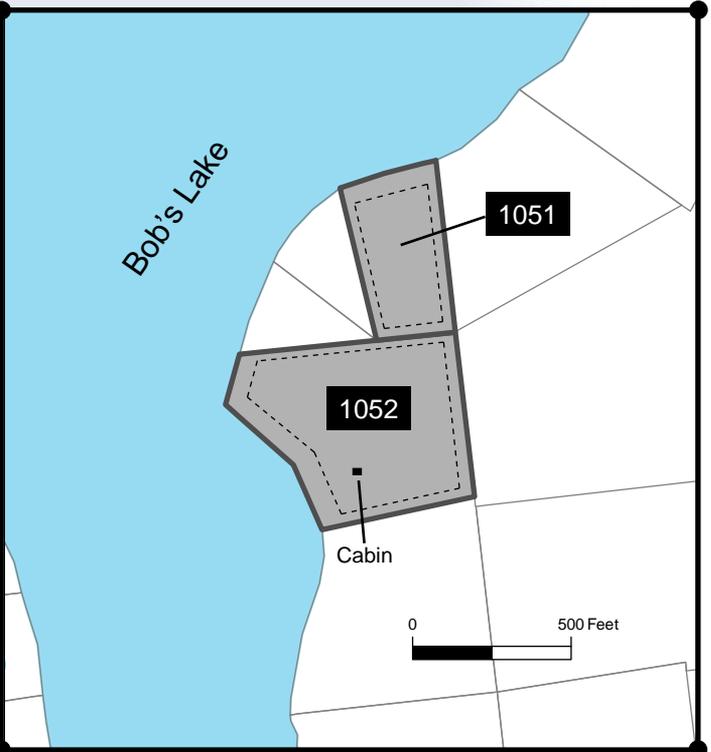
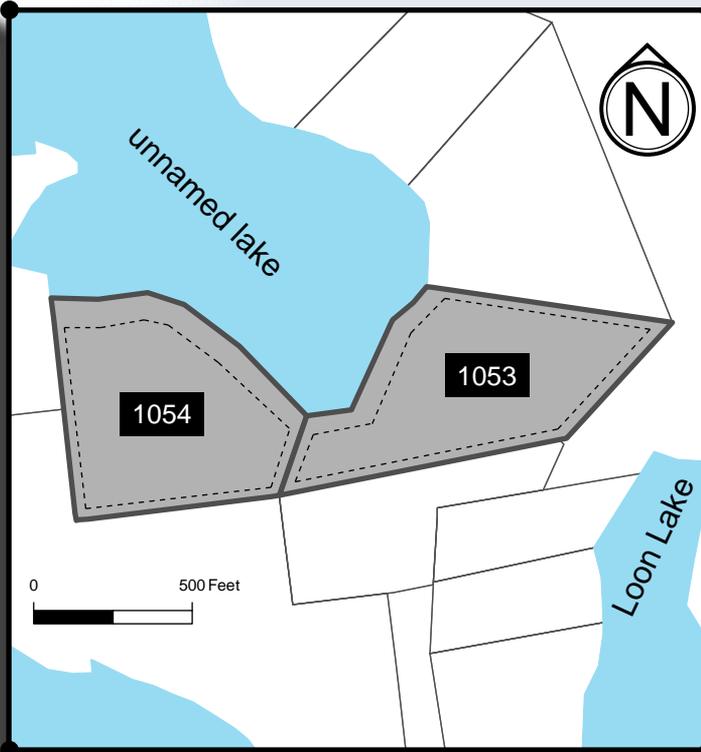
**NOTES**

There is a dilapidated cabin on parcel 1052. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.

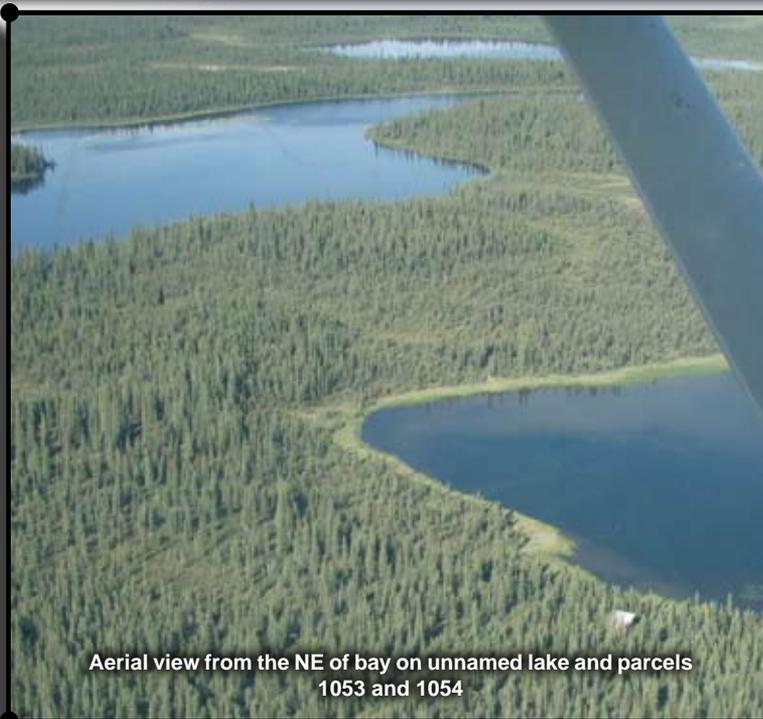


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Loon Lake - ASLS 2003 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1051	217851	C005N007W18	ASLS 2003 - 9	3.24	A	\$15,200
1052	219914	C005N007W18	ASLS 2003 - 9	7.99	B	\$29,500
1053	228679	C005N007W19	ASLS 2003 - 9	9.76	D	\$29,400
1054	228678	C005N007W19	ASLS 2003 - 9	9.77	F	\$29,400

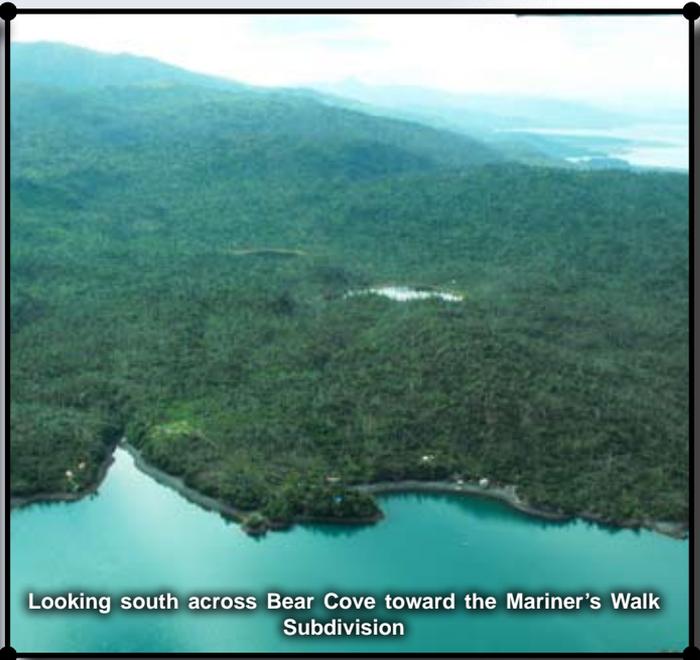
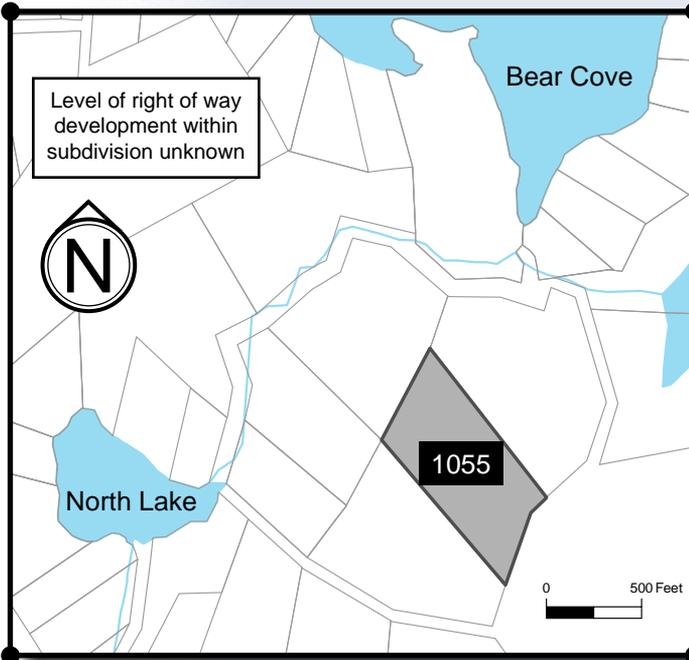


Aerial view from the NE of bay on unnamed lake and parcels 1053 and 1054



Cabin on parcel 1052

Mariner's Walk - ASLS 85 - 225



Looking south across Bear Cove toward the Mariner's Walk Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1055	222988	S005S010W29	ASLS 85 - 225	11	5	5	\$11,500

**LOCATION**

The Mariner's Walk Subdivision is located at the southeast end of Kachemak Bay, approximately 12 miles east of Homer. Bradley Lake is located about six miles to the northeast. Kachemak Bay State Park and Kenai National Wildlife Refuge are approx. two miles to the south.

**ACCESS**

Access to the subdivision is by boat or floatplane from Homer to Bear Cove. From the coast there is a platted right-of-way to reach the lot.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 85 - 225 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

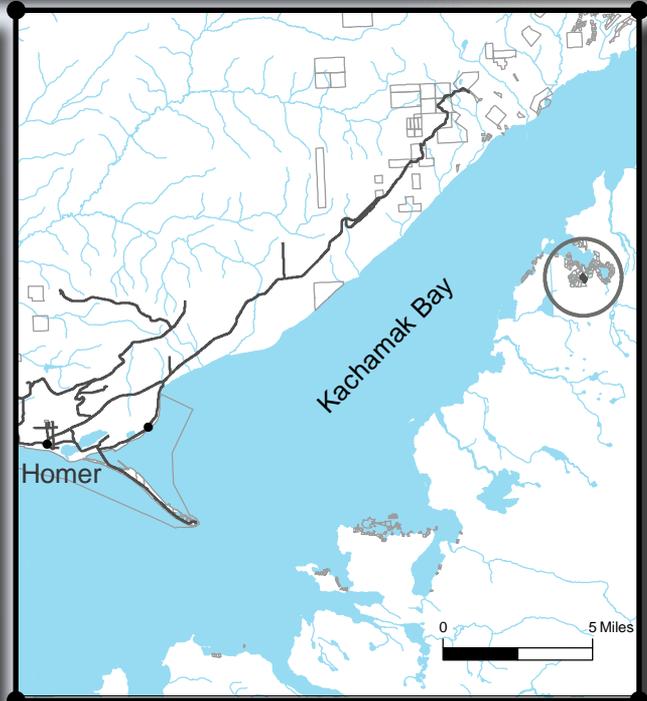
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated.

**MUNICIPAL AUTHORITY**

This parcel is located within the boundary of the Kenai Peninsula Borough and is subject to applicable local ordinances and property assessments.

**NOTES**

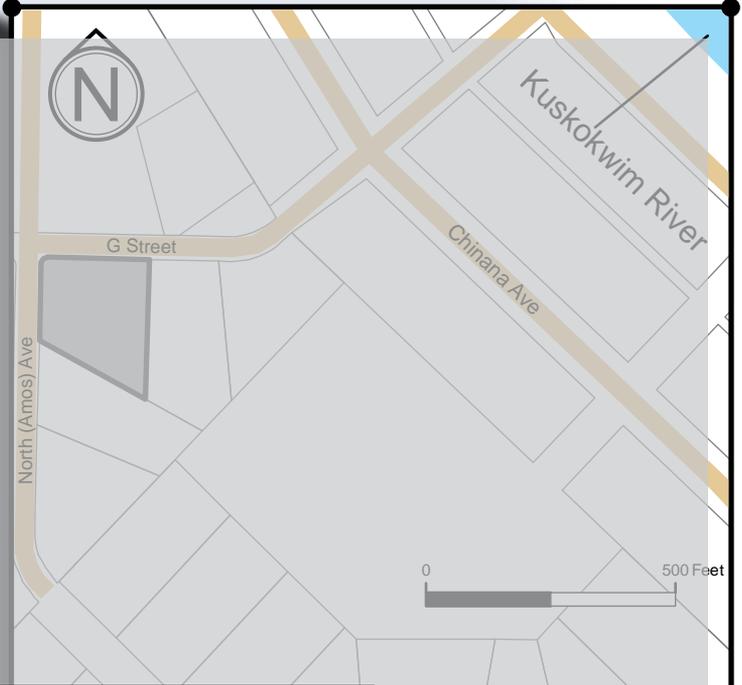
The area is densely forested with predominately Sitka spruce of an average height of 60 feet. Lutz spruce, balsam, poplar, paper birch, and various shrubs are also present.



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/).

McGrath Townsite Addition I - ASLS 83 - 199

<b>PARCEL #</b>	<b>1056</b>
AK DIVISION OF LANDS (ADL) #	219072
MERIDIAN TOWNSHIP RANGE SECTION	S033N033W17
SURVEY	ASLS 83 - 199
ACRES	1.12
LOT	3
BLOCK	2
MINIMUM BID	



**WITHDRAWN**

ACCESS
UTILITIES
RESTRICTIONS
MUNICIPAL AUTHORITY
NOTES



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/).

Nowitna River - ASLS 2007 - 10



Looking northwest over the Nowitna River

**LOCATION**

The Nowitna River remote area is approximately 63 miles north of McGrath, approximately 220 miles west southwest of Fairbanks, south of the Susulatna River at the confluence of the Nowitna River and Meadow Creek. Poorman is the nearest community, about 24 miles northwest of the area.

**ACCESS**

Access is primarily by plane, either ski or float depending on the season and local conditions. Some gravel bars may provide access for wheeled planes. An undeveloped airport reserve is located within the area. River access is limited to shallow draft river boats.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2007 - 10 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

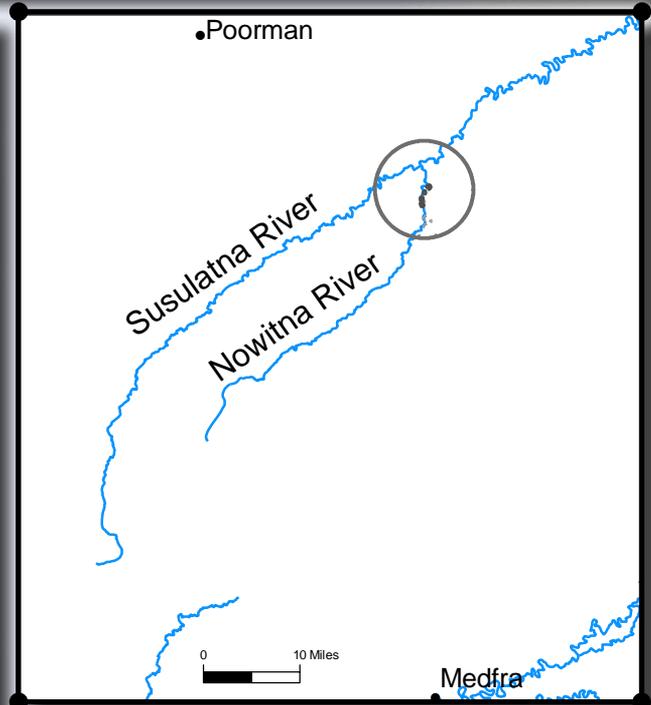
Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails and a 50-foot public access easement along the ordinary high water line of public or navigable water bodies .

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

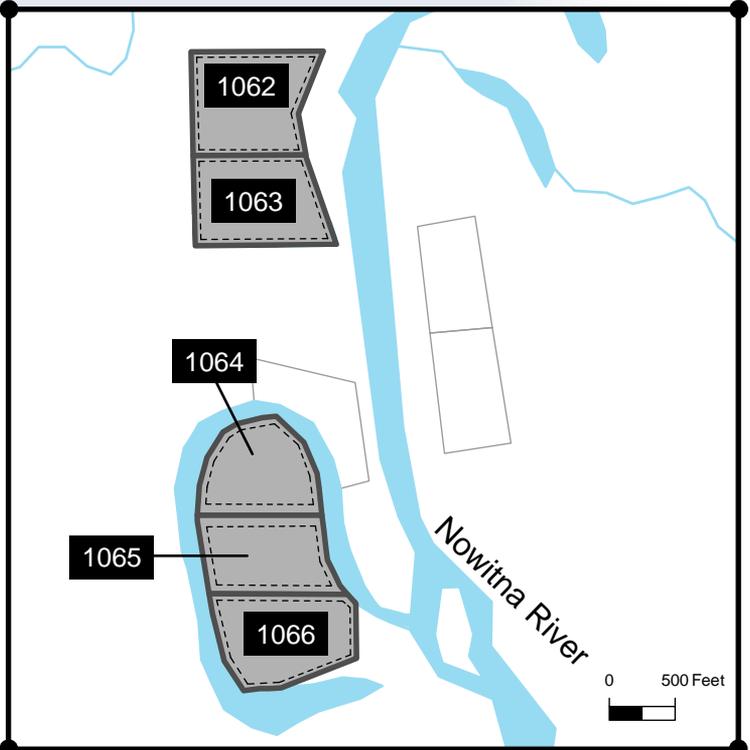
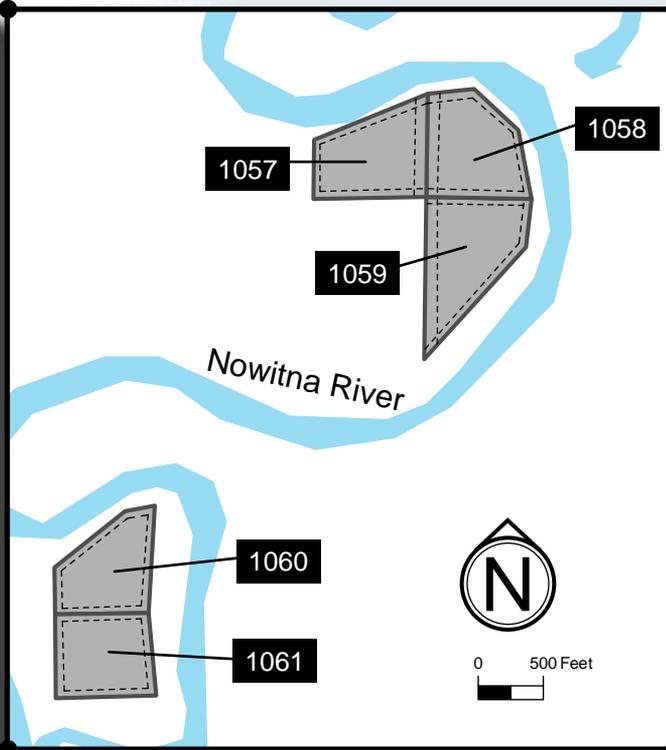
**NOTES**

Approximately 10 miles north and east of this area the Nowitna River becomes a National wild and Scenic River and passes through the Nowitna National Wildlife Refuge before joining the Yukon 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/).

Nowitna River - ASLS 2007 - 10



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1057	230447	K019S021E04	ASLS 2007 - 10	11.81	A	\$7,100
1058	230448	K019S021E03	ASLS 2007 - 10	11.55	B	\$7,000
1059	230449	K019S021E03	ASLS 2007 - 10	13.21	C	\$7,700
1060	230450	K019S021E04	ASLS 2007 - 10	10.67	D	\$6,700
1061	230451	K019S021E04	ASLS 2007 - 10	10.8	E	\$6,600
1062	230452	K019S021E09	ASLS 2007 - 10	15.85	F	\$8,700
1063	230453	K019S021E09	ASLS 2007 - 10	15.24	G	\$8,400
1064	230454	K019S021E09	ASLS 2007 - 10	13.11	K	\$7,300
1065	230455	K019S021E16	ASLS 2007 - 10	13.48	L	\$7,400
1066	230456	K019S021E16	ASLS 2007 - 10	15.55	M	\$8,200



Aerial view of parcels 1057, 1058 and 1059 from the south



Aerial view of parcels 1057, 1058 and 1059 from the north

Porcupine Butte - ASLS 2005 - 27



Aerial view, looking east, of the the Porcupine Butte remote area

**LOCATION**

The Porcupine Butte West remote area is located south of the Skwentna River, 6 miles west of the confluence of the Hayes and Skwentna Rivers and 25 air miles from the community of Skwentna.

**ACCESS**

Access is by wheel plane on the gravel bars of the Skwentna River and at Old Man Creek. Winter access is by ski plane. Snowmachine travel along the river system, or the Iditarod Trail and overland across the Skwentna River and state land to the staking area, is possible but difficult.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 27 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

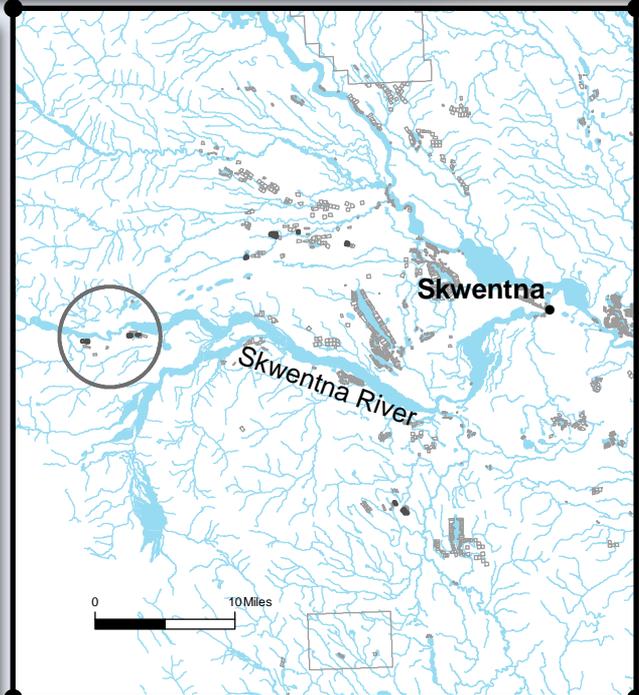
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails and a 50-foot public access easement along the ordinary high water line of public or navigable water bodies. Parcel 1068 is subject to a 50-foot wide section line easement.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

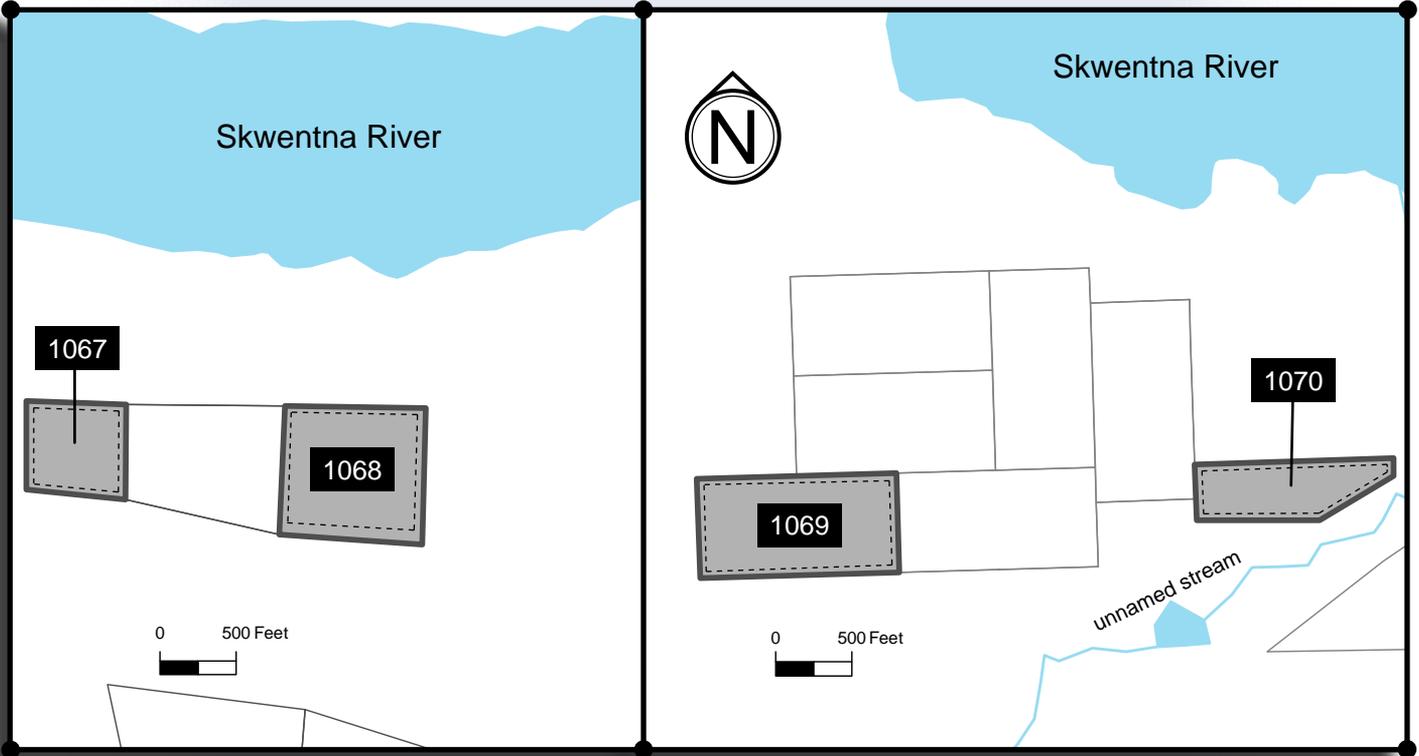
**NOTES**

The Iditarod National Historic Trail runs along the north side of the Skwentna River north of this area.

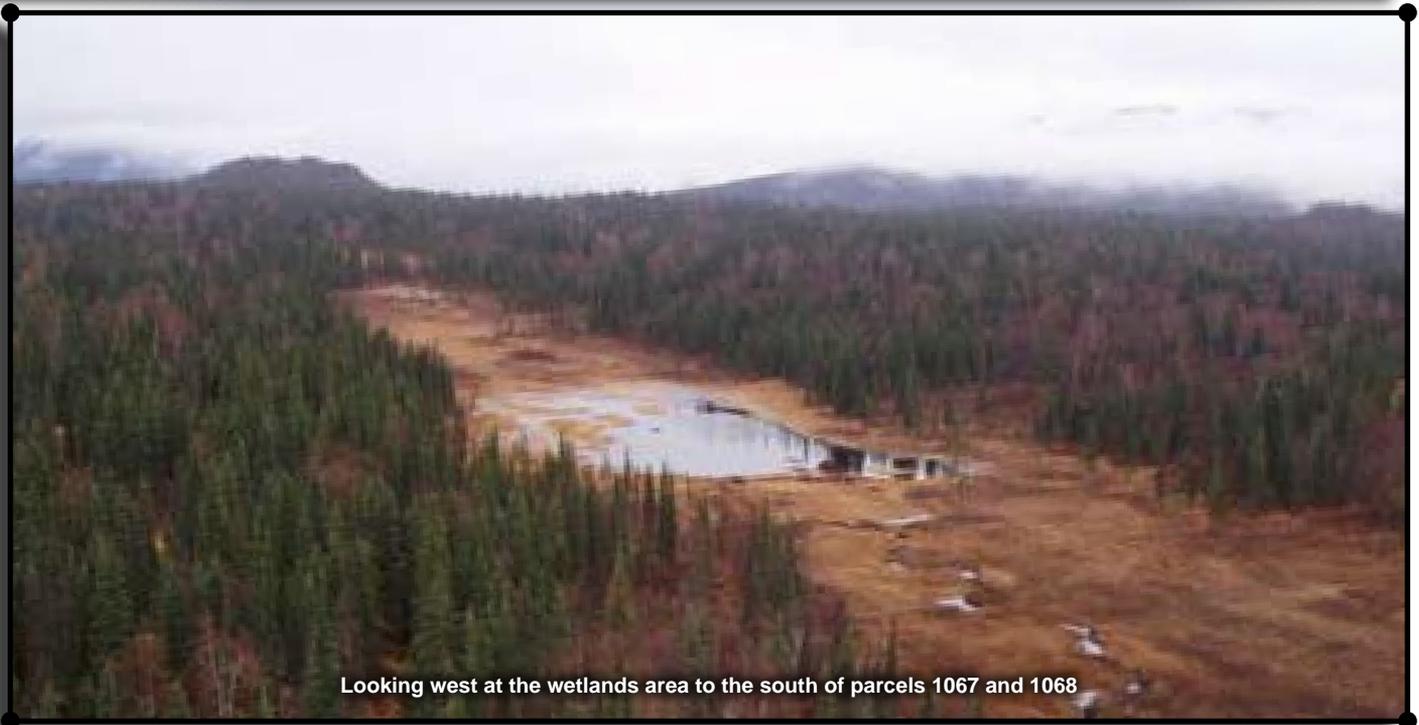


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Porcupine Butte - ASLS 2005 - 27



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1067	229542	S022N016W34	ASLS 2005 - 27	10.31	A	\$7,400
1068	229543	S022N016W20	ASLS 2005 - 27	19.66	C	\$10,800
1069	229544	S022N015W31	ASLS 2005 - 27	19.98	J	\$10,800
1070	229545	S022N015W32	ASLS 2005 - 27	16	N	\$8,300



Looking west at the wetlands area to the south of parcels 1067 and 1068

Ridgeview - ASLS 2005 - 16



Looking south along a brushed right-of-way within the Ridgeview Subdivision

**LOCATION**

The Ridgeview Subdivision, Addition 1 is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.

**ACCESS**

From the Glenn Highway, turn north onto the platted rights-of-way Meteor Lake Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.

**UTILITIES**

Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines. Contact the Copper Valley Electric Association Inc. for more information.

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. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 16 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information). No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100' building setback on ASLS 2005-16.

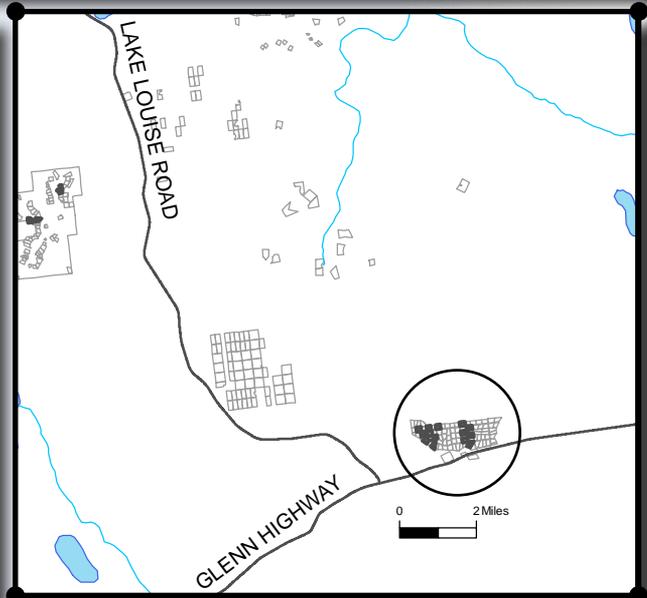
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District as Document Number 2006 - 114.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

**NOTES**

This parcel is subject to an oil and gas exploration license (ADL 389724).

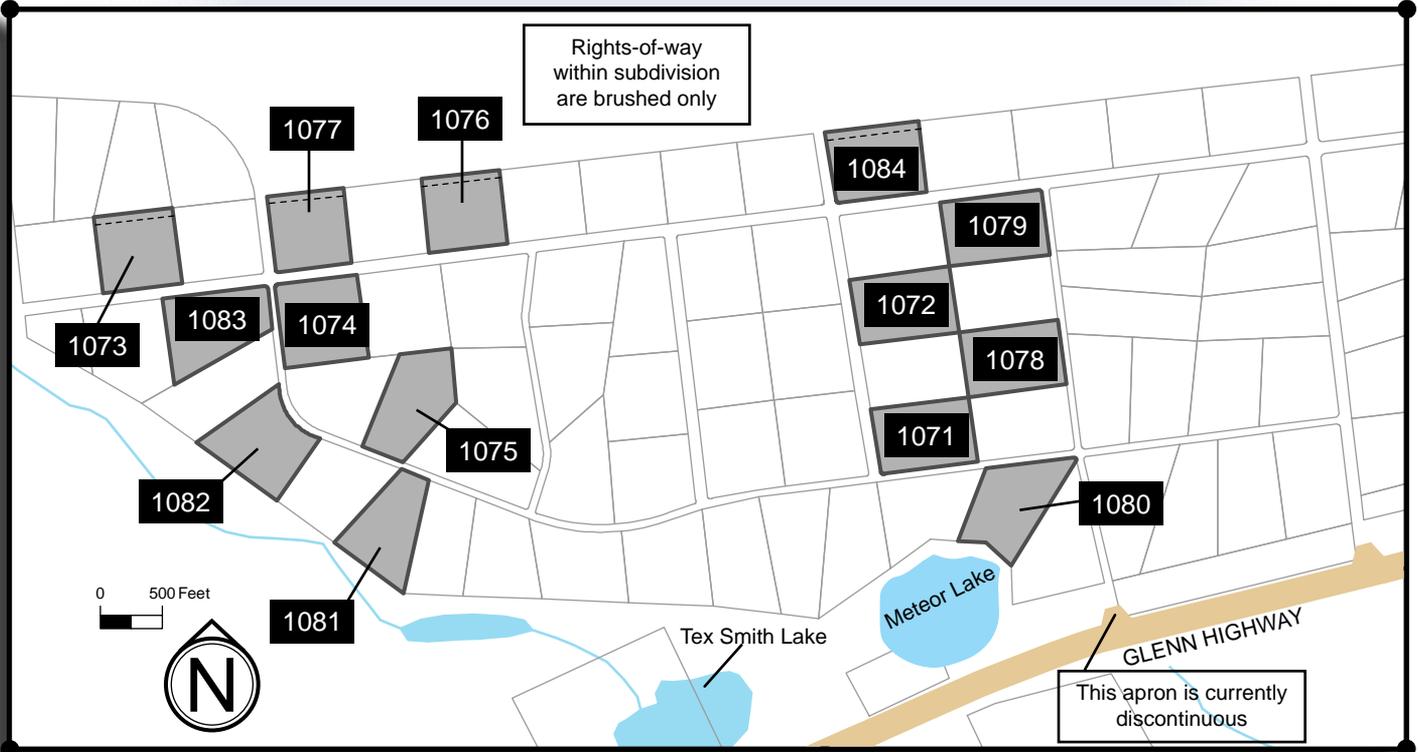


**NOTES continued**

The Department of Natural Resources (DNR) has received a permit (POA-2006-923-4, Tazlina River) from the US Army Corps of Engineers (USACE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. However, the parking area remains permitted through June 30, 2012 and the permit could be transferred to the current or future subdivision parcel owners under the terms of the permit. For a complete copy of the permit, contact DNR or the USACE.

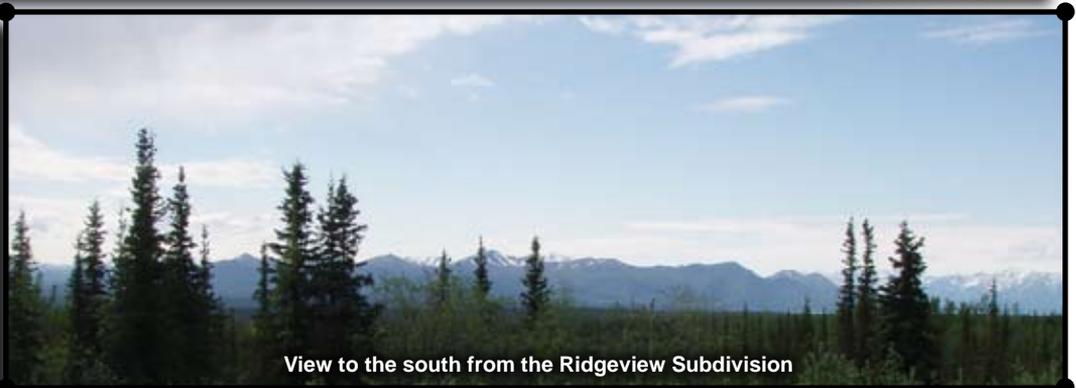
The conditions of the permit require DNR to notify purchasers that USACE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the USCAE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.

Ridgeview - ASLS 2005 - 16



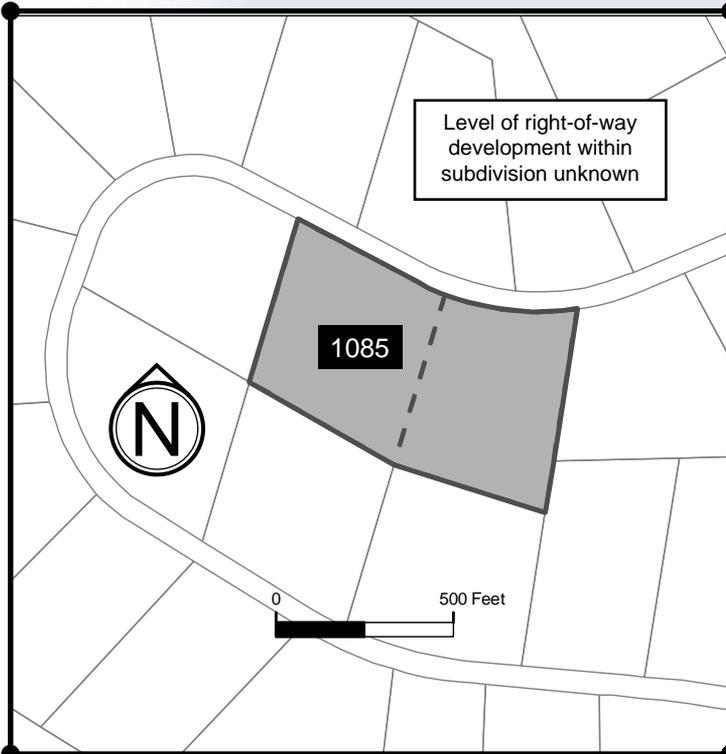
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	URVEY	ACRES	LOT	BLOCK	MINIMUM BID
1071	229985	C004N006W26	ASLS 2005 - 16	9.86	8	6	\$10,800
1072	229983	C004N006W26	ASLS 2005 - 16	10.09	6	6	\$11,100
1073	229951	C004N006W27	ASLS 2005 - 16	9.28	7	1	\$10,200
1074	229956	C004N006W27	ASLS 2005 - 16	10.8	5	2	\$10,500
1075	229958	C004N006W27	ASLS 2005 - 16	10.13	7	2	\$11,100
1076	229963	C004N006W27	ASLS 2005 - 16	8.99	5	3	\$10,600
1077	229965	C004N006W27	ASLS 2005 - 16	8.96	7	3	\$11,600
1078	229979	C004N006W26	ASLS 2005 - 16	9.86	2	6	\$11,900
1079	229981	C004N006W26	ASLS 2005 - 16	10.04	4	6	\$11,000
1080	229987	C004N006W26	ASLS 2005 - 16	10	2	7	\$12,100
1081	229996	C004N006W27	ASLS 2005 - 16	9.11	11	7	\$10,000
1082	229998	C004N006W27	ASLS 2005 - 16	10.28	13	7	\$11,300
1083	230000	C004N006W27	ASLS 2005 - 16	10.42	15	7	\$10,300
1084	230002	C004N006W27	ASLS 2005 - 16	9.94	1	8	\$10,900

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/).

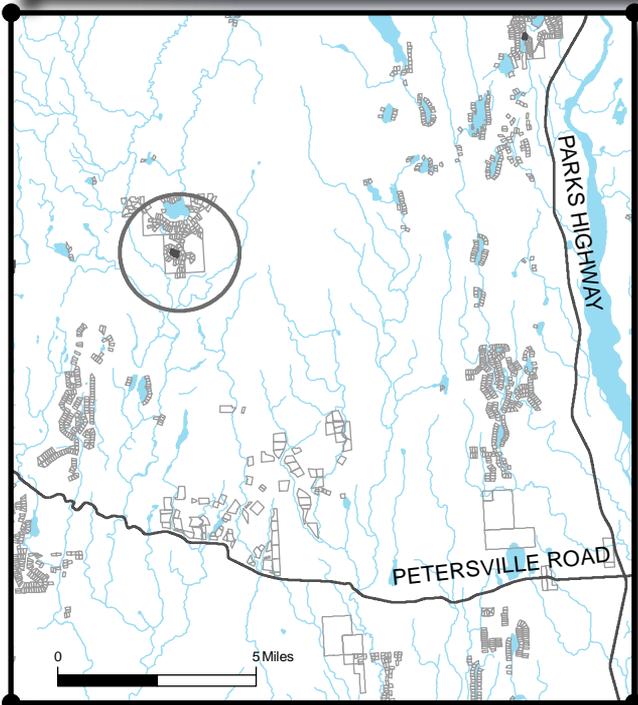


View to the south from the Ridgeview Subdivision

Safari Lake - ASLS 80 - 188



PARCEL #	1085
AK DIVISION OF LANDS (ADL) #	216185
MERIDIAN TOWNSHIP RANGE SECTION	S027N007W9
SURVEY	ASLS 80 -188
ACRES	10
LOT	8 and 9
BLOCK	9
MINIMUM BID	\$11,000

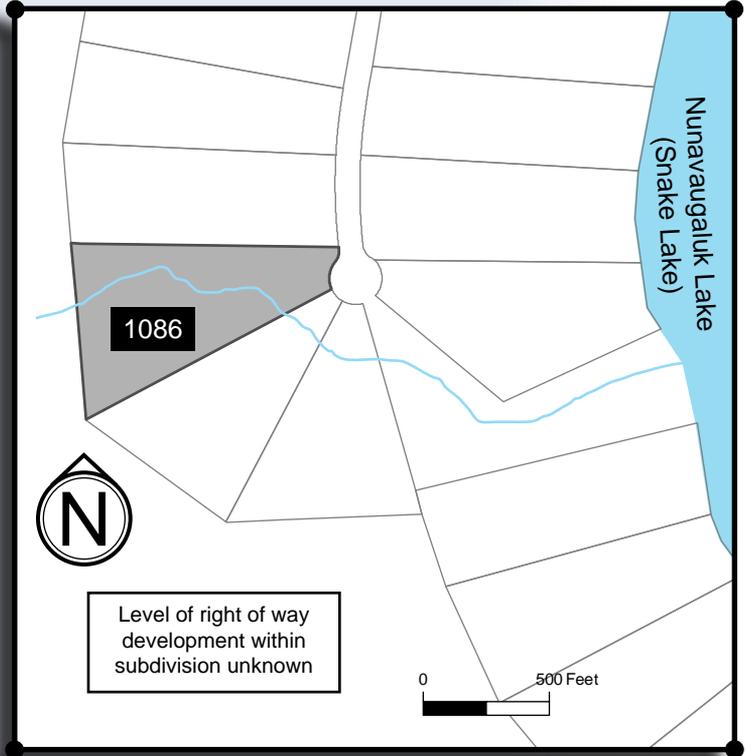


<b>LOCATION</b>
The Safari Lake Subdivision is located approximately 17 miles northwest of Talkeetna and 10 miles southeast of Petersville.
<b>ACCESS</b>
Access to the subdivision is by float plane to Safari Lake or overland by ATV or snow machine from Petersville Road along platted easements and rights-of-way.
<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 (DEC).
See pages 9-10 "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 80 - 188 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.
<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>
Slope easements, adjacent to the rights-of-way shown, have been reserved to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

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/).

Snake Lake - ASLS 85 - 85

PARCEL #	1086
AK DIVISION OF LANDS (ADL) #	223038
MERIDIAN TOWNSHIP RANGE SECTION	S010S058W35
SURVEY	ASLS 85 - 85
ACRES	10.48
LOT	6
BLOCK	9
MINIMUM BID	\$6,300



**LOCATION**

The Snake Lake Subdivision is located 20 miles northwest of Dillingham in the Bristol Bay area. The subject parcels are located on the western shore of Lake Nunavaugaluk (locally called Snake Lake).

**ACCESS**

Access by boat from the Snake River to the lake is possible. In addition, parcels can be accessed by plane using floats in the summer and skis in the winter. Wintertime access is possible by snowmachine or dog sled.

**UTILITIES**

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.

This subdivision has been approved by DEC pursuant to 18 AAC 72.065 for pit privy sewage disposal systems only. 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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 85 - 85 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.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

Parcel is subject to a 50 foot wide screening easement along all watercourses that drain into Lake Nunavaugaluk. The screening easement shall be centered on the watercourse thread and shall be preserved in a natural state with no clearing or construction allowed within it (See survey note 12, page 1 of ASLS 85 - 85).

There are 4 parcels being offered on the Snake River south of here, see pages 62-63.

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/).

Snake River - ASLS 2005 - 29



The Snake River

**LOCATION**

The Snake River remote area is located 15 miles north of Dillingham on both sides of the Snake River, .5 mile south of Lake Nunavaugaluk (Snake Lake) and east of the Weary River lowlands.

**ACCESS**

Commercial airline service is available to Dillingham. Summer access to the staking area from Dillingham is by small boat from Nushagak Bay up the Snake River (3-4 hour trip) or float plane. There is road access from Dillingham to the eastern shore of Lake Nunavaugaluk, where boats may be launched, but the outlet where Snake River leaves Lake Nunavaugaluk can be low and impassable at times.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

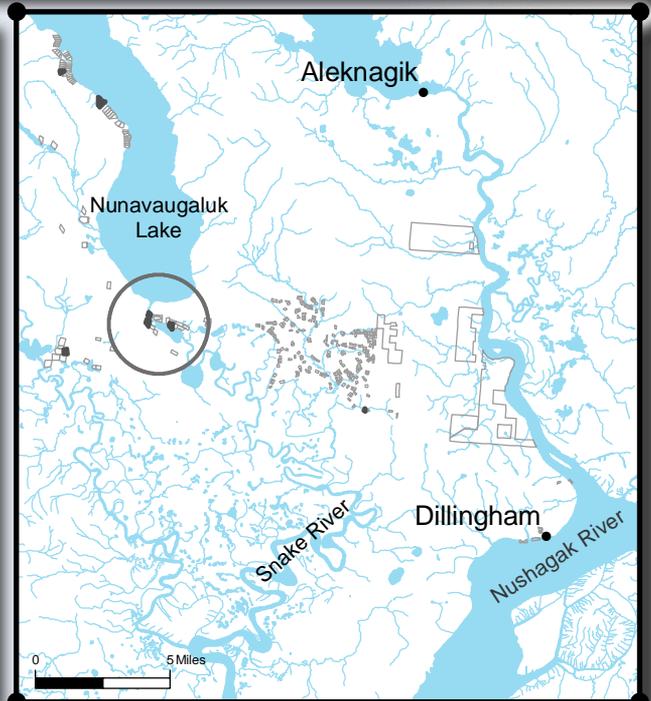
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails, a 50-foot public access easement along the ordinary high water line of public or navigable water bodies and a 100-foot building setback along the ordinary high water line of all water bodies.

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 29 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

**MUNICIPAL AUTHORITY**

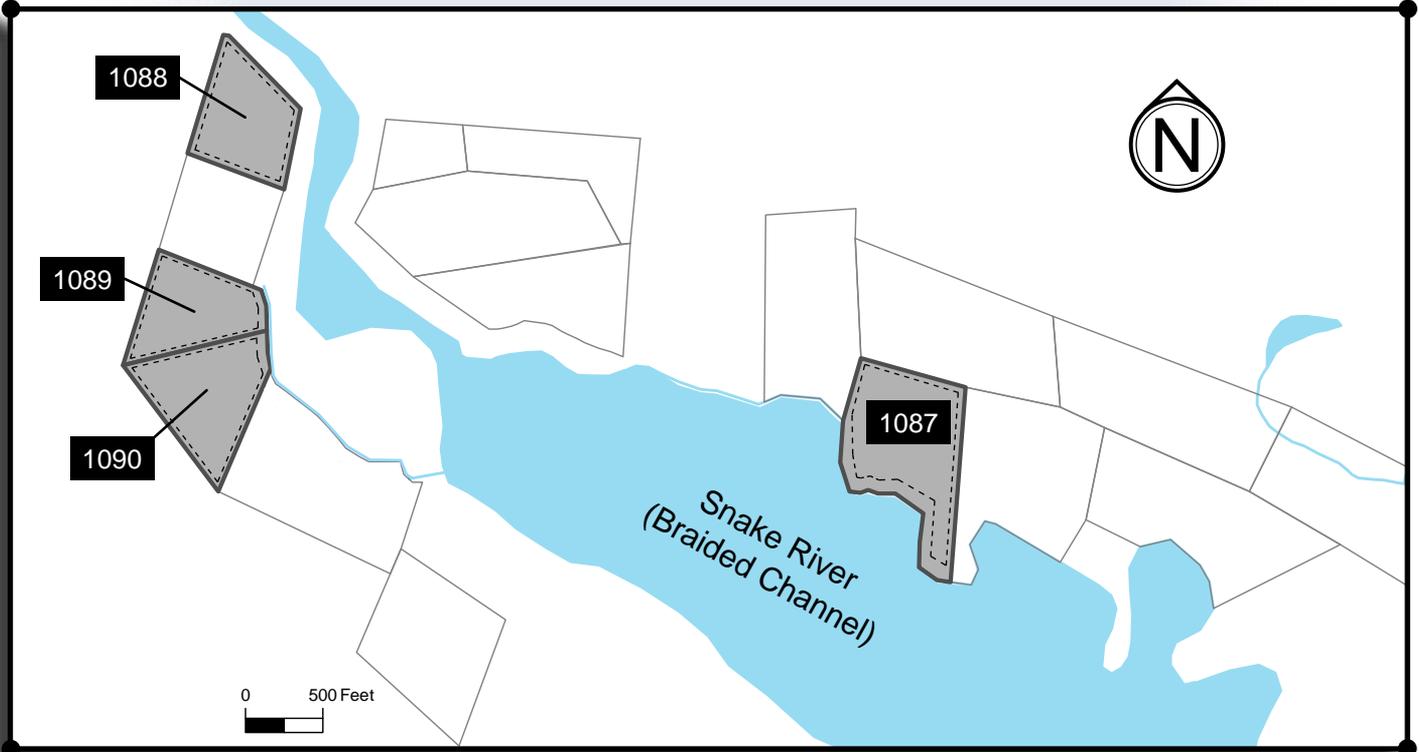
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**



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/).

Snake River - ASLS 2005 - 29

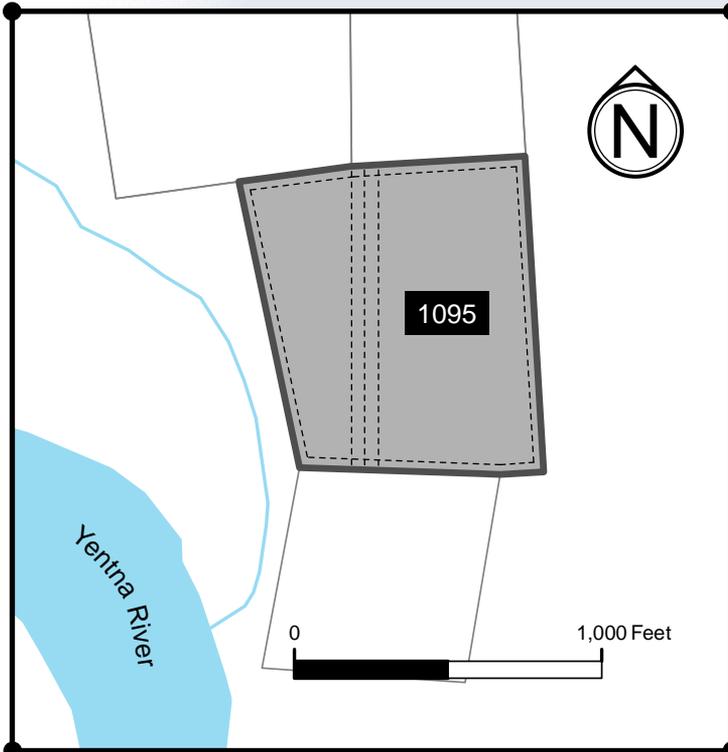


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1087	230235	S012S057W15	ASLS 2005 - 29	16.75	Z	\$8,500
1088	229585	S012S057W16	ASLS 2005 - 29	10.4	T	\$8,600
1089	229586	S012S057W16	ASLS 2005 - 29	10.02	U	\$8,300
1090	229587	S012S057W16	ASLS 2005 - 29	12.19	V	\$9,600

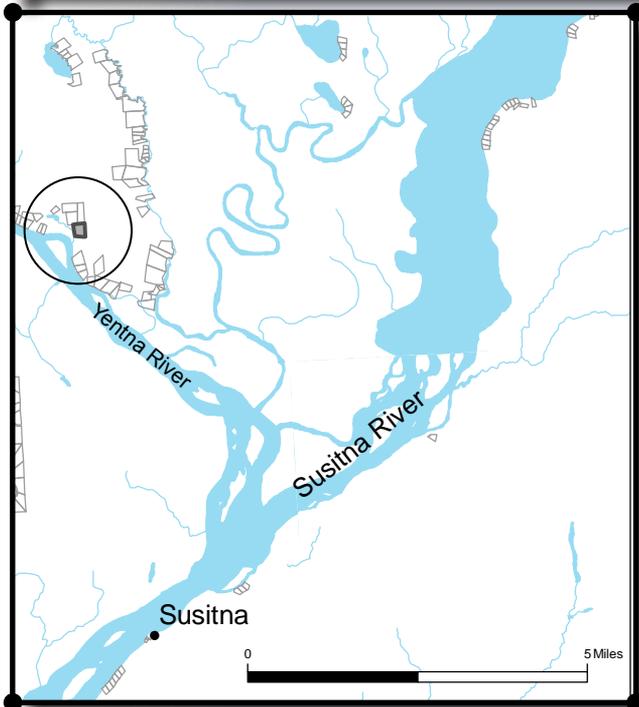


View to the west from the eastern shore of the Snake River

Yentna - ASLS 2003 - 12



PARCEL #	1095
AK DIVISION OF LANDS (ADL) #	228588
MERIDIAN TOWNSHIP RANGE SECTION	S018N007W21,22, 27
SURVEY	ASLS 2003 - 12
ACRES	19.89
TRACT	23
MINIMUM BID	\$31,800



**LOCATION**

The Yentna remote area is located approximately 50 miles northwest of Anchorage between Fish Creek and the Yentna River, northeast of its confluence with the Susitna River.

**ACCESS**

Access is by float or ski plane, snow machine and riverboat via the Yentna River. Primary access to the area is by boat or snow machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow machine from the Point MacKenzie/ Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.

**UTILITIES**

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. Water availability and quality are expected to be good.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcel 1095 is subject to a 50-foot wide section line easement.

All parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails.

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

**MUNICIPAL AUTHORITY**

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.

**NOTES**

This parcel is currently located adjacent to a slough that drains into the Yentna River.

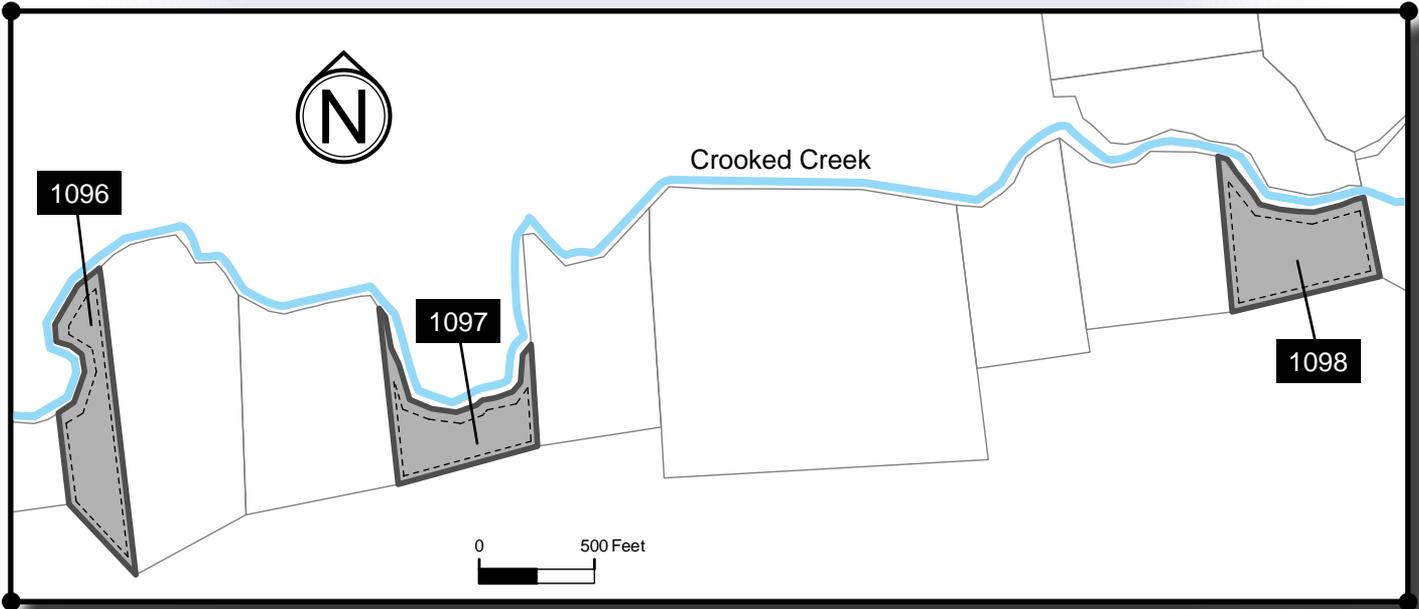
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

# Northern Region Map



AREA NAME	PAGE #
Albert Creek	66
Chatanika	67
Clear Sky	74
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Tatalina	80 - 81
Tatalina Odd Lot	82
Teklanika	83
Tok Triangle, Phase II	84 - 85
Tree Swallow	86

Albert Creek - ASLS 2003 - 15



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1096	416974	F009N014E35	ASLS 2003-15	5.46	B	\$8,700
1097	410834	F009N014E35	ASLS 2003-15	4.67	E	\$10,400
1098	417052	F009N014E36	ASLS 2003-15	6.23	J	\$11,800

**LOCATION**

The Albert Creek remote area is located 100 miles northeast of Fairbanks off the Steese Highway close to the community of Central.

**ACCESS**

Access will be provided via the Steese Highway, the Circle Hot Springs Road, section line easements and several trails that cross the area, including the historic Circle-Fairbanks Trail and the historic Circle-Central Pack Trail.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 15 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

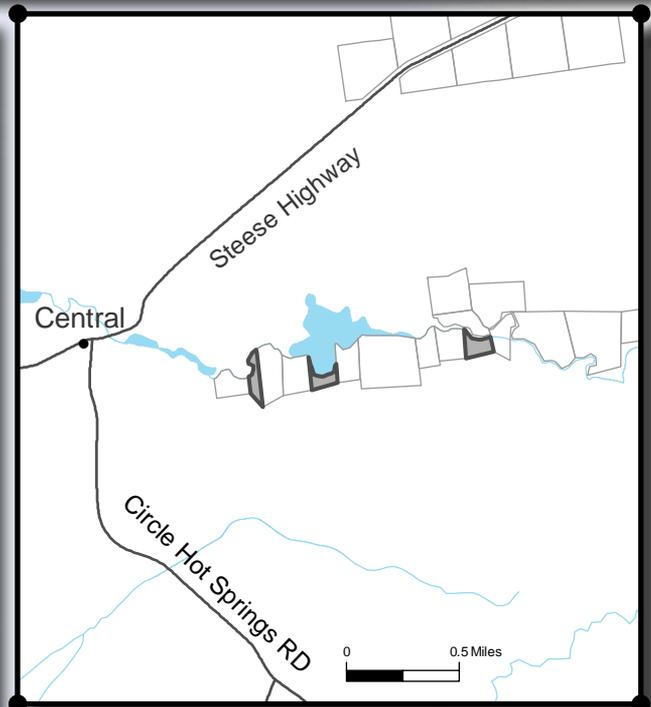
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies and a 60-foot public access easement along all existing trails.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

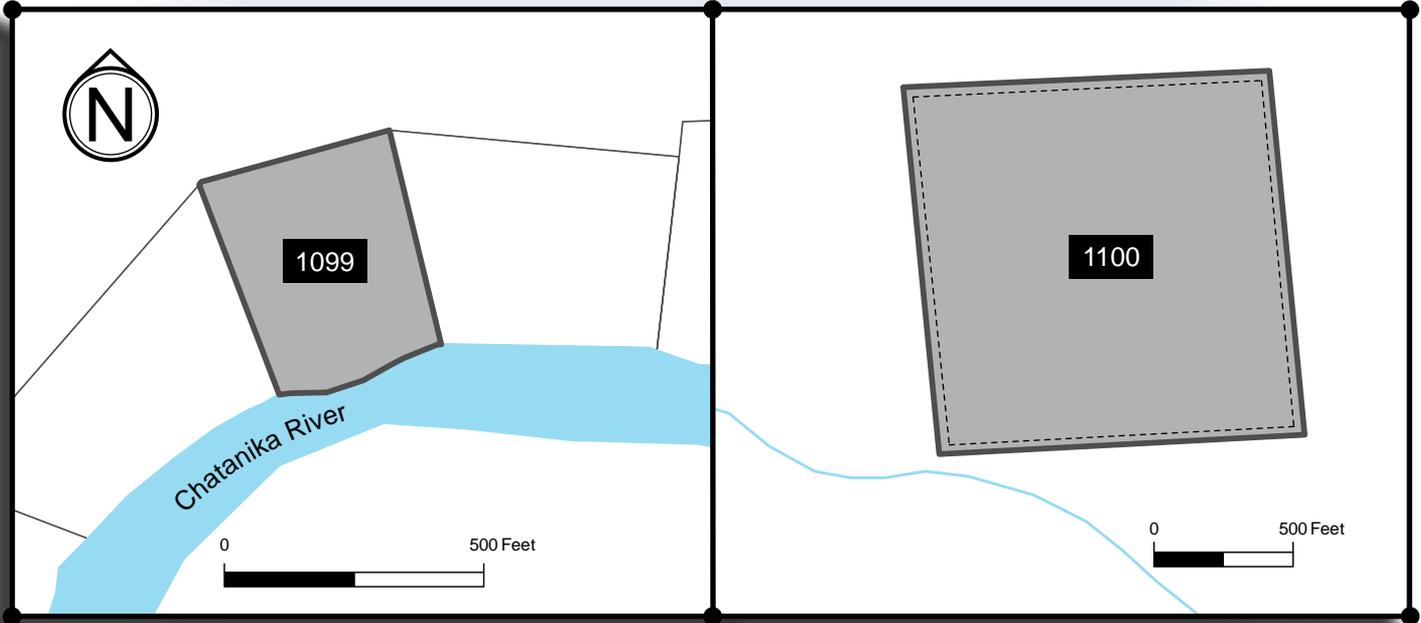
**NOTES**

Central, Alaska is near the northern end of the scenic Steese Highway and is surrounded by a number federally protected wildlands; to the north, the Yukon Flats National Wildlife Refuge, to the west, the White Mountains National Recreation Area, to the south, the Steese National Conservation Area, and to the east the Yukon River.

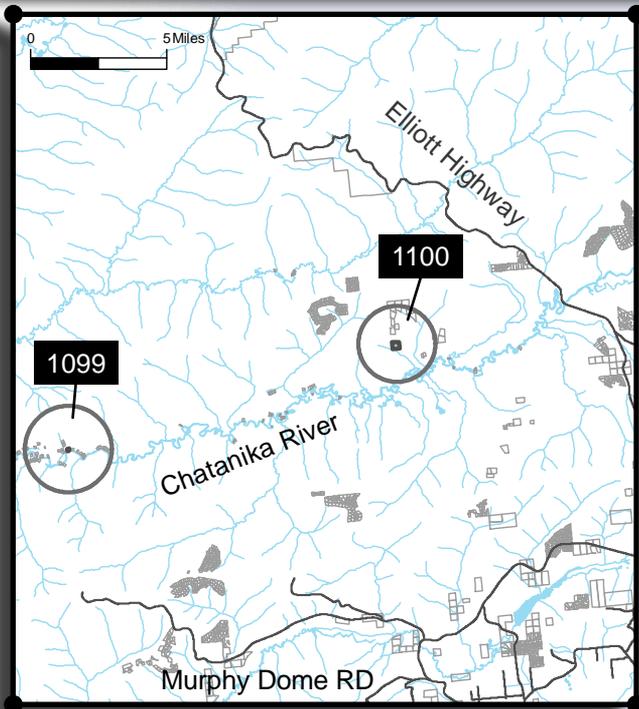


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Chatanika Odd Lots - ASLS 79 - 84, 82 - 5



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1099	58257	F002N004W04	ASLS 79-84	3.7	-	\$11,100
1100	403739	F003N002W22	ASLS 82-5	40	A	\$33,000



**LOCATION**

Parcel 1099 is located on the north bank of the Chatanika River approximately 22 miles northwest of Fairbanks. Parcel 1100 is located on the east bank of an unnamed creek approximately 17 miles northwest of Fairbanks and 1 mile north of the Chatanika River.

**ACCESS**

Parcel 1099 is accessible by boat from the Chatanika River in the summer or by snowmachine from the Murphy Dome Road in the winter. Parcel 1100 is accessible by foot/trail about 1 mile from the Chatanika River.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79 - 84 and ASLS 82 - 5. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Parcel 1100 is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines.

**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

This area is just east of the Minto Flats State Game Refuge and the Tanana valley State Forest and south of the White Mountains National Recreation Area.

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/).

Cosna - ASLS 2006 - 20



Looking northwest across the Cosna River towards parcel 1101

**LOCATION**

The Cosna remote area is located adjacent to the east side of the Cosna River, approximately 3 air miles upstream from the confluence of the Cosna and Tanana Rivers. The confluence is 35 miles downstream from Manley Hot Springs and 40 miles upstream from Tanana.

**ACCESS**

Access in the summer is by boat via the Tanana River from Manley Hot Springs or Tanana to the Cosna River, which forms the western border of the project, or in winter via overland trails (ADL 417418 and RST 460) leading from the banks of the Tanana River to the staking area vicinity. The Cosna River water level varies dependent on rainfall, and may be very difficult to travel during periods of low water, especially upriver from Deep Creek which feeds in from the west approximately 6 miles from the mouth of the Cosna.

**UTILITIES**

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 (DEC). See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails.

Subject to all platted easements and reservations of record. Please see ASLS 2006 - 20 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

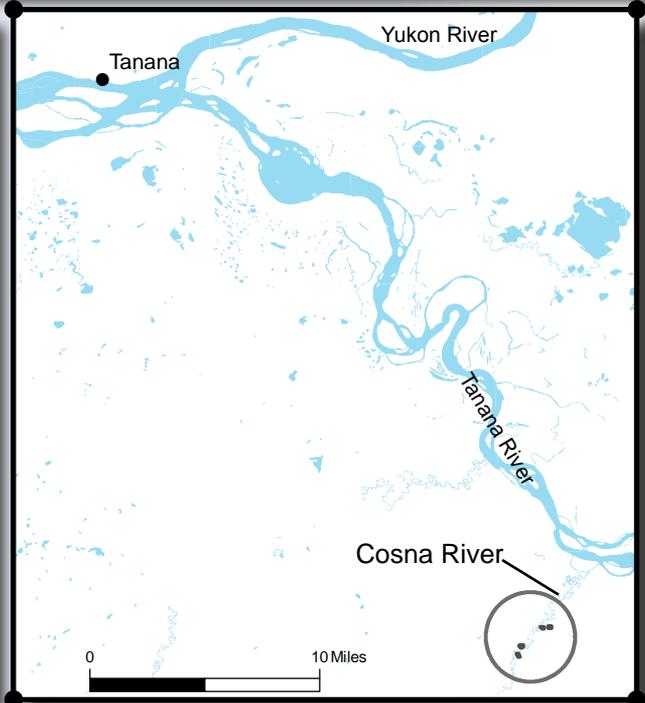
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

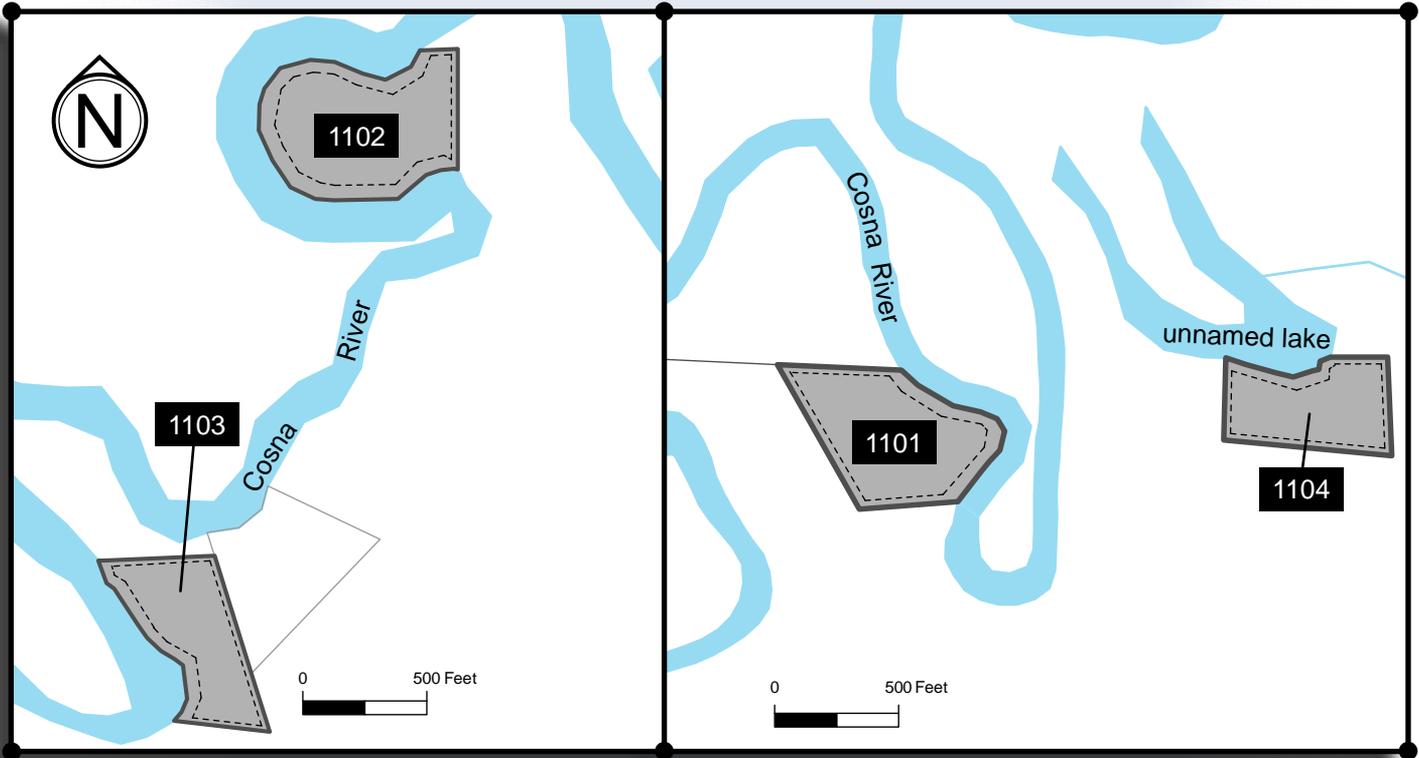
There are active traplines in the area; use caution when traveling and be advised that trapping is a generally allowed use on unreserved state land within the area. Ownership of a parcel within this area does not imply exclusive use of surrounding state lands.

This parcel is located in a "Limited" Protection fire management option area. See pages 10-11 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/).

Cosna - ASLS 2006 - 20



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1101	418247	F001S019W19	ASLS 2006 - 20	7.75	C	\$8,900
1102	418248	F001S020W25	ASLS 2006 - 20	9.02	E	\$9,000
1103	418249	F001S020W25	ASLS 2006 - 20	5.77	F	\$7,500
1104	418250	F001S019W19	ASLS 2006 - 20	5.17	B	\$5,800



Deadman Lake - ASLS 81 - 40



Aerial view of Deadman Lake from the south

**LOCATION**

Approximately 65 air miles west of Fairbanks and 20 miles southeast of Manley Hot Springs.

**ACCESS**

By air or by boat to the confluence of the Tanana and Tolovana Rivers. From there, continue by land westward approximately 4 miles on the historic Nenana-Tanana Trail to the lake.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to platted easements and reservations, see ASLS 81-40.

Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners Association, if active.

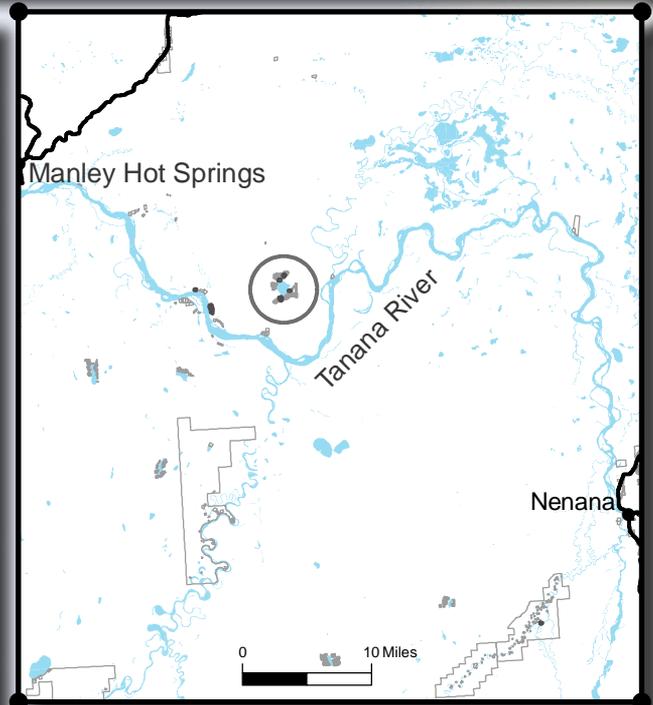
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

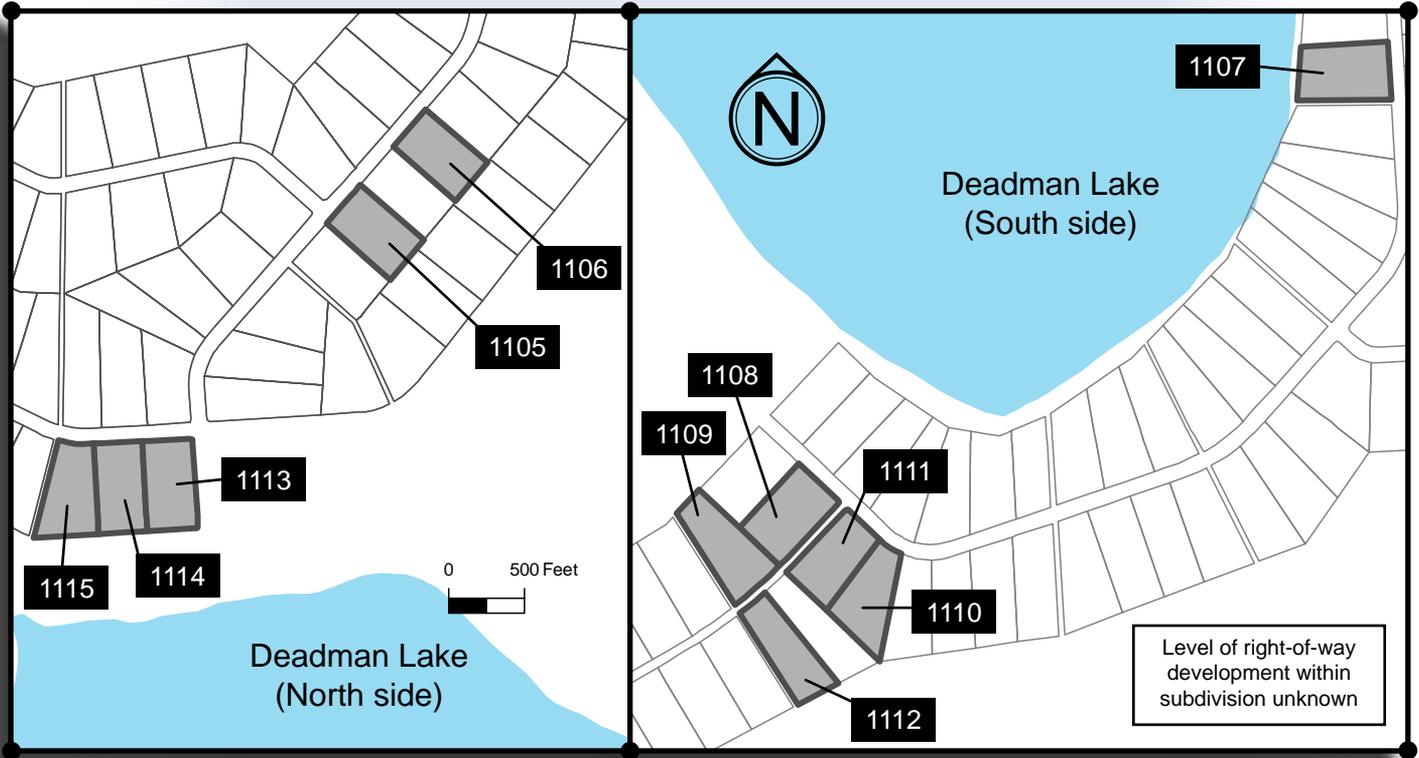
The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866.

These parcels are located in a "Full" Protection fire management option area. See pages 10-11 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/).

Deadman Lake - ASLS 81 - 40



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1105	407508	F001S012W3,4	ASLS 81-40	4.502	15	2	\$3,100
1106	407510	F001S012W3	ASLS 81-40	4.187	17	2	\$2,800
1107	407522	F001S012W10	ASLS 81-40	4.923	2	7	\$14,800
1108	407538	F001S012W16	ASLS 81-40	4.968	2	8	\$4,200
1109	407539	F001S012W16	ASLS 81-40	4.983	3	8	\$3,400
1110	407570	F001S012W16	ASLS 81-40	4.656	22	9	\$4,000
1111	407571	F001S012W16	ASLS 81-40	4.471	23	9	\$3,800
1112	407573	F001S012W16	ASLS 81-40	4.528	25	9	\$3,100
1113	407620	F001S012W4	ASLS 81-40	4.546	1	3	\$3,900
1114	407621	F001S012W4	ASLS 81-40	4.615	2	3	\$3,900
1115	407622	F001S012W4	ASLS 81-40	4.672	3	3	\$4,000



Northern shore of Deadman Lake



Western shore of Deadman Lake

Dugan Hills - ASLS 2005 - 26



Looking east across the Tanana River toward the Dugan Hills area and parcels 1116 and 1118 - 1121

**LOCATION**

The Dugan Hills remote area is located adjacent to the Tanana River, approximately 13 mile south-east of Manley Hot Springs and west of the Kantishna River.

**ACCESS**

Access is by boat along the Tanana River and ATV during the summer and by snowmachine, dogteam and ski-plane during the winter months.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. In addition, the Tanana River has 50-foot public access easement within a 100-foot scenic easement. Both are inland from the ordinary high water mark. Parcel 1117 is subject to a 50-foot wide section line easement.

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 26 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

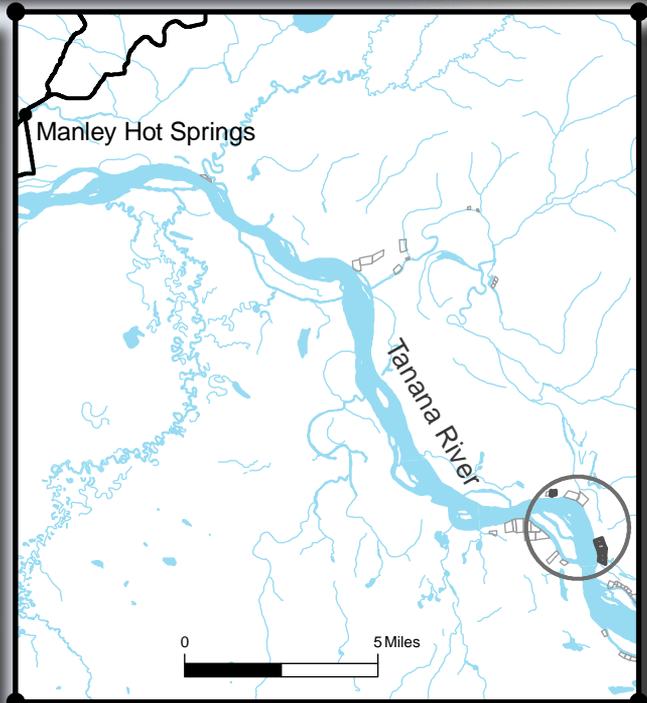
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

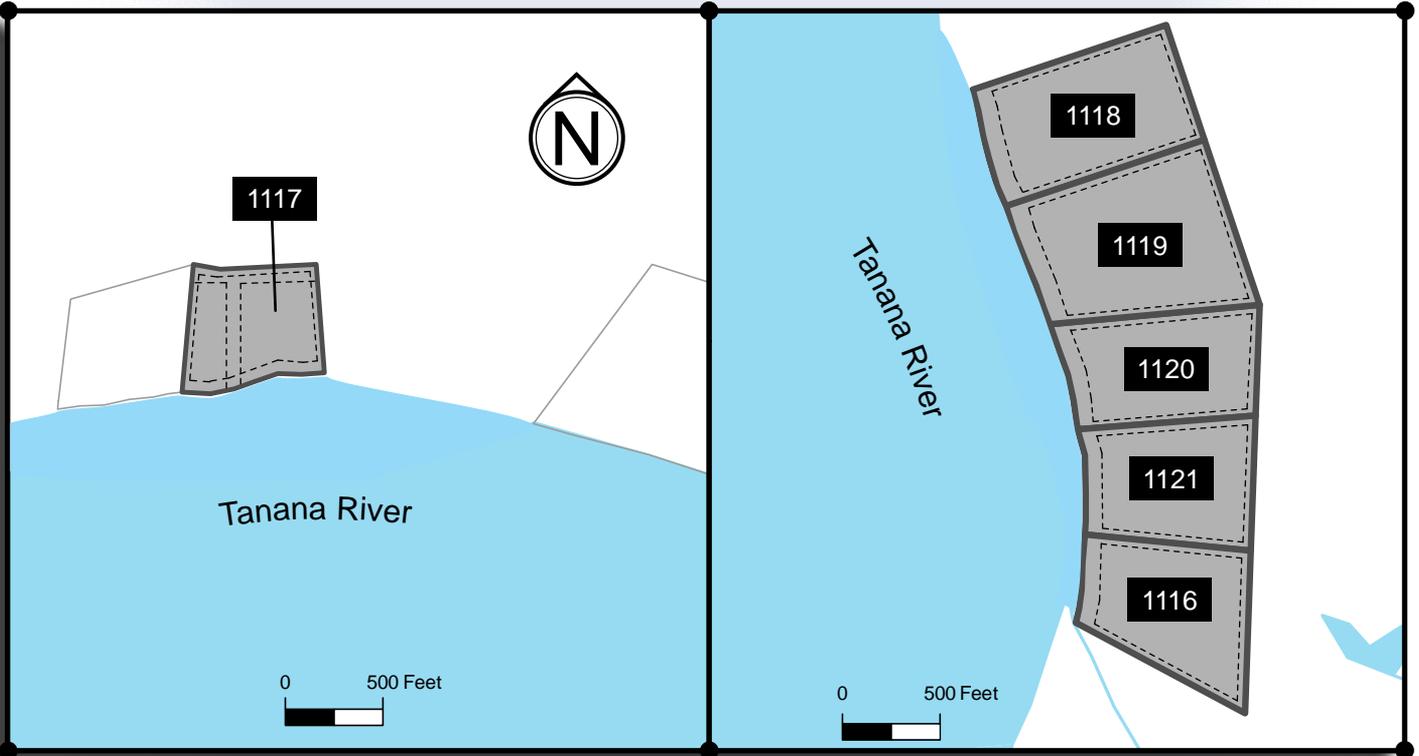
This area is surrounded by the Tanana Valley State Forest.

The Tanana River is a tributary of the Yukon River.

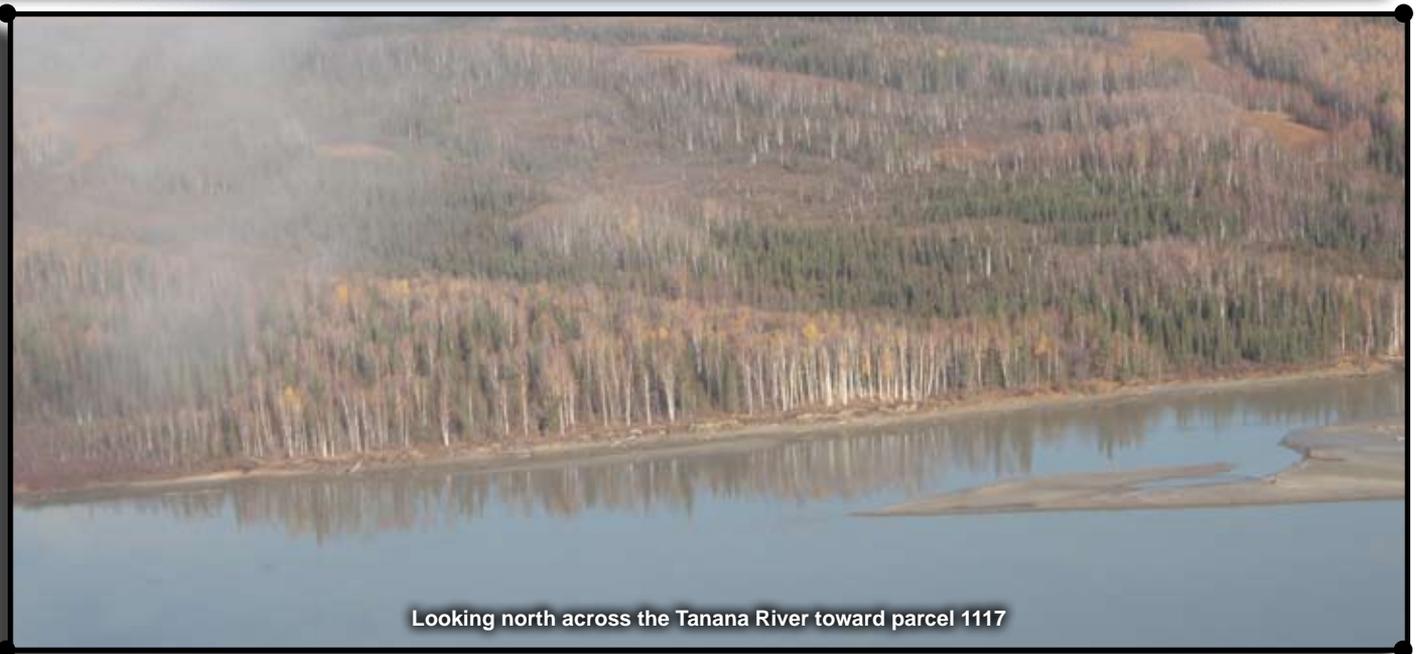


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Dugan Hills - ASLS 2005 - 26

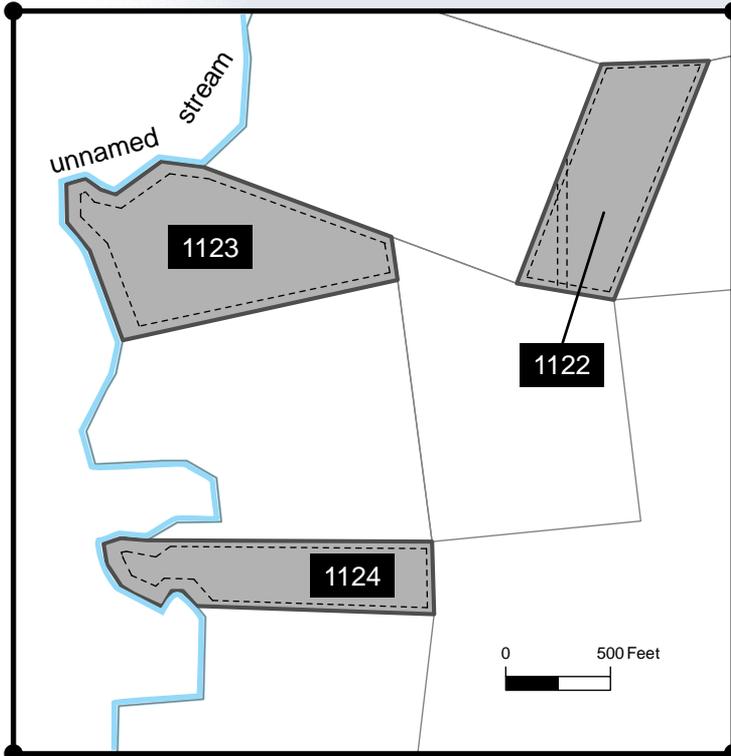


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1116	417618	F001S013W15	ASLS 2005 - 26	10	M	\$26,700
1117	417619	F001S013W8, 9	ASLS 2005 - 26	9.02	L	\$21,600
1118	417620	F001S013W15	ASLS 2005 - 26	15.31	H	\$29,900
1119	417621	F001S013W15	ASLS 2005 - 26	18.86	I	\$32,800
1120	417622	F001S013W15	ASLS 2005 - 26	12.61	J	\$26,500
1121	417623	F001S013W15	ASLS 2005 - 26	12.39	K	\$26,000

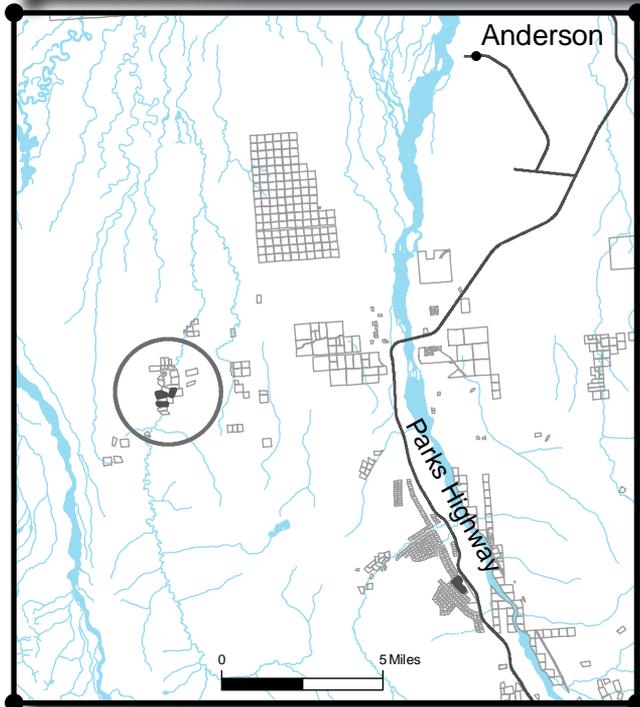


Looking north across the Tanana River toward parcel 1117

Clear Sky - ASLS 2006 - 19



PARCEL #	1122	1123	1124
AK DIVISION OF LANDS (ADL) #	417058	417059	417060
MERIDIAN TOWNSHIP RANGE SECTION	F008S010W21,22	F008S010W21	F008S010W28
SURVEY	ASLS 2006 - 19	ASLS 2006 - 19	ASLS 2006 - 19
ACRES	12.78	19.25	11.17
TRACT	L	K	J
MINIMUM BID	\$5,000	\$7,400	\$5,600



**LOCATION**

This area is located 4 miles west of the Parks Highway, approximately 12 miles southwest of the community of Anderson and 28 road miles north of the community of Healy.

**ACCESS**

Access to the area is by overland trails from Doyon Avenue, a partially developed lane running west from the Rex Bridge (Mile 275 George Parks Highway), approximately 2.5 miles through Kobe Village to a cul-de-sac. Trails and roads leading to and through the area cross variable terrain and wet spots which are susceptible to erosion and trail damage, especially during breakup and after heavy rains in summer. ATV use should be avoided at these times, and care should be taken at all times to preserve the integrity of access. There is a state maintained landing strip near Anderson.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2006 - 19 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails.

Parcel 1122 is subject to a 50-foot wide section line easement.

**MUNICIPAL AUTHORITY**

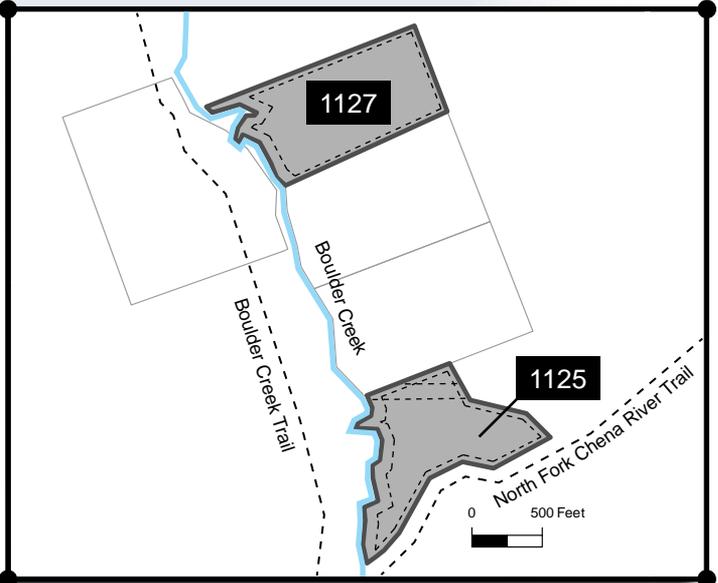
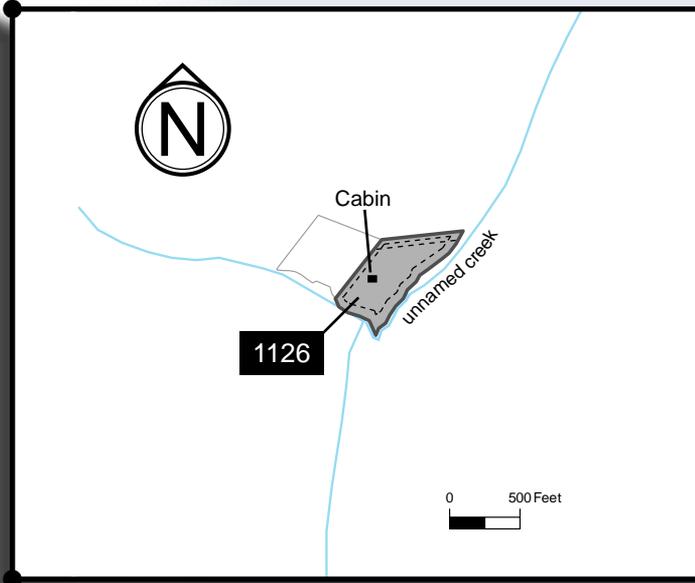
These parcels are located within the boundary of the Denali Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

These parcels are located in a "Modified" Protection fire management option area. See pages 10-11 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/).

Far Mountain - ASLS 2006 - 21



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1125	417229	F004N009E21,28	ASLS 2006 - 21	19.26	M	\$16,300
1126	418045	F004N009E09	ASLS 2006 - 21	6.68	U	\$8,900
1127	417521	F004N009E21	ASLS 2006 - 21	22.04	N	\$17,600

**LOCATION**

This area is located approximately 65 miles northeast of Fairbanks, and encompasses land on both sides of the North Fork Chena River and Boulder Creek.

**ACCESS**

Access to and within the staking area is gained primarily via existing trails (such as the North Fork Chena River Trail and the Boulder Creek Trail), which are suitable for snowmachine or dog sled in winter, and on foot or possibly ATV in summer and fall. ATV use should not be attempted during periods of high water or soggy trail conditions. If significant damage occurs, trail use restrictions may be implemented.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2006 - 21 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails. Parcel 1125 is subject to a 50-foot wide section line easement.

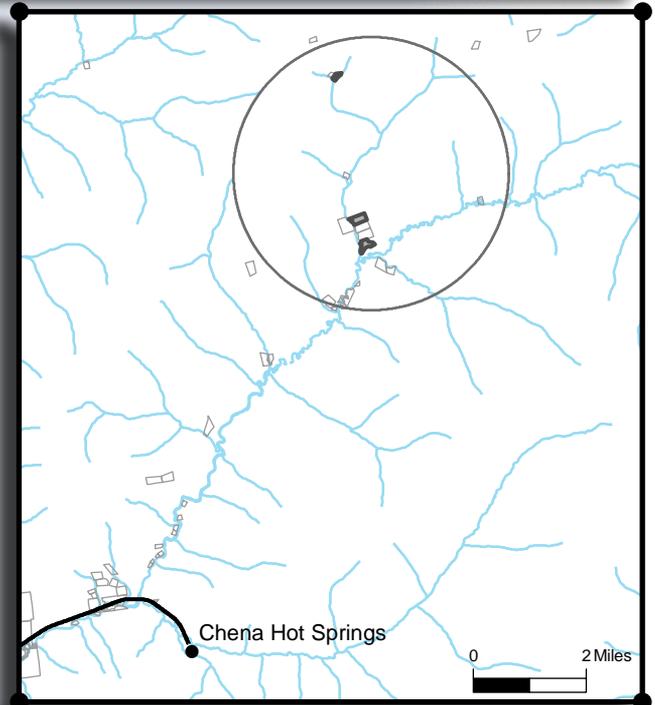
**MUNICIPAL AUTHORITY**

These parcels are located within the boundary of the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

These parcels are located in a "Full" and "Limited" Protection fire management option area. See pages 10-11 for more information.

There is a dilapidated cabin on parcel 1126. 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/).

Glenn - ASLS 81 - 205



Looking north along Hanus Street, Block 9 parcels are on the left

**LOCATION**

The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west of the Glenn Highway.

**ACCESS**

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.

**UTILITIES**

Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.

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 (DEC).

See page 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 81-205.

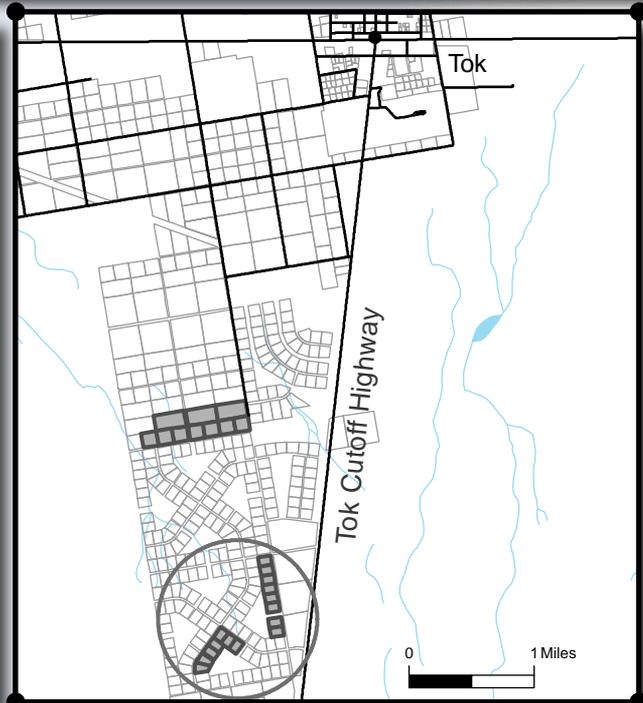
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

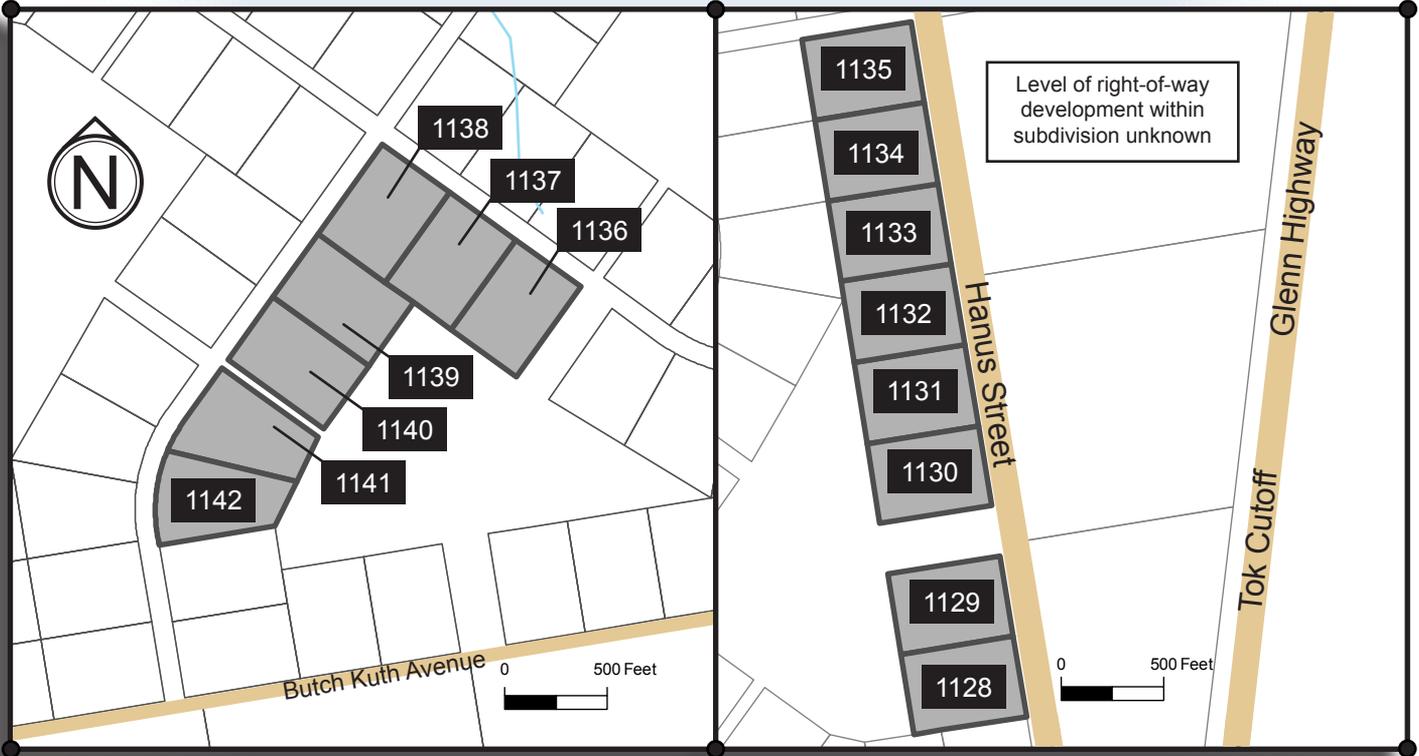
**NOTES**

This subdivision is in "Critical" fire management option. See page 10-11 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
1128	418412	C017N012E11	ASLS 81 - 205	5	8	9	\$8,700
1129	418411	C017N012E11	ASLS 81 - 205	5	7	9	\$8,700
1130	418410	C017N012E11	ASLS 81 - 205	5	6	9	\$8,700
1131	418409	C017N012E11	ASLS 81 - 205	5	5	9	\$8,700
1132	418408	C017N012E11	ASLS 81 - 205	5	4	9	\$8,700
1133	418407	C017N012E11	ASLS 81 - 205	5	3	9	\$8,700
1134	418406	C017N012E11	ASLS 81 - 205	5	2	9	\$8,700
1135	418405	C017N012E11	ASLS 81 - 205	5	1	9	\$8,700
1136	418404	C017N012E11	ASLS 81 - 205	5	17	8	\$7,800
1137	418403	C017N012E11	ASLS 81 - 205	5	16	8	\$7,800
1138	418402	C017N012E11	ASLS 81 - 205	5	15	8	\$7,800
1139	418401	C017N012E11	ASLS 81 - 205	5	14	8	\$7,800
1140	418400	C017N012E11	ASLS 81 - 205	5	13	8	\$7,800
1141	418399	C017N012E11	ASLS 81 - 205	5	12	8	\$7,800
1142	418398	C017N012E11	ASLS 81 - 205	5	11	8	\$7,800



June Creek - ASLS 79 - 166



Looking east along Kennedy Drive toward the Parks Highway

**LOCATION**

June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.

**ACCESS**

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. Kennedy Drive has been partially constructed.

**UTILITIES**

Electricity is present in portions of 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.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79-166.

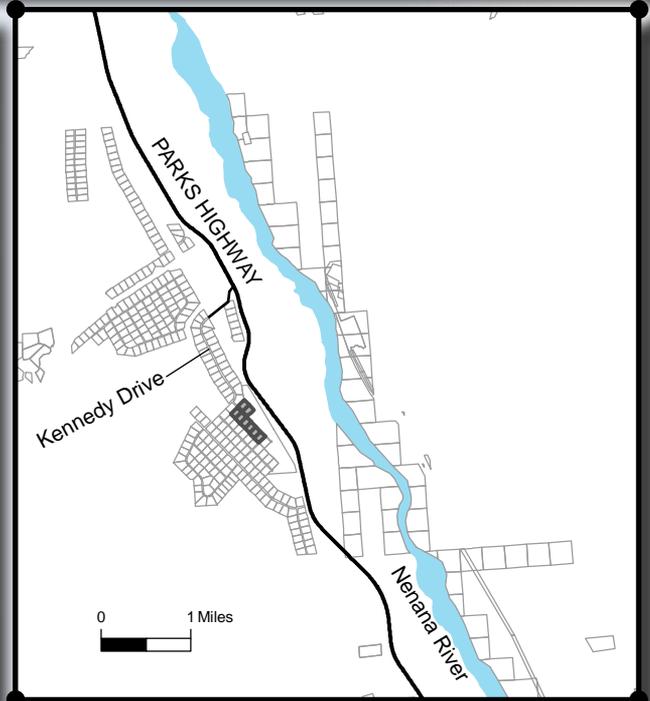
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners Association, if active.

**MUNICIPAL AUTHORITY**

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

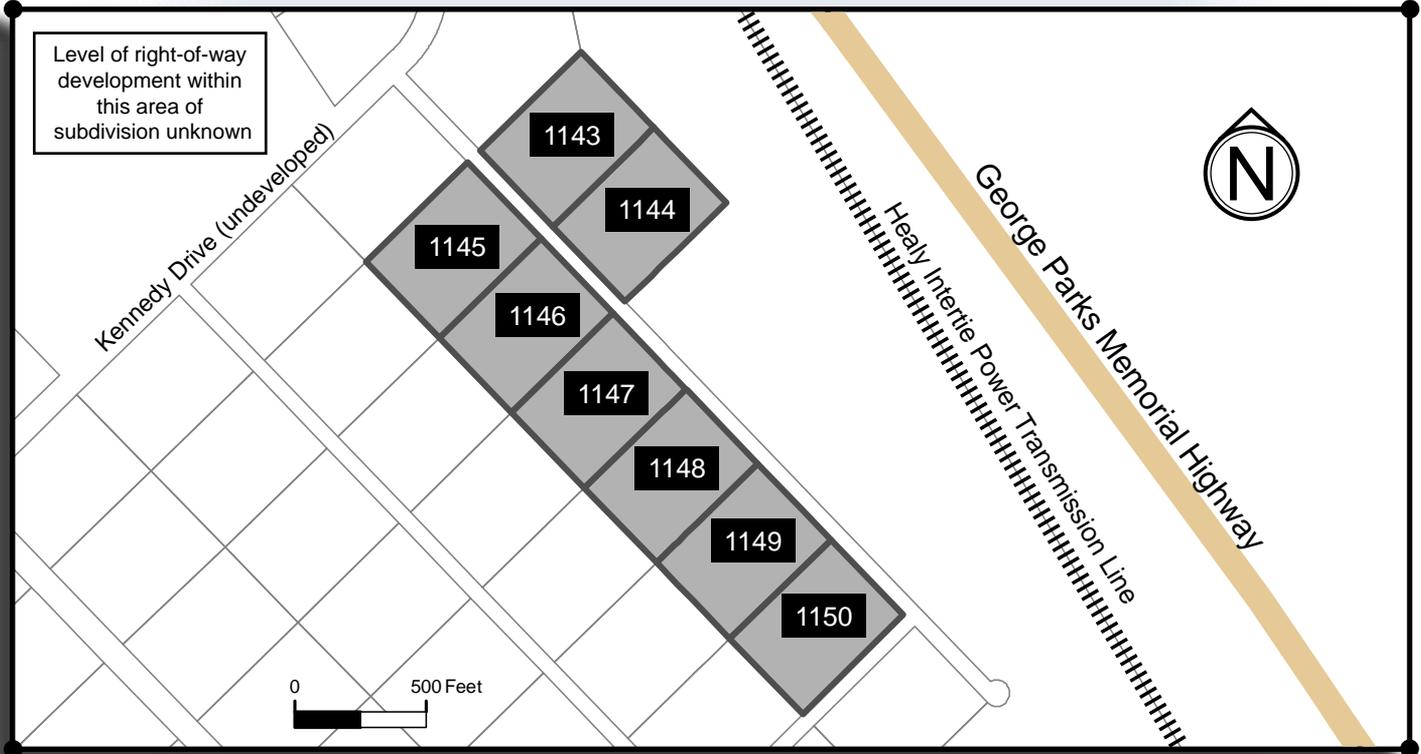
**NOTES**

This subdivision is in " Full " fire management option. See page 10-11 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/).

June Creek - ASLS 79 - 166



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1143	405279	F009S009W26	ASLS 79 - 166	4.959	2	16	\$6,400
1144	405278	F009S009W25, 26	ASLS 79 - 166	4.959	1	16	\$6,400
1145	405352	F009S009W26	ASLS 79 - 166	4.952	2	22	\$6,400
1146	405353	F009S009W26	ASLS 79 - 166	4.959	3	22	\$6,400
1147	405354	F009S009W25, 26	ASLS 79 - 166	4.959	4	22	\$6,400
1148	405355	F009S009W25, 26	ASLS 79 - 166	4.959	5	22	\$6,400
1149	405356	F009S009W25, 26	ASLS 79 - 166	4.959	6	22	\$6,400
1150	405357	F009S009W25	ASLS 79 - 166	4.959	7	22	\$6,400



Looking west up Kennedy Drive form the Parks Highway

Tatalina - ASLS 2003 - 14



Looking north at the Elliot Highway from the Right of Way apron near parcel 1152

**LOCATION**

Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliot Highway.

**ACCESS**

Access is via platted rights-of-way from 43 mile on the Elliot Highway. The rights-of-way have been cleared, but are unimproved.

**UTILITIES**

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 (DEC).

See pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2003-14.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

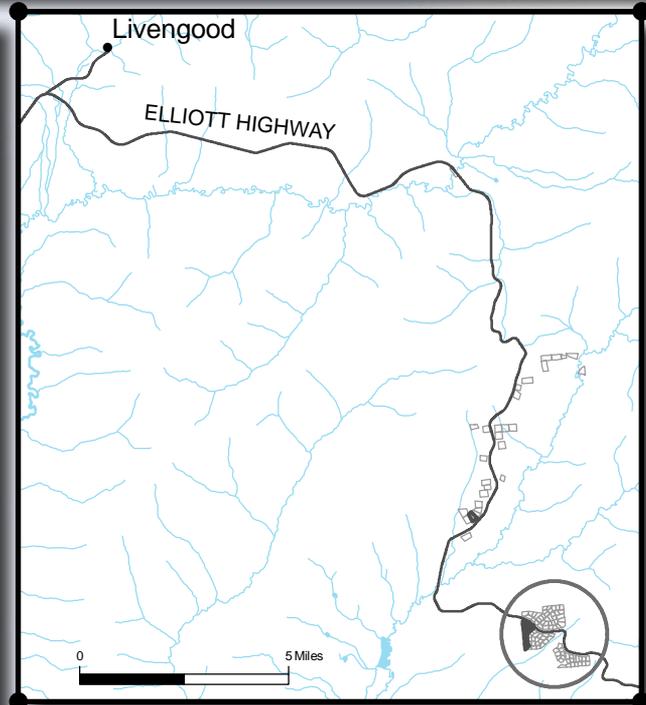
**NOTES**

This subdivision is in "Full" fire management option area. See pages 10-11 for more information.

Direct access to the Elliot Highway from any lot is prohibited.

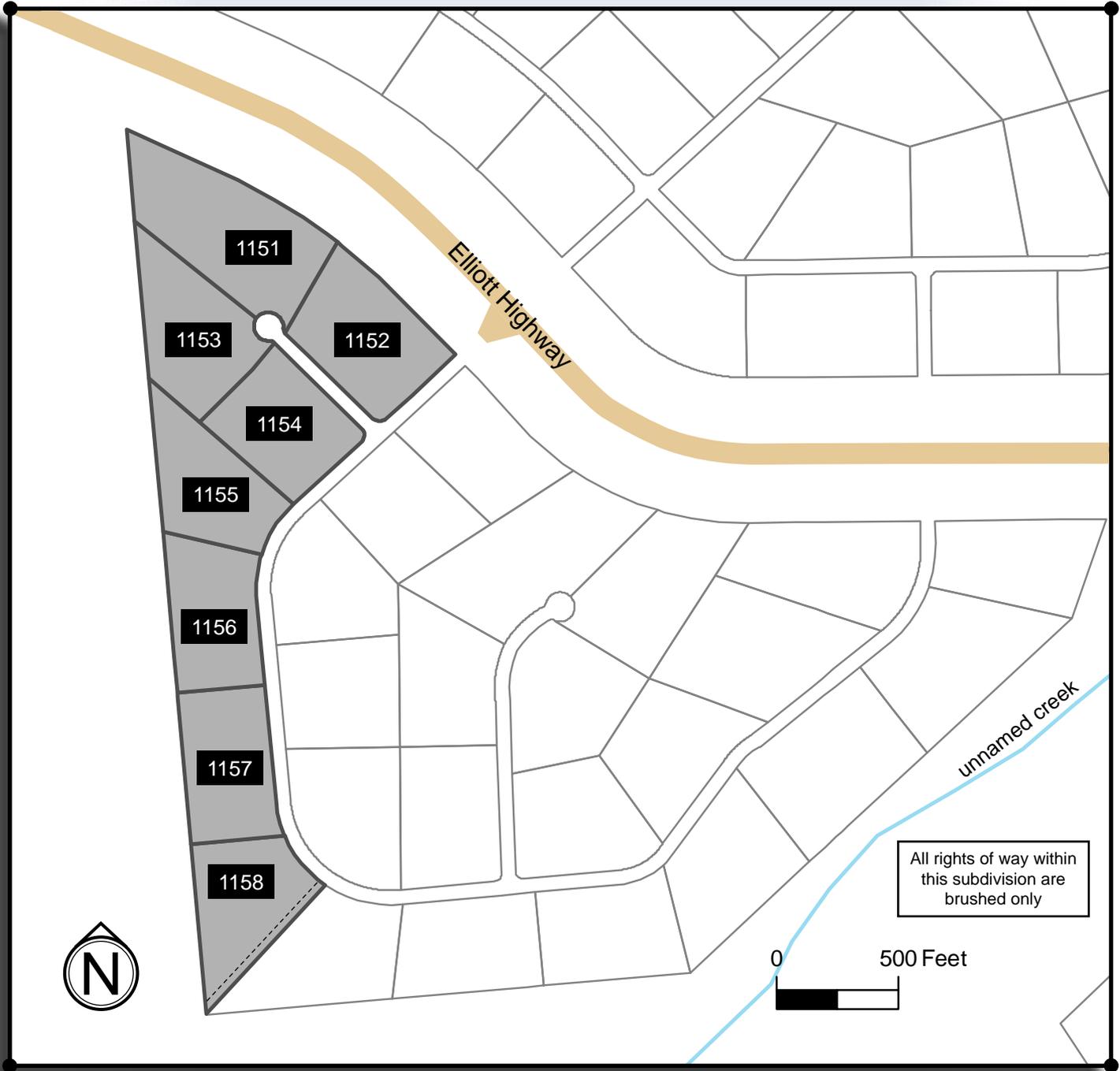
There are active mining claims in the vicinity of this subdivision.

The Trans-Alaska Pipeline runs along the west side of the Elliot Highway. 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.



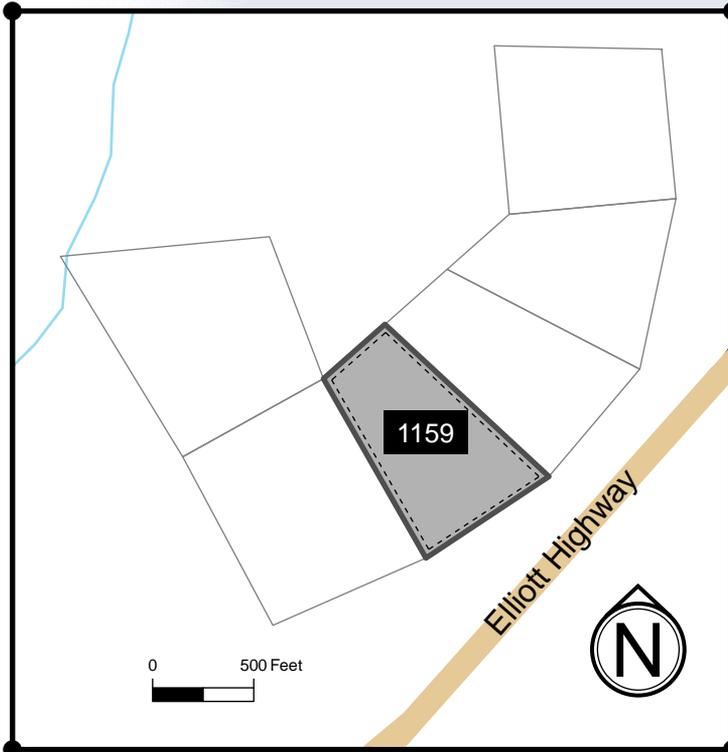
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Tatalina - ASLS 2003 - 14

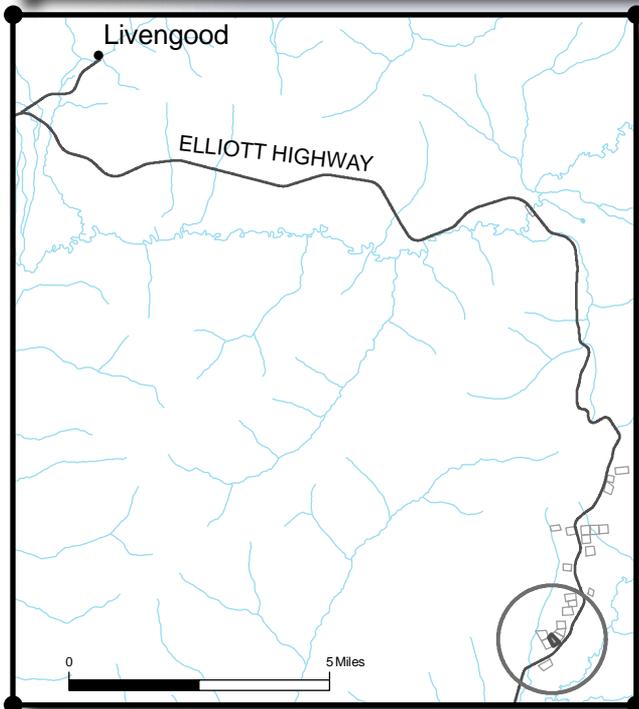


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1151	418300	F006N003W31	ASLS 2003 - 14	8.31	14	6	\$12,400
1152	418301	F006N003W31	ASLS 2003 - 14	6.12	15	6	\$10,200
1153	418299	F006N003W31	ASLS 2003 - 14	5.47	13	6	\$9,600
1154	418298	F006N003W31	ASLS 2003 - 14	5.2	12	6	\$9,200
1155	418297	F006N003W31	ASLS 2003 - 14	5.07	11	6	\$8,900
1156	418296	F006N003W31	ASLS 2003 - 14	5.05	10	6	\$8,900
1157	418295	F006N003W31	ASLS 2003 - 14	5.15	9	6	\$8,200
1158	418294	F006N003W31	ASLS 2003 - 14	5.17	8	6	\$8,300

Tatalina Odd Lot - ASLS 2003 - 44



PARCEL #	1159
AK DIVISION OF LANDS (ADL) #	417892
MERIDIAN TOWNSHIP RANGE SECTION	F006N004W13
SURVEY	ASLS 2003-44
ACRES	13.86
TRACT	28
MINIMUM BID	\$17,100



**LOCATION**

This Tatalina remote area is located along both sides of the Elliot highway, 58 miles north of Fairbanks, and 25 miles southeast of Livengood. It is approximately 20 miles south of the intersection of the Elliot and Dalton Highways and 50 miles from Minto via the Elliot Highway.

**ACCESS**

Access is via the Elliott Highway, which runs through the area from approximately milepost 46 through milepost 51.5, and existing trails including Wilbur Creek Trail. A permit from the DOT&PF Right of Way Section will be required prior to construction of driveways accessing parcels from the Elliott Highway.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 44 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

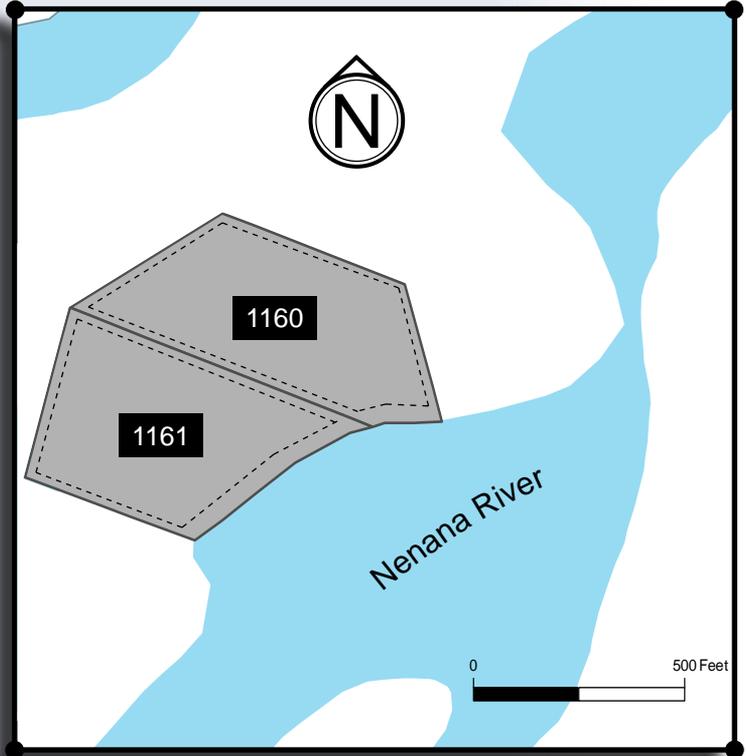
**NOTES**

This parcel is located in a "Full" fire management option area. See pages 10-11 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/).

Teklanika - ASLS 2002 - 12

<b>PARCEL #</b>	1160	1161
<b>AK DIVISION OF LANDS (ADL) #</b>	416666	416662
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F005S009W28	F005S009W28
<b>SURVEY</b>	ASLS 2002-12	ASLS 2002-12
<b>ACRES</b>	5	5
<b>TRACT</b>	J	I
<b>MINIMUM BID</b>	\$15,000	\$15,000



Aerial view of parcels 1160 and 1161

**LOCATION**

Approximately 60 air miles southwest of Fairbanks, and 10 air miles southwest of Nenana.

**ACCESS**

Nenana-Kantishna Trail - RST 346 (also known as the Old Man Trail) runs along the northwest boundary of this area. The Nenana and Teklanika Rivers also provide access.

**UTILITIES**

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 2002 - 12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

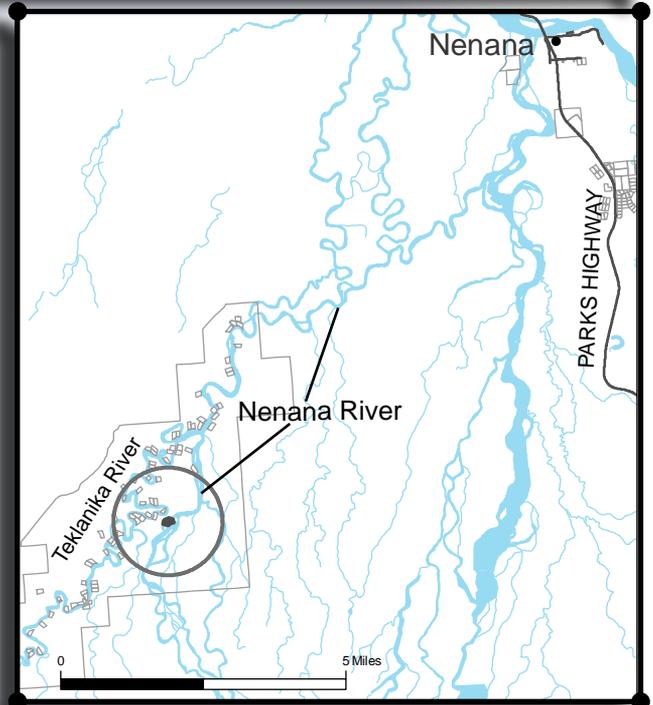
Parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement along the ordinary high water line of all water bodies and a 60-foot public access easement along all unnamed existing trails.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

Upstream the Nenana River forms the eastern boundary of Denali National Park and is one of the most popular whitewater rafting destinations in Alaska.



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

Tok Triangle, Phase II - ASLS 2007 - 15



Looking south along Midnight Sun Drive / Trapper Street on the eastern boundary of the Tok Triangle, Phase II Subdivision

**LOCATION**

The Tok Triangle Phase II subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.

**ACCESS**

From the Glenn/Tok Cutoff Highway, access to the subdivision is by constructed roads Sled Dog Way and Mushers Way to Mukluk Avenue to Midnight Sun Drive/Trapper Street and then to Warbelow Avenue. The platted rights-of-way for Polaris Street and Scoby Way have been cleared but the roads have not been constructed.

**UTILITIES**

Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power 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.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

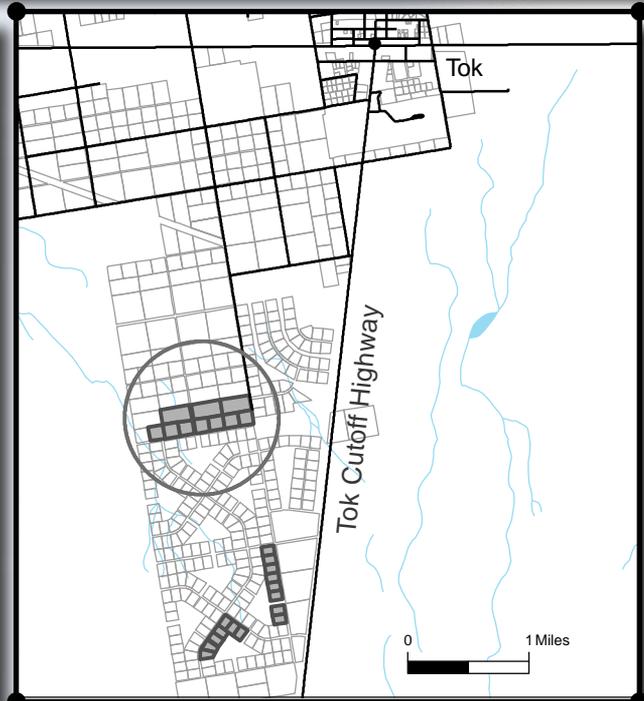
Subject to all platted easements and reservations of record, see ASLS 2007 - 15

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

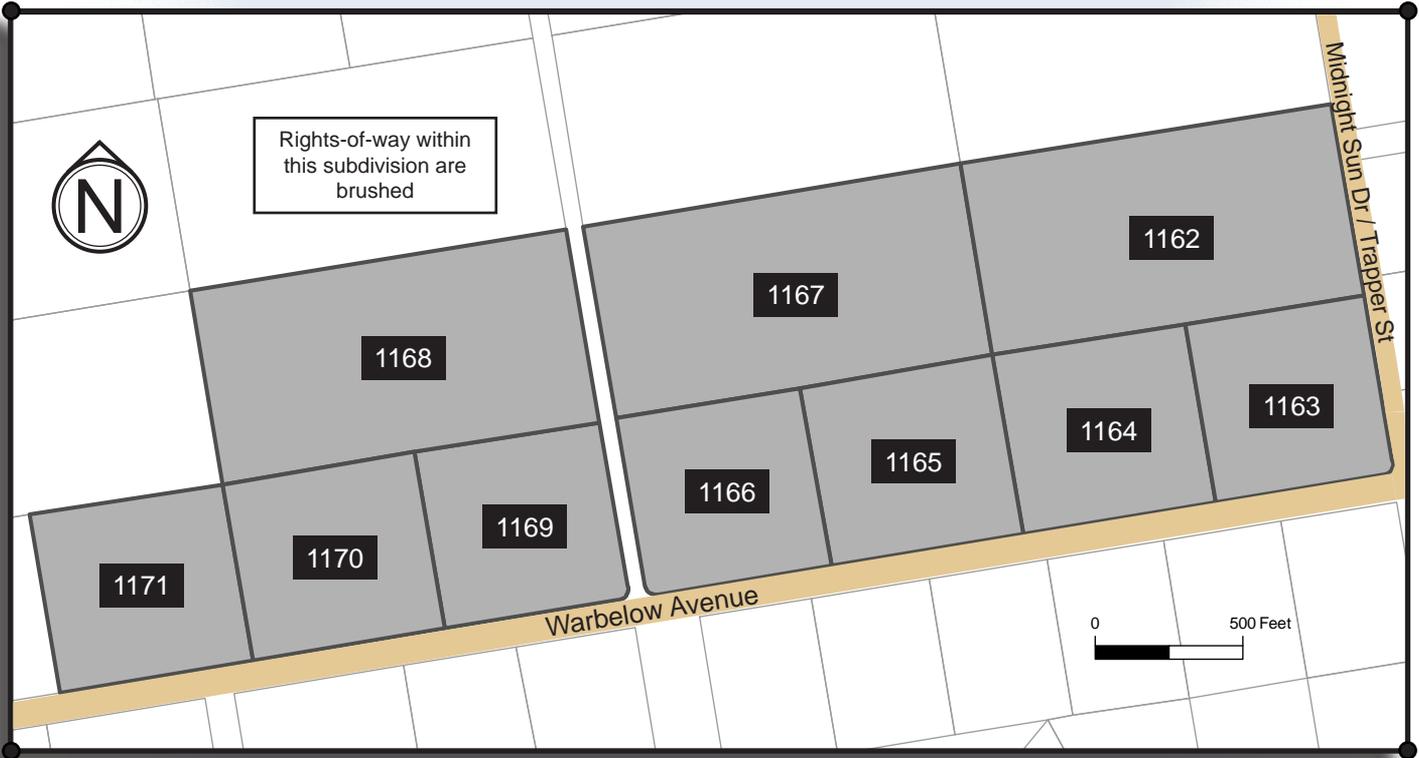
**NOTES**

This parcel is located in a "Critical" Protection fire management option area. See pages 10-11 for more information.

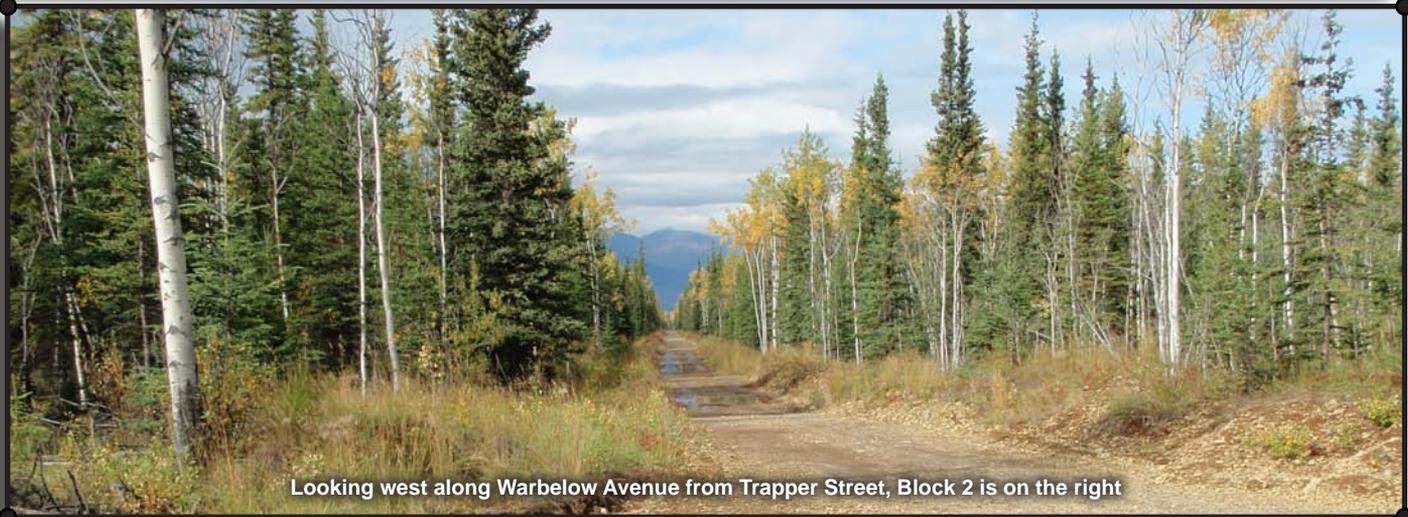


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

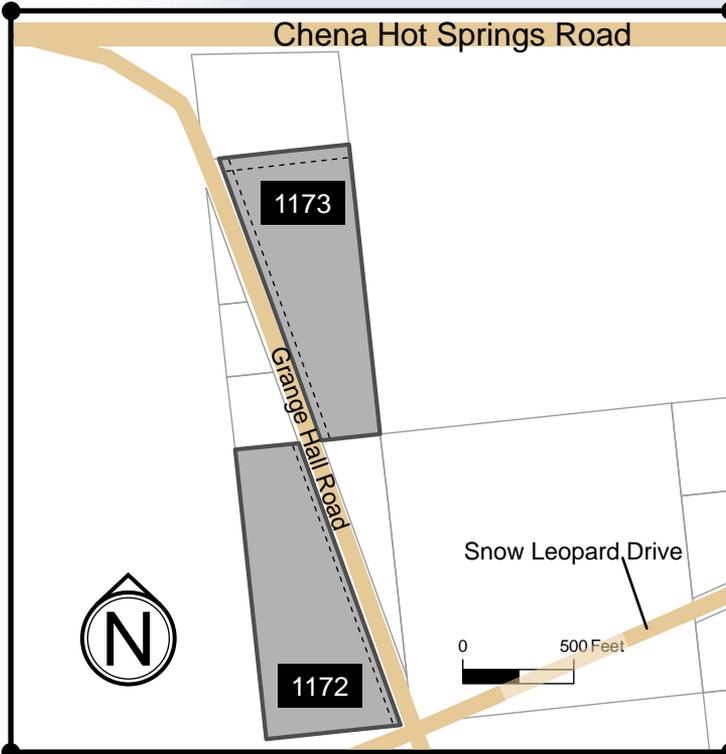
Tok Triangle, Phase II - ASLS 2007 - 15



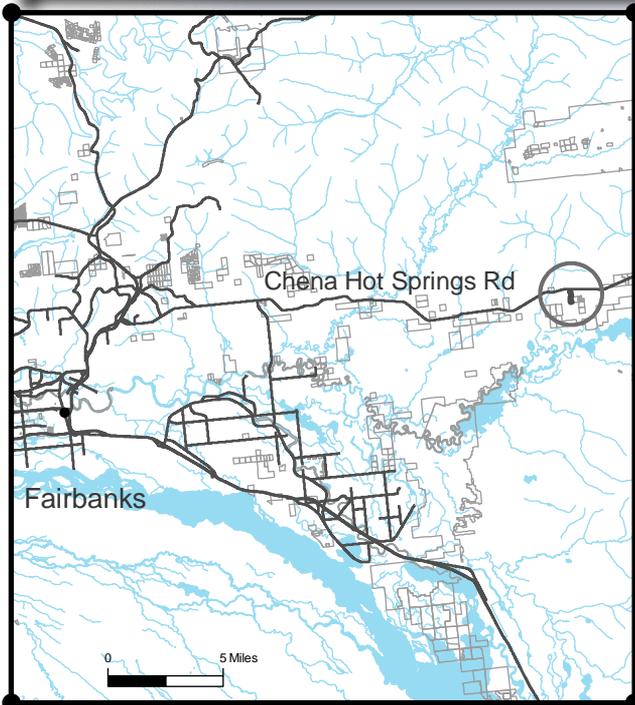
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1162	418616	C018N012E35	ASLS 2007 - 15	19.26	3	2	\$23,100
1163	418617	C018N012E35	ASLS 2007 - 15	8.54	4	2	\$13,900
1164	418618	C018N012E35	ASLS 2007 - 15	9.25	5	2	\$12,000
1165	418619	C018N012E35	ASLS 2007 - 15	9.25	6	2	\$12,000
1166	418620	C018N012E35	ASLS 2007 - 15	8.83	7	2	\$11,700
1167	418621	C018N012E35	ASLS 2007 - 15	19.57	8	2	\$17,300
1168	418628	C018N012E35	ASLS 2007 - 15	19.56	3	3	\$17,300
1169	418629	C018N012E35	ASLS 2007 - 15	8.82	4	3	\$11,700
1170	418630	C018N012E35	ASLS 2007 - 15	9.25	5	3	\$12,000
1171	418631	C018N012E35	ASLS 2007 - 15	9.24	6	3	\$12,000



Tree Swallow - ASCS 87 - 0004



<b>PARCEL #</b>	1172	1173
<b>AK DIVISION OF LANDS (ADL) #</b>	417942	417943
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F001N004E33	F001N004E33
<b>SURVEY</b>	ASCS 87-0004	ASCS 87-0004
<b>ACRES</b>	13.46	13.02
<b>TRACT</b>	A	E
<b>MINIMUM BID</b>	\$40,400	\$39,100



<b>LOCATION</b>
The Tree Swallow Subdivision is located approximately 25 miles northeast of Fairbanks, on Grange Hall Road
<b>ACCESS</b>
Access is north on the Steese Highway, then east on Chena Hot Springs Road for 21 miles, then south on Grange Hall Road for approximately 1/2 mile. Tracts E and A are adjacent to Grange Hall Road, after Two Rivers Grange and before Snow Leopard Drive.
<b>UTILITIES</b>
Electricity and phone service are available in this area.
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 (DEC).
See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.
<b>RESTRICTIONS</b>
Subject to all platted easements and reservations of record, see ASCS. Please see ASCS 87 - 0004 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 boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
<b>NOTES</b>
This parcel is located in a "Critical" Protection fire management option area. See pages 10-11 for more information.
Less than 10 miles from Chena River State Recreation Area.

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

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 2010 Remote Recreational Cabin Sites Program brochure release is scheduled for April 12. Preview proposed staking areas for 2010 and learn more about this exciting program at any of the DNR Public Information Centers 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

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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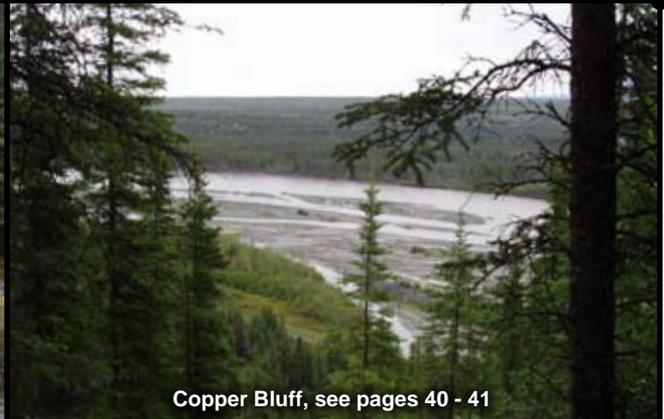
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Photo Album



Lisianski View, see pages 32 - 33



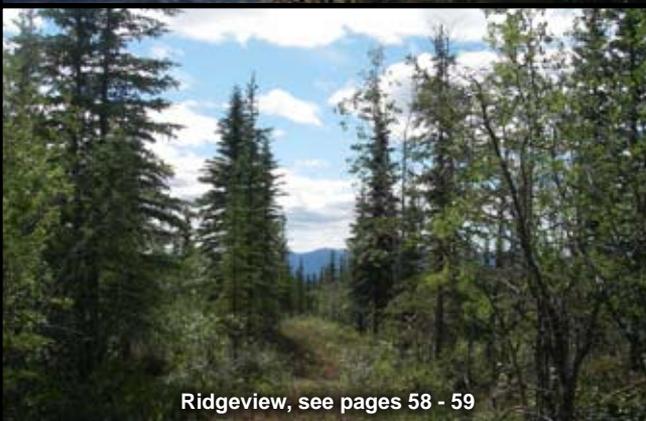
Copper Bluff, see pages 40 - 41



Loon Lake, see pages 50 - 51



Mariner's Walk, see page 52



Ridgeview, see pages 58 - 59



Albert Creek, see page 66



Far Mountain, see page 75

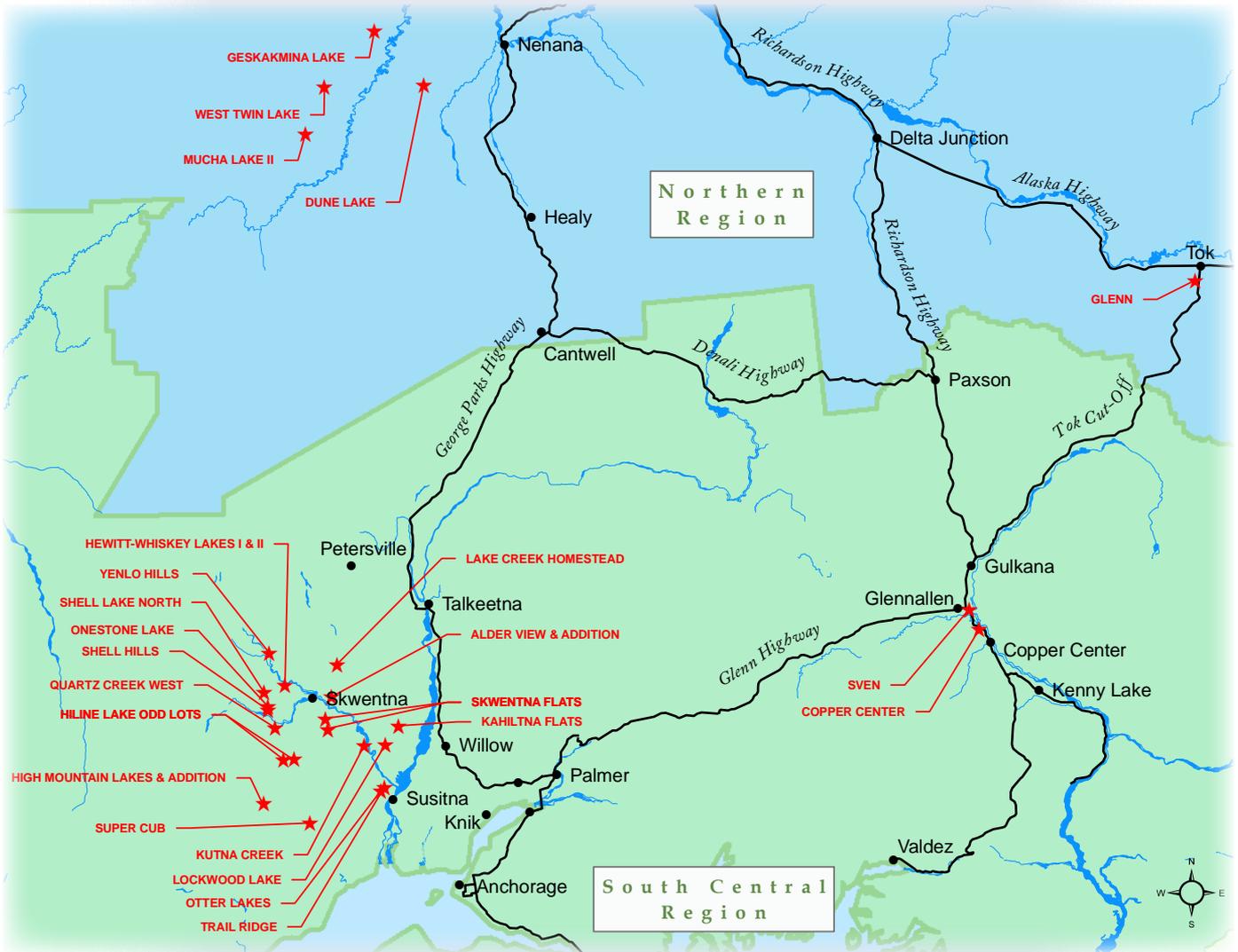


Tatalina, see pages 80 - 81

Brochure design, layout and map editing: Tony Wagner

Mapping and GIS: Sean Conlon

## Over the Counter (OTC) Parcels Available



The Department of Natural Resources currently has over 1,100 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 Online

To apply for a parcel online, 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 online are available on the individual parcel pages. The online application process will ask for a MasterCard or Visa credit card authorization.





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

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

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 Centers.
  - 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 Centers.
  - If applying for multiple parcels, a separate form must be completed for each parcel.
3. **a non-refundable \$100.00 document handling fee; and**
  - 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 5% of the purchase price (minimum bid amount from the brochure). **DO NOT ROUND DOWN!**
  - Must be in the form of a cashier's check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**
  - 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 \$1,000 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; and**
3. **proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" Sections).**