2012
Alaska State Land Offering
Auction #470 and Initial Over-the-Counter Offering

http://dnr.alaska.gov/mlw/landsale/

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2012 Alaska State Land Offering

Auction #470
and Initial Over-the-Counter Offering

OFFERING SCHEDULE

10:00 a.m., March 28, 2012 - 5:00 p.m., May 30, 2012 ~ Sealed-Bid Auction Application Period
All bids must be received online at http://dnr.alaska.gov/mlw/landsale/ or by one of the designated Department of Natural Resources offices no sooner than 10:00 a.m., Wednesday, March 28, 2012 and no later than 5:00 p.m., Wednesday, May 30, 2012. In accordance with 11 AAC 67.007 Application, the Department of Natural Resources will not accept and will reject bids received outside the designated bidding period.

10:00 a.m., June 6, 2012 ~ Sealed-Bid Opening
Bids will be opened beginning at 10:00 a.m., Wednesday, June 6, 2012 at the Anchorage Department of Natural Resources Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Bidders need not be present to win. A list of apparent high bidders will be posted online at http://dnr.alaska.gov/mlw/landsale/ and at Department of Natural Resources Public Information Centers following the Sealed-Bid Opening. Award notification letters will be mailed to successful bidders on Tuesday, June 12, 2012.

10:00 a.m., June 13, 2012 – 5:00 p.m., August 1, 2012 ~ Initial Over-the-Counter Offering Application Period
A complete list of parcels in the Initial Over-the-Counter Offering (parcels not sold in the auction) will be posted at 10:00 a.m., Wednesday, June 13, 2012 online at http://dnr.alaska.gov/mlw/landsale/ and at Department of Natural Resources Public Information Centers. All applications must be received by one of the designated Department of Natural Resources offices or submitted online no later than 5:00 p.m., Wednesday, August 1, 2012. In accordance with 11 AAC 67.007 Application, the Department of Natural Resources will not accept and will reject applications received outside the designated application period.

10:00 a.m., August 8, 2012 ~ Initial Over-the-Counter Application Opening
The drawing for the Initial Over-the-Counter Offering will begin at 10:00 a.m., Wednesday, August 8, 2012 at the Anchorage Department of Natural Resources Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Applicants need not be present to win. A list of Initial Over-the-Counter Offering winners will be posted online at http://dnr.alaska.gov/mlw/landsale/ following the Application Opening. Unsuccessful applicants may pick up their deposits after the Application Opening until 5:00 p.m. on August 8, 2012.

10:00 a.m., August 15, 2012 ~ General Over-the-Counter Offering Parcel List Available
A complete list of parcels in the General Over-the-Counter Offering (parcels not sold in the Initial Over-the-Counter Offering) will be posted at 10:00 a.m., Wednesday, August 15, 2012 online at http://dnr.alaska.gov/mlw/landsale/ and at Department of Natural Resources Public Information Centers. Parcels available in the General Over-the-Counter Offering are sold on a first-come-first-served basis.
Dear Fellow Alaskans,

The 2012 Alaska State Land Offering includes more than 450 parcels of land from across this great state, available through our sealed-bid and over-the-counter programs. For those who have ever dreamed of owning a piece of the Last Frontier – whether building an ocean-side retreat in Southeast, finding a place deep in the Interior for a recreational cabin, or maybe looking for a road-accessible lot in the Mat-Su Valley for your first home – this is the place for you.

The drafters of our Constitution recognized the unique opportunity that Alaska’s lands represented for those who sought to establish new homes and build greater communities across this vast state. In Article 8, the Alaska Constitution directs our government to encourage the settlement of its land, and for more than 50 years, the land sale programs of the Department of Natural Resources have fulfilled this mandate by working to transfer suitable State-owned lands into private ownership. This publication represents our latest effort to continue this policy.

I encourage you to look over this brochure or visit http://dnr.alaska.gov/landsale/ and select a piece of Alaska to call your own.

Best regards,
Sean Parnell
Governor

Dear Alaskans,

Providing access to state lands and transferring state land into private ownership are critical to what we do at the Department of Natural Resources. The Alaska State Lands Sales program is an important way that we meet this commitment to Alaskans.

The 2012 Alaska State Land Sale Brochure identifies and describes more than 450 parcels available in this year’s sale. If interested, we encourage you to read through the properties listed, thoroughly review the terms of the offerings, and if you find something that suits you, submit a bid or application.

For more information, please visit our website at http://dnr.alaska.gov/landsale/ or visit or contact one of our three DNR Public Information Centers listed on page 4.

Good Luck!

Daniel S. Sullivan
Commissioner, State of Alaska, Department of Natural Resources

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http://dnr.alaska.gov/mlw/landsale/
INTRODUCTION

This brochure describes the parcels of land available from the Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Sales and Contract Administration Section in the 2012 Alaska State Land Offerings - Auction #470. This brochure also contains information on how to participate in the Sealed-Bid Auction and subsequent Initial and General Over-the-Counter Offerings.

This brochure is divided into three main sections. The first section provides general information applicable to all parcels; a list of online resources; information on special programs for veterans; auction and offering procedures; application instructions; and purchasing information. The second portion of this brochure contains maps of the parcels and subdivisions, specific information about each area, and the parcels’ legal descriptions and minimum bid prices. The last portion of this brochure contains application forms, information about other land offerings, and customer surveys. At times, modifications to 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. It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction.

Additional copies of this brochure, subsequent Errata, and application materials may be obtained from the DNR Public Information Centers in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at: http://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 Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR’s programs and policies, and can help you find the applications, forms, and fact sheets to answer your DNR-related questions.

SOUTHCENTRAL REGION - DNR Public Information Center
550 West 7th Avenue, Ste. 1260, Anchorage, Alaska 99501
Tel: (907) 269-8400, Fax: (907) 269-8901, TDD: (907) 269-8411
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
Recorded Information: (907) 269-8400
dnr.pic@alaska.gov

NORTHERN REGION - DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709
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., excluding State holidays
fbx-pic@alaska.gov

SOUTHEAST REGION - DNR Public Information Center
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907) 465-3400, Fax: (907) 586-2954, TDD: (907) 465-3888
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
sero@alaska.gov

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GENERAL INFORMATION

Site Inspection

**Important:** It is your responsibility to fully review this brochure and personally locate and thoroughly inspect the parcel before submitting a bid or application to purchase.

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the “No Warranty of Suitability or Fitness” section of this brochure for more information.

**Land Records, Survey Plats, and Maps**

**Important:** 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 may affect any individual parcel prior to submitting a bid or application.

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is:

**http://dnr.alaska.gov/Landrecords**

This site lists links to many DNR and BLM websites where you can find information such as recorded survey plats, Federal surveys, Federal master title plats, State status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4210 University Drive, Room 208, Anchorage, Alaska 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, (907) 474-5823; or from numerous other commercial sources.

Full-size copies of the recorded survey plats are available at DNR Public Information Centers or appropriate DNR District Recorder’s Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder’s Office at:

**http://dnr.alaska.gov/ssid/recoff/findYourDistrict.cfm**

For more information on finding and using basic parcel information sources like surveys and casefile information, see the “Online Resources” section of this brochure or visit one of the DNR Public Information Centers.
Tentatively Approved Lands

The State of Alaska may not yet have received final patent from the Federal government for some of the land in these offerings. Such lands are designated as “tentatively approved”. Title for parcels on tentatively approved lands will be conditioned upon the State of Alaska receiving patent from the Federal government. In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, DNR DMLW may conditionally sell, lease, or grant land that has been tentatively approved by the Federal government for patent to the State, but that is not yet patented. **DNR regulations provide that if for any reason the State of Alaska 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 of Alaska has no further liability to the purchaser, lessee, or any third party for termination of the contract. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel. Additionally, the State is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the State does receive title to the land, as anticipated, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

Title to tentatively approved lands will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved lands, however, there may be practical problems including (1) title insurance companies might not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks might not loan money for construction on, or the purchase of tentatively-approved lands. It is your responsibility to fully investigate these matters before submitting a bid or application to purchase the parcel. **In these offerings, the following parcels and subdivisions are on tentatively-approved lands:**

- Cascade (Parcel #s 1341 - 1354)
- Chleca Lakes (Parcel #s 1039 - 1043)
- Deadman Lake (Parcel #s 1355 - 1362)
- June Creek (Parcel #s 1418 - 1427)
- Nenana Ridge West (Parcel #s 1437 & 1438)
- Ridgeview (Parcel #s 1258 & 1259)
- Ridgeview Addition I (Parcel #s 1260 - 1266)

No Warranty of Suitability or Fitness

**Important:** In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land’s fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS and WHERE IS** with all faults, and in the condition as of the date of the sale.

The State of Alaska makes no warranty, expressed nor 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, or 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’s condition prior to bidding or applying to purchase. It is also your responsibility to determine and consider in your decision to enter into a purchase encumbrances (or the possibility of encumbrances) that may affect the use of the property, including those of record or apparent by inspection of the property.
Access

Information on 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 and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

Important: Please be advised that legal access to a parcel does not necessarily constitute practical, developable, or existing (constructed) access.

The State of Alaska has no legal obligation to build roads or provide services to or within any subdivision or parcel. Right-of-ways shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. As previously mentioned, although every parcel for sale has some legal, platted access, in many cases roads might not yet exist. For instance, access may be via section line easements (unless the section line easement has been vacated), platted right-of-ways, trail easements, navigable water bodies, or across unreserved State-owned land. Contact the DNR Public Information Centers for more information.

Physical access may be on rivers and lakes or across land by roads or trails by means of on- and off-road vehicles, snowmachines, airplanes, boats, all-terrain vehicles, dogsleds, or by foot. You should inquire at one of the DNR Public Information Centers or appropriate borough land office to see if there is an existing road on a reserved right-of-way.

There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses and 11 AAC 96.025 Conditions for Generally Allowed Uses). The fact sheet on Generally Allowed Uses, is available online at:

http://dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf

The fact sheet includes a list of areas where generally allowed uses do not apply and other restrictions.

Travel across unreserved State-owned land may be made without a permit by the following methods:

• Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or 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 other tracked vehicle), motorcycle or ATV, 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. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at:

http://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-owned 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.
Access (continued)
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-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

Public access and utility easements, water body easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Establishing new routes or making improvements to existing right-of-ways 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 on routes you may wish to improve. Contact the DNR Public Information Centers for more information.

Use of Adjacent State-Owned Land
Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, may require a land use authorization from DNR. Certain activities, such as harvesting firewood or clearing viewsheds may require a permit in advance and there is no guarantee of approval.

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

http://dnr.alaska.gov/mlw/trails/rs2477/

Easements, Reservations, & Restrictions
All parcels listed in this brochure are subject to all platted and valid existing easements and reservations, such as right-of-ways, 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, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully 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. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at:

http://dnr.alaska.gov/Landrecords/

All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. Contact the appropriate DNR Public Information Center before constructing access, especially within 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 public access easements or make them unusable by the public.
Alaska Railroad Right-of-Way
The Alaska Railroad Corporation’s 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330 Criminal Trespass in the Second Degree). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at:
http://alaskarailroad.com

Driveways, Approaches, and Roads
Driveways and/or approach roads from established roads maintained by the State of Alaska, Department of Transportation and Public Facilities (DOTPF) may need 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, you must consult the Right-of-Way Section of the appropriate regional office of DOTPF. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.

Mineral Estate
In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.

Mineral orders that closed an area to mineral entry, where they have been established, closed that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the surface owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels listed for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users. Mineral status is noted on the data summaries for each area in this brochure.

Timber and Other Materials on Site
Before receiving patent to State-owned land, you may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel. The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

Local governments may also have additional restrictions regarding on-site material use after receiving patent. For more information contact your local government and the DNR Public Information Center.

Archaeological Sites
The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200 Unlawful Acts). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8721 or visit:
http://dnr.alaska.gov/parks/oha/
Multiple Uses
The land sale described in this brochure is only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, commercial or personal recreation, trapping, or resource harvest can and do occur on Municipal, State, Federal, and private lands near the parcels listed for sale. 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, noise, dust, or other activities may be perceived as a nuisance to neighboring users. Occasionally, 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 to purchase land through these offerings.

Future Offerings
The State of Alaska reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density or frequency of use in an area. Public notices about potential State disposals are available at:

http://notes4.state.ak.us/pn/

Restrictions on Subdividing
You may not subdivide or re-plat the land prior to receiving patent. After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; relevant boroughs and municipalities; relevant Homeowners' Associations; and the like. See “Land Records, Survey Plats, and Maps” section of this brochure for additional information.

Homeowners’ Associations
Some subdivisions were created with the framework for a homeowners’ association in place as authorized by 11 AAC 67.025 Homeowners’ Association. Homeowners’ associations may be established to handle such tasks as constructing or maintaining roads, trails, easements, and related drainage improvements within the subdivision; managing reserved or common areas; establishing common sewer or water systems serving a subdivision; and other necessary services, particularly until a unit of local government is able and willing to assume responsibility for them. If a subdivision has a homeowners’ association, it is typical that subsequent purchasers of parcels automatically become members, which may involve fees or recurring dues. To find out if a subdivision has an active, incorporated homeowners’ association, contact the appropriate DNR District Recorder’s Office(s), which can be identified at:

http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm

Additional information may also be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at:

https://myalaska.state.ak.us/business/

Taxes
Parcels listed in this brochure may be subject to taxes and assessments levied by local taxing authorities. Local taxing authorities are noted on the data summaries for each area described in this brochure. Failure to make timely payment of all taxes and assessments due on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.
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 State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. Many of the subdivisions included in these land offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the “Existing Improvements” and “Hazardous Materials and Potential Contaminants” sections of this brochure for additional information and disclaimers.

Existing Improvements
Some parcels in this brochure may have existing improvements, structures, and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. If any such improvements exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. You are responsible for personally and thoroughly inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the “Hazardous Materials and Potential Contaminants” section of this brochure for additional information and disclaimers.

Hazardous Materials and Potential Contaminants
You are responsible for personally and thoroughly inspecting the property and familiarizing yourself with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels listed herein. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.

Waters of the United States and Wetlands
Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal 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, have been used in the past, or may be used in the future, to transport interstate or foreign commerce. Section 404 of the Federal 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 placing 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 or placing any structures in such waters (for example, dredging or constructing a dock or pier), purchasers must obtain a permit from the United States Army Corps of Engineers.

Working or building structures in waters 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. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit:

Water Rights and Usage

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact DNR DMLW’s Water Resources Section for more information. Information and applications are also available at any of the DNR Public Information Centers and online at:

http://dnr.alaska.gov/mlw/water/

Fire and Burning Activities

Some State-owned lands are in areas with limited or no fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. For full descriptions of current Interagency Fire Management Plans and more information, visit DNR Division of Forestry’s Fire Information webpage online at:

http://forestry.alaska.gov/fire/fireplans.htm

You should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit:

http://firewise.org

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 Permits, AS 41.15.090 Building or Leaving Fires). For further information regarding wildfire mitigation and burning permits, contact DNR Division of Forestry. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Centers and online at:

http://forestry.alaska.gov/divdir.htm

Hunting Seasons and Taking Game in Defense of Life or Property

Inspection and recreation periods may overlap with certain hunting seasons. Check with the State of Alaska, Department of Fish and Game (DFG) to find out the hunting season dates for the staking areas. More information is available at:

http://adfg.alaska.gov

DFG 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 92.410 Taking Game in Defense of Life or Property

(a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if

(1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal’s habitat;

(2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and

(3) all other practicable means to protect life and property are exhausted before the game is taken.

(b) Game taken in defense of life or property is the property of the State. A person taking game under this subsection shall immediately

(1) salvage and surrender to DFG the

(A) hide and skull of a bear, completely removed from the carcass, and including all attached claws;
(B) hide and skull of fur animals or furbearers;
(C) meat and antlers or horns of ungulates;
(D) meat of all other game not specified in (A) - (C) of this paragraph;

(2) notify DFG of the taking; and
(3) submit to DFG a completed questionnaire concerning the circumstances of taking of the
game within 15 days after taking the game.

(c) As used in this section, “property” means
(1) a dwelling, permanent or temporary;
(2) an aircraft, boat, automobile, or other conveyance;
(3) a domesticated animal;
(4) other property of substantial value necessary for the livelihood or survival of the owner.

Wildlife
There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. DFG’s website (listed below) makes the following suggestions:
• Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
• Avoid crowding bears; respect their “personal space.”
• Avoid attracting bears through improper handling of food or garbage.
• Plan ahead, stay calm, identify yourself, don’t run.

We remind you to be aware of your surroundings and diligent when in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the DNR Public Information Centers or visit the following websites:

Provided by DFG:

Provided by DNR Division of Parks and Outdoor Recreation:
http://dnr.alaska.gov/parks/safety/bears.htm

Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.

Eagle Nesting Sites and Seasons of Restricted Activity Nearby
Federal law prohibits any disturbance of bald eagles or their nests and 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. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, 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.

Migratory Birds
The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at:
http://www.fws.gov/pacific/migratorybirds/
Fish Habitat Requirements

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from DFG, Division of Habitat, for activities within or across a stream used by fish if DFG determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act (AS 16.05.871) requires that an individual or governmental agency provide prior notification and obtain approval from DFG Division of Habitat “to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed” of an anadromous water body or “to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed” of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from DFG, Division of Habitat. A list of common activities requiring permits is available at:

http://adfg.alaska.gov/index.cfm?adfg=uselicense.main

Activities include, but are not limited to stream diversion; streambank or streambed disturbance (boat launch-es or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection and erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below the ordinary high water of an anadromous water body or impede the efficient passage of fish without notifying and receiving the prior written approval from DFG, you may be violating State law and this may lead to the charge of a misdemeanor. Contact DFG, Division of Habitat, for more information on obtaining permits.

New Construction, Development, or Improvements

Important: The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

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 Proper Location). No improvements, other than authorized access, may be placed or constructed within any easements or right-of-ways of record. This includes, but is not limited to, section-line easements, public access easements, road right-of-ways, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements.

Nomination of Land for Future Offerings

The Department of Natural Resources seeks nominations from the public for sales of State-owned land and considers public interest when offering land for sale. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be included under one of these programs. The request must be in writing on a land sale nomination form, which is used to document public input in the land sale planning process. Land sale nomination forms and information on previously-received nominations are available at DNR Public Information Centers and online at:


You may nominate land for residential use, recreational use, or remote sites for the stake-it-yourself program. There is no fee for nominating land for a State land sale and you may submit nomination forms for more than one area. If you are interested in nominating State-owned land for sale through our disposal programs, fill out a nomination form and return it to a DNR Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and whether or not it is designated or classified for settlement under land use plans or designated for some other use. The nomination form lists additional resources you can use to check if land you nominate qualifies for the State’s consideration to sell.
Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public. When the State receives a nomination form, the State is notified that there is specific land you would like offered through one of the State land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the State obligated to sell or otherwise dispose of the land. In addition, disposals must be conducted competitively so that nominating parties are not guaranteed any right to purchase.

After the land nominations are received, DNR researches the nominations and acceptable nominations may be incorporated into future land sale offerings depending on feasibility and other factors. Land sale offerings are subject to a formal decision-making process. DNR considers State laws, regulations, established policies, the character of the land, recommendations made by resource experts, and public input when issuing decisions. DNR also solicits public comment on specific proposals before the land can be offered.

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 offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

Alaska Legislature ............................................................................................................................ http://w3.legis.state.ak.us
Alaska Statutes and Regulations ..................................................................................................... http://www.legis.state.ak.us/basis/folio.asp
State of Alaska, Department of Natural Resources (DNR) ............................................................... http://dnr.alaska.gov
DNR Division of Parks, Office of History and Archaeology ............................................................... http://dnr.alaska.gov/parks/oha/
DNR Division of Forestry ............................................................................................................... http://forestry.alaska.gov
Firewise ........................................................................................................................................... http://firewise.org
DNR Division of Mining, Land, & Water (DMLW) ........................................................................... http://dnr.alaska.gov/mlw/
DNR Land Records Information ..................................................................................................... http://dnr.alaska.gov/Landrecords/
DNR DMLW Fact Sheets ................................................................................................................ http://dnr.alaska.gov/mlw/factsht/
DNR DMLW Land Sales & Contract Administration Section ........................................................ http://dnr.alaska.gov/mlw/landsale/
DNR DMLW Water Resources Section ......................................................................................... http://dnr.alaska.gov/mlw/water/
State of Alaska, Department of Fish and Game (DFG) ................................................................... http://dfg.alaska.gov
DFG Division of Habitat ................................................................................................................ http://habitat.adfg.alaska.gov
State of Alaska, Department of Environmental Conservation ....................................................... http://dec.alaska.gov
State of Alaska, Department of Transportation & Public Facilities .............................................. http://dot.alaska.gov
State of Alaska, Department of Commerce, Community, & Economic Development .............. http://commerce.alaska.gov
RS 2477 Right-of-Ways .................................................................................................................. http://dnr.alaska.gov/mlw/trails/rs2477/
Alaska Railroad Corporation .......................................................................................................... http://alaskarailroad.com
U.S. Government ............................................................................................................................ http://usa.gov
Land Records Information from DNR and BLM ......................................................................... http://dnr.alaska.gov/Landrecords
U.S. Fish and Wildlife Service ...................................................................................................... http://fws.gov

http://dnr.alaska.gov/mlw/landsale/
GENERAL CONSIDERATIONS FOR ALL PARTICIPANTS

Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to, bids, bidding parties, sale terms, and payment histories.

A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

Brochure Amendments - Errata

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. It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction or offering. You may obtain a copy of new or existing Errata from the DNR Public Information Centers or online at:

http://dnr.alaska.gov/mlw/landsale/

For important updates, you may also subscribe to our email notification list at the link above, “like” us on Facebook at http://facebook.com/alaskaland/ or follow us on Twitter as #AlaskaLand4Sale and #LandForAlaskans.

DNR reserves the right to make changes up to the time a contract or patent is issued. DNR also reserves the right to waive technical defects or errors in this publication.

Right to Adjourn/Postpone/Cancel

This brochure is intended for informational purposes only and does not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings, including parcels available through sealed-bid and over-the-counter offerings. In the event that DNR cancels an offering, deposits will be returned.

Bidder/Applicant Responsibility to Keep Address Current with LSCAS

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. Throughout the bid/application, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS) at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514, informed of their current address. The application or bid is subject to rejection if LSCAS is unable to contact the applicant or bidder at the current address of record. Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.
Appeals
An aggrieved bidder may appeal in writing to the Commissioner within 5 days after the Sealed-Bid Auction or IOTC Offering for a review of the Director’s determination (AS 35.05.055 Auction Sale Procedures). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to dnr.appeals@alaska.gov.

Filing Policy for State of Alaska Employees
State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska 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 available over the counter (11 AAC 67.005 General Qualifications). This requirement disqualifies those employees from applying for a parcel in the IOTC Offering. After the Sealed-Bid Auction, parcels available over-the-counter may only be purchased 30 days after they are placed in the General Over-the-Counter (OTC) inventory, following the IOTC Offering. If you have questions about employee eligibility, contact one of the DNR Public Information Centers.

PARTICIPATING IN THE SEALED-BID AUCTION

Sealed-Bid Auction Bidder Qualifications

Important: As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 Residency, AS 38.05.045 Generally [Sale of Land], and 11 AAC 67.005-.010 Disposal of Land Administrative Provisions. Please read this brochure thoroughly before you submit a bid.

To participate in the Sealed-Bid Auction, you must certify and prove that:

- You have been “physically present in the state with the intent to remain in the state indefinitely and to make a home in the state” for at least the past one year (12 months) immediately prior to the date of auction, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

For required and acceptable items of proof of residency, see the “Residency Requirement for Residential Parcels in the Sealed-Bid Auction” section of this brochure.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction, but ARE eligible to apply in the IOTC and OTC Offerings.

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.
Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran’s Preference Auction Bidders, and Veterans’ Land Discount Applicants

In accordance with AS 01.10.055 Residency, AS 38.05.055 Auction Sale Procedures, and 11 AAC 67.010 Proof of Eligibility Based on Residency, DNR must receive proof of Alaska residency from participants in the Veteran’s Preference Auction, apparent high bidders in the Sealed-Bid Auction, and applicants for the Veterans Land Discount.

DNR must receive:

• a copy of your valid and current Alaska Driver’s License or ID Card issued by the State of Alaska (if you do not have a valid, current Alaska Driver’s License or ID Card issued by the State of Alaska with an issue date at least one year prior to the date of the auction, please contact the Land Sales and Contract Administration Section before bidding to inquire about acceptable substitutions for this requirement);

In addition, DNR must receive ONE of the following primary items:

• voter registration and voting records;
• school records;
• rent receipts, proof of home ownership, or a home purchase contract for your primary residence in Alaska;
• motor vehicle registration for your primary vehicle;
• tax records for your primary residence in Alaska;
• employment, unemployment, or military records;
• court or other government agency records; or
• birth or other vital statistic records.

OR TWO of the following secondary items:

• current and valid occupational or other licenses (such as hunting, fishing, or trapping licenses) issued by the State of Alaska; or
• notarized 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).

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on such other proof not specifically listed above, please contact the Land Sales and Contract Administration Section before bidding to inquire.

Your proof must show you were physically present in Alaska the one year prior to the date of the auction (June 6, 2011 to June 6, 2012) with an intent to make a home and remain in the state indefinitely. Failure to prove Alaska residency under these terms will result in the loss of your opportunity to purchase the parcel and may result in the forfeiture of some or all of your deposit. You will be required to submit as many primary (non-self-certifying) items of proof of residency as needed to document the minimum one full year of Alaska residency. Secondary and self-certifying items above may only be used as corroborative evidence.

Bidders are encouraged to gather their required documentation well in advance of the auction. For participants of the General Sealed-Bid Auction, this proof is required upon notification of a winning bid. In order to be eligible to bid, participants in the Veteran’s Preference Auction must submit this proof with their bid submission.
Residency Requirement for Residential Parcels in the Sealed-Bid Auction

AS 01.10.055 Residency defines a person’s establishment of residency as “being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state.” To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident under this definition and have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction (AS 38.05.055 Auction Sale Procedures).

You are not allowed to claim Alaska residency during any period that you claimed residency in another state, 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, or paying local property taxes on property you personally own as a residence for at least one year immediately preceding the date of bid. 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 do not qualify as an Alaska resident for this program.

Bidding on Multiple Parcels in the Sealed-Bid Auction

You may submit bids for as many parcels as you like. However, you may win only one parcel in Sealed-Bid Auction #470.

You will be awarded the first parcel for which you made the qualifying high bid. Since the order for opening sealed bids is determined by the total number of bids received per parcel, which cannot be determined until after the application period has ended, if you bid on multiple parcels, you may not end up with your first choice. For example:

Jane Doe bids on two fictitious Parcels A and B in Sealed-Bid Auction #470. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest bidder for Parcel B, she will win that parcel and will be ineligible to win Parcel A in Auction #470, even if she would have been the high bidder for that parcel as well.

Each bid for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the Sealed-Bid Auction Procedures section in this brochure for more information.

No Withdrawal of Bids from the Sealed-Bid Auction

Please give careful consideration to your bids. Once you have submitted a bid for the Sealed-Bid Auction, it cannot be withdrawn. If your bid for a parcel submitted within the designated bidding period contains an error, you may lose eligibility to win the opportunity to purchase the parcel in the Sealed-Bid Auction. You may submit new bids on any available parcel during the designated bidding period to correct an error on your bid, change the amount of your bid (as long as it is equal to or greater than the parcel’s minimum bid), add bidders to your party, or remove bidders from your party (see the “Multiple Bidders Bidding Together in the Sealed-Bid Auction” section of this brochure for more information). If you submit multiple bids for the same parcel, only the MOST RECENTLY RECEIVED, VALID bid will be considered, even if you submitted a higher or duplicate bid at an earlier time or a later bid with an error.

DNR will not refund the deposits (up to a maximum of 5% of the total bid) if a successful bidder chooses not to purchase the land for any reason. For those apparent high bidders who are not qualified to purchase, due to failure to meet residency or age requirements other disqualifying factors, the deposit (up to a maximum of $500.00 plus fees) will be nonrefundable. For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of $500.00 plus fees) will be nonrefundable. See the “Sealed-Bid Auction Procedures” section of this brochure for more information.
Multiple Bidders Bidding Together in the Sealed-Bid Auction

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction. To do so, all bidders must be eligible to participate. Names may not be added or deleted after the bid has been submitted. Successful bidders’ names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Since you may purchase only one parcel through Sealed-Bid Auction #470, successful joint bidders will be ineligible to individually win an opportunity to purchase an additional parcel in that Sealed-Bid Auction. For example:

If John and Jane Doe are the high bidders of fictitious Parcel C in Sealed-Bid Auction #470, both John Doe and Jane Doe are ineligible to win any additional parcels, either as joint applicants or as individuals, for the remainder of Auction #470.

If your previous bid for a parcel had multiple bidders and a subsequent bid for the same parcel is received for just one of the bidders, the subsequent single-party bid will stand and the previous multiple-party bid will NOT be considered. This can have important implications for the joint bidders. For example:

If a bid is received jointly from John and Jane Doe for fictitious Parcel D in the Sealed-Bid Auction, and a second bid is received more recently from John Doe individually for that same fictitious Parcel D in that same auction, the previous joint bid for fictitious Parcel D is cancelled. John Doe now has an active bid received for fictitious Parcel D in Sealed-Bid Auction #470, but the party of John and Jane Doe and the individual Jane Doe do not.

Likewise, if your previous bid for a parcel listed only you as a single bidder and a subsequent bid for the same parcel is received for multiple bidders including you, the subsequent multi-party bid will stand and the previous individual bid will NOT be considered.

Returned Deposits for Unsuccessful Bidders/Applicants

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Public Information Center, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska until 5:00 p.m. on the day of the Sealed-Bid Auction, upon proper presentation of identification (valid and current Alaska driver’s license or other similar picture identification that matches the bidder’s information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier’s check, personal check, or money order will be returned in the SASE. Unsuccessful bidders’ deposits made by credit card authorization or by check without a SASE will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

Price Fixing or Misrepresentation

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 or manipulate 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 opportunity, right, title, and interest in the land.

Anyone who misrepresents him/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, immediately report the incident to a DNR Public Information Center and provide any information you have.
PARTICIPATING IN THE VETERAN’S PREFERENCE AUCTION

A Veteran’s Preference Auction is a restricted sale in which eligible veterans have first option to purchase certain qualifying parcels available in the Sealed-Bid Auction (AS 38.05.067 Preference For Veterans For Unoccupied Residential Land and 11 AAC 67.050 Veteran’s Preference). For a list of qualifying parcels, see the “Parcels Qualifying for the Veteran’s Preference Auction” section of this brochure.

In order to give preference to eligible veterans bidding in the Veteran’s Preference Auction, bids for the Veteran’s Preference Auction will be opened before the General Sealed-Bid Auction. The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, June 6, 2012, at the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501.

No Veterans’ Land Discount on Veteran’s Preference Auction Purchases

This preference is separate from the Veterans’ Land Discount (described in the “Veterans’ Land Discount” section of this brochure). A Veterans’ Land Discount may NOT be used on a parcel purchased through the Veteran’s Preference Auction.

Veteran’s Preference Auction Once-In-A-Lifetime Participation

The Veteran’s Preference is a once-in-a-lifetime preference and a winner of a past Veteran’s Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran’s Preference Auction. In addition, a person may win only one parcel in Auction #470. Apparent winners of Veteran’s Preference Auction #470 are not eligible to win a second parcel in the General Sealed-Bid Auction #470. However, such winners may participate in subsequent land disposal offerings, including future general sealed-bid auctions, IOTC, and OTC offerings, if eligible at the time of bid or application. Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.
Veteran’s Preference Auction Bidder Qualifications

**Important:** 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 Veteran’s Preference Auction without this proof enclosed will not be considered for a Veteran’s Preference, but will be considered in the General Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid online, this proof must be received by the Anchorage DNR Public Information Center by the application deadline, regardless of postmark.

To participate in the Veteran’s Preference Auction, you must certify and submit with your bid proof that:

- You meet the Residency Requirements of this program detailed in the “Residency Requirement for Residential Parcels in the Sealed-Bid Auction” section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
  - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
  - received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran’s Preference Auction, regardless of final conveyance.

If two or more individuals jointly submit a bid for the Veteran’s Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.

**Proof of Veteran’s Preference Eligibility Required**

To participate in the Veteran’s Preference Auction, you must submit proof of eligibility with your bid. DNR must receive the following items before the end of the designated bidding period:

- **proof of qualifying Alaska residency** as as detailed in the “Residency Requirement for Residential Parcels in the Sealed-Bid Auction” section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent**, showing the qualifying length of active duty and character of the discharge.

If two or more individuals jointly submit a bid for the Veteran’s Preference Auction, ALL parties named on the bid must provide the required proof that they are eligible for the preference.

Mark all submissions with the same identifying information as described in the “Instructions to Bidder/Applicant” section of this brochure. If you submit bids for more than one parcel for consideration in the Veteran’s Preference Auction, each bid submission must include this information. If DNR does not receive the required proof of eligibility within the designated bidding period, bidders risk losing the opportunity to participate in the Veteran’s Preference Auction. **Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.**
Parcels Qualifying for the Veteran’s Preference Auction

Parcels available for this preference must be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. The following parcels will be available in a Veteran’s Preference Auction for the 2012 Alaska State Land Offerings – Auction #470:

- Frederick Point North Subdivision - Parcels # 1005 - 1010

Purchases made through the Veteran’s Preference Auction are subject to the following restrictions and requirements:

- The purchaser may not sell or otherwise transfer ownership of the land for 5 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 DNR Division of Mining, Land, and Water.
- The purchaser shall submit proof within 2 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 authority. The 2-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.

If a parcel qualifies for the Veteran’s Preference Auction but DNR receives no qualifying, properly marked Veteran’s Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction.

No Requirement to Exercise Preference on Qualifying Parcels

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attaching (as described in the “Parcels Qualifying for the Veteran’s Preference Auction” section of this brochure), the veteran may choose to submit a bid in the General Sealed-Bid Auction and not submit a bid in the Veteran’s Preference Auction. However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran’s Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran’s bid submitted in the General Sealed-Bid Auction.

If a parcel qualifies for the Veteran’s Preference Auction but DNR receives no qualifying Veteran’s Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. Both veterans and non veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.

Clearly Mark Bids for Veteran’s Preference

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged.

Sealed bids submitted for consideration in the Veteran’s Preference Auction must be marked with the words, “2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED”. Improperly or incompletely addressed or marked submissions for the Veteran’s Preference Auction risk being excluded from the Veteran’s Preference Auction. However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran’s Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran’s bid that is improperly or incompletely addressed or marked.

Important: If an eligible veteran wishes to bid on a parcel that qualifies for the Veteran’s Preference Auction, that veteran is not required to purchase the parcel through the Veteran’s Preference Auction.
PARTICIPATING IN THE OVER-THE-COUNTER (IOTC & OTC) OFFERINGS

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be available for sale at the minimum bid price as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

At 10:00 a.m., Wednesday, June 13, 2012, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:

http://dnr.alaska.gov/mlw/landsale/

IOTC and OTC Applicant Qualifications

You must certify and prove that:

• You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

Corporations, businesses, and non-Alaska residents ARE eligible to apply in the IOTC and OTC Offerings, but ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction.

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Buying Multiple Parcels in the Over-the-Counter Offerings

In the Initial-Over-the-Counter (IOTC) and General Over-the-Counter (OTC) Offerings, you may submit applications for as many parcels as you like and you may win the opportunity to purchase more than one parcel. Each application for each parcel must be sent in a separate interior envelope (or submitted separately online). Refer to the “IOTC Offering Procedures” section in this brochure for more information.

No Withdrawal of Applications from the Initial Over-the-Counter Offerings

Please give careful consideration to your applications. Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn.

If your application for a parcel submitted within the designated application period contains an error, you may lose eligibility to win the opportunity to purchase the parcel. In the IOTC Offering, you may submit new applications on any available parcel during the designated application period to correct an error on your application, add applicants to your party, or remove applicants from your party (see the “Multiple Applicants Applying Together in the Over-the-Counter Offerings” section of this brochure for more information). If you submit multiple IOTC applications for the same parcel, only the MOST RECENTLY RECEIVED, VALID application will be considered, even if you submitted a duplicate application at an earlier time or a later application with an error. See the “IOTC Offering Procedures” section of this brochure for more information.
INSTRUCTIONS TO BIDDER/APPLICANT

Bidding and application forms are available in this brochure, on the DNR website at http://dnr.alaska.gov/mlw/landsale/ and at the DNR Public Information Centers. Bidding and application forms may be reproduced. Alternatively, bids may be submitted online using credit card or bank account information. Fax, e-mail, and telephone applications will not be accepted because bids must be sealed until the scheduled opening and such submissions cannot be sealed.

Submitting a Sealed Bid Online

To bid on a parcel online, go to: http://dnr.alaska.gov/mlw/landsale/ and use your bank or credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, or Discover 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.

NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of $1,000 per day regardless of available credit.

If you will be applying online for the Veteran’s Preference Auction, proof of eligibility must be RECEIVED at the designated DNR office by the application deadline, as described in the “Veteran’s Preference Auction Bidder Qualifications” and “Proof of Veteran’s Preference Eligibility Required” sections of this brochure.

INSTRUCTIONS TO BIDDER/APPLICANT

2012 Alaska State Land Offering

No Withdrawal of Applications from the General Over-the-Counter Offering

Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn. If you apply to purchase a parcel in the General Over-the-Counter Offering and your application contains an error, you may lose eligibility to purchase the parcel or another applicant may purchase the parcel before you can correct the error. When an applicant pays a deposit to purchase over the counter and fails to complete the purchase, the deposit (up to 5% of the purchase price plus fees) will be nonrefundable. For those who are not qualified to purchase over the counter, the deposit (up to a maximum of $500.00 plus fees) will be nonrefundable. For those applicants who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of $500.00 plus fees) will be nonrefundable. See the “Sealed-Bid Auction Procedures” section of this brochure for more information.

Multiple Applicants Applying Together in the Over-the-Counter Offerings

Two or more individuals may jointly submit a single application in the Over-the-Counter Offerings. To do so, all applicants must be eligible to apply. Names may not be added or deleted after the application has been submitted. Successful applicants’ names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Each application for each parcel must be sent in a separate envelope (or submitted separately online). Refer to the “IOTC Offering Procedures” section in this brochure for more information.
Submitting a Sealed Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following 3 items (plus additional items if you are applying for the Veteran’s Preference Auction):

1. a completed 2012 Alaska State Land Auction Bid Form;
   - You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, “Veteran’s Preference Auction Bidder Qualifications” section of this brochure).
   - A separate bid form must be included for each bid submitted for each parcel.

2. a bid deposit;
   - A separate bid deposit must be included for each bid submitted.
   - The bid deposit for each bid must be at least 5% of the total, undiscounted bid amount (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!).
     VETERANS PLEASE NOTE: If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, 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 (see “Veterans’ Land Discount” section of this brochure for more detailed information).
   - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!
   - Payment must be made in the form of a cashier’s check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).
     NOTE: When using the credit card payment option, 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 nonrefundable and will be applied to the purchase price.

3. a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier’s check, personal check, or money order (see “Returned Deposits for Unsuccessful Bidders/Applicants” section of this brochure for more information). Unsuccessful bidders’ deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

VETERANS: If you will be applying for the Veteran’s Preference Auction, DNR must also receive with your bid submission your proof of eligibility for the program (see “Veteran’s Preference Auction Bidder Qualifications” section of this brochure for more information).
Clearly Mark Bids for Sealed-Bid Auction

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Each bid submission must be received in a separate, sealed envelope. All bid materials are to be placed in a sealed, interior bid envelope marked as follows:

2012 ALASKA STATE LAND AUCTION #470 - SEALED BID ENCLOSED

(OR, if applying for the Veteran’s Preference Auction,
2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED)

Parcel #_________________, Subdivision/Area______________________________
Names of All Bidders for this Submission:____________________________________
Primary Bidder’s Mailing Address:__________________________________________
Primary Bidder’s Phone Number(s):________________________________________
Primary Bidder’s Email Address (Optional):__________________________________

There should be no additional markings on the interior envelope.

Place the sealed, interior bid envelope inside a sealed, exterior, delivery envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the “Submitting a Sealed Bid by Mail or in Person” section of this brochure. The exterior delivery envelope must be marked with the words “2012 ALASKA STATE LAND AUCTION #470 - SEALED BID ENCLOSED” (or if applying for the Veteran’s Preference Auction, “2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED”) and addressed to the appropriate mailing address for DNR as described in the “Where to Submit Sealed Bids” section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.
Where to Submit Sealed Bids

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed-bid envelope(s) must be enclosed in a separate exterior envelope for delivery.

**To submit a sealed bid by mail**, address the exterior, delivery envelope to:

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2012 ALASKA STATE LAND AUCTION #470
SEAL BID ENCLOSED
(OR, if applying for the Veteran’s Preference Auction,
2012 VETERAN’S PREFERENCE AUCTION #470 - SEAL BID ENCLOSED)
State of Alaska, DNR Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, Alaska 99501
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Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

**To submit a sealed bid in person by hand delivery**, prepare a submission packet as described for mail submissions. Drop off your sealed packet at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “2012 ALASKA STATE LAND AUCTION #470 - SEAL BID ENCLOSED” (or if applying for the Veteran’s Preference Auction, “2012 VETERAN’S PREFERENCE AUCTION #470 - SEAL BID ENCLOSED”) on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

**Submitting an Initial Over-the-Counter (IOTC) Offering Application Online**

To apply for a parcel online, go to: http://dnr.alaska.gov/mlw/landsale/ and use your bank or credit card information to complete the submission.

The online application process will ask for a MasterCard, Visa, or Discover credit card authorization. Your credit card will only be charged on the day of the IOTC Offering if your name is drawn for that parcel.

**NOTE**: When using the credit card payment option, 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.

**Submitting an Initial Over-the-Counter (IOTC) Offering Application by Mail or in Person**

Applications and forms are available in this brochure, at the DNR Public Information Centers, and online at: http://dnr.alaska.gov/mlw/landsale/. Applications and forms may be reproduced. Alternatively, applications may be submitted online using credit card or bank account information.

A complete Initial Over-the-Counter (IOTC) Offering application package (for mailing or hand delivery) includes the following 5 items (plus additional items if you are applying for the Veterans’ Land Discount):

1. a completed OTC application form;
   - You must certify and prove that you meet the eligibility requirements for the program (see “IOTC and OTC Applicant Qualifications” section and, if applicable, “Veterans’ Land Discount” section of this brochure).
   - A separate application must be included for each application submitted for each parcel.

2. a completed Declaration of Intent form;
   - A separate Declaration of Intent form must be included for each application submitted for each parcel.

3. a nonrefundable $100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
   - A separate document handling fee must be included for each application submitted for each parcel.
4. **a down payment;**
   - A separate down payment must be included for each application submitted for each parcel.
   - The deposit for each application must be at least 5% of the total, undiscounted purchase price *(CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!)*.

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see “Veterans’ Land Discount” section of this brochure for more detailed information).

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK!** Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. **DO NOT SEND CASH!**
- Payment must be made in the form of a cashier’s check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

  **NOTE:** When using the credit card payment option, contact your financial institution to preauthorize 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 applicants, the deposit is nonrefundable and will be applied to the purchase price.

5. **a self-addressed, stamped envelope (SASE) to return the down payment for an unsuccessful application submitted with a deposit made by cashier’s check, personal check, or money order (see “Returned Deposits for Unsuccessful Bidders/Applicants” section of this brochure for more information).** Unsuccessful applicants’ deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

**VETERANS:** If you will be applying for the Veterans’ Land Discount, DNR must also receive your proof of eligibility for the program (see “Veterans’ Land Discount” section of this brochure for more information).

IOTC Offering 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 IOTC Offering is **NOT** limited to one parcel per person.
SEALED-BID AUCTION PROCEDURES

It is your responsibility to complete and submit your bid as instructed throughout this brochure. All sealed bids must be properly addressed and marked as detailed in the the “Instructions to Bidder/Applicant” section of this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

Minimum Bid
The minimum bid for each parcel is the current appraised market value as indicated in this brochure or subsequent Errata. **DNR will not accept bids for less than the minimum bid price listed in this brochure or subsequent Errata.** You may bid at the minimum bid, although there is no assurance a minimum bid will be a successful high bid.

VETERANS PLEASE NOTE: If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price 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 offering (see “Veterans’ Land Discount” section of this brochure for more detailed information).

Sealed-Bid Auction Bidding Period
All bids for the 2012 Alaska State Land Sealed-Bid Auction #470 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, March 28, 2012 and no later than 5:00 p.m., Wednesday, May 30, 2012. DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject bids received outside the designated bidding period. If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction.

Sealed-Bid Opening
The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, June 6, 2012, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

Veteran’s Preference Auction Sealed-Bid Opening Conducted First
As detailed in the “Veteran’s Preference Auction” section of this brochure, Veteran’s Preference Auction bids will be opened first. Sealed-bid envelopes submitted for consideration in the Veteran’s Preference Auction must be marked with the words, “2012 VETERAN’S PREFERENCE AUCTION #470 - SEALED BID ENCLOSED”. Improperly or incompletely addressed or marked submissions for the Veteran’s Preference Auction risk being excluded from the Veteran’s Preference Auction. **If DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran’s Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**

If a parcel qualifies for the Veteran’s Preference Auction but DNR receives no qualifying, properly marked Veteran’s Preference Auction bids for that parcel, the parcel will be available for sale in the General Sealed-Bid Auction. **Both veterans and non veterans may participate in the General Sealed-Bid Auction and a veteran will not be given preference in the General Sealed-Bid Auction.**

Order of Bid Opening Determined by Number of Bids Received for Each Parcel
For the Veteran’s Preference and General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with 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 # (not ADL #) will be opened first.
**Apparent High Bidder**

The eligible bidder from whom the State received a properly completed bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Veteran’s Preference and General Sealed-Bid Auctions. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids for other parcels in Auction #470. Multiple parcels may be purchased through over-the-counter offerings (IOTC and OTC) only. For more information, please refer to the appropriate qualification sections throughout this brochure.

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.

As the auction progresses, a list of results will be available online at:

http://dnr.alaska.gov/mlw/landsale/

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the auction, apparent high bidders will be sent a certified Award Notification Letter. DNR must receive the following items from successful bidders within **30 days** of receipt of notification:

1. proof of eligibility;
   - You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section and, if applicable, “Veteran’s Preference Auction Bidder Qualifications” section of this brochure).
   - For eligible veterans submitting bids for consideration in the Veteran’s Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran’s Preference, are not required to submit this proof until they are named an apparent high bidder.
   - If there is more than one bidder, all bidders must provide proof of eligibility.

2. a completed Declaration of Intent Form;

3. a nonrefundable $100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);

4. if applying for a Veterans’ Land Discount, a Veteran Eligibility Affidavit and proof (see “Veterans’ Land Discount” section of this brochure;
   - For eligible veterans submitting bids for consideration in the Veteran’s Preference Auction, DNR must have already received this proof at the time of bid submission in order for DNR to consider their bids. However, bidders submitting bids for consideration in the General Sealed-Bid Auction, including veterans that do not wish to exercise their Veteran’s Preference, are not required to submit this proof until they are named an apparent high bidder.
   - If there is more than one bidder, all bidders must provide proof of eligibility.

5. Any other documents or items requested in the Award Notification Letter.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered withdrawn (see the “No Withdrawal of Bids from the Sealed-Bid Auction” section in this brochure for more information).

Failure to comply with these requirements does not prevent the apparent high bidder from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this auction may be made available in the following IOTC Offering where they may be available for sale at the minimum bid price listed in this brochure or subsequent Errata.
IOTC OFFERING PROCEDURES

It is your responsibility to complete and submit your IOTC application as instructed throughout this brochure. All IOTC applications must be properly addressed and marked as detailed in the the “Instructions to Bidder/Applicant” section of this brochure. Improperly or incompletely addressed or marked submissions risk being opened as general correspondence and such applications may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the IOTC Offering risk being excluded from consideration.

List of Parcels Offered on IOTC

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be available for sale at the minimum bid price as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

At 10:00 a.m., Wednesday, June 13, 2012, a complete list of all parcels to be included in the IOTC Offering will be available at all DNR Public Information Centers as well as online at:
http://dnr.alaska.gov/mlw/landsale/

IOTC Purchase Price

The purchase price for each parcel is the minimum bid as indicated in this brochure or subsequent Errata.

IOTC Application Period

All applications for the 2012 Alaska State Land IOTC Offering must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, June 13, 2012 and no later than 5:00 p.m., Wednesday, August 1, 2012. DNR date stamps all applications on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject received outside the designated application period. If your application is rejected for early receipt, you may resubmit your application at any time during the designated application period. Applications will be kept confidential and stored in a safe until the offering.

IOTC Application Opening and Drawings to Determine Winner

The IOTC Application Opening will begin at 10:00 a.m., Wednesday, August 8, 2012, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All IOTC applications received will be opened. Attendance at the IOTC Application Opening is not required and will not affect the outcome. Attendees of the IOTC Application Opening will not be allowed to change or withdraw any applications.

A drawing will be held to determine the winning applicant for any parcel where multiple qualified applications have been received. The parcel with the largest number of qualified applications will be drawn for first. If there is only one eligible applicant from whom the State received a properly completed application for a parcel, that applicant is automatically the winner of the opportunity to purchase the parcel at the minimum bid as indicated in this brochure or subsequent Errata. The first qualifying applicant drawn for each parcel will be named the winner. First and second alternate winners will also be drawn.

For the IOTC Offering, applicants have the opportunity to purchase multiple parcels. Applicants will win the opportunity to purchase all parcels for which they are the only applicant and for which their name is drawn.

As the IOTC Offering progresses, a list of results will be available online at:
http://dnr.alaska.gov/mlw/landsale/

You may need to ‘refresh’ your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.
During the week following the IOTC Offering, apparent winners will be sent an Award Notification Letter. DNR must receive the following items from successful applicants within 30 days of receipt of notification:

1. proof of eligibility;
   • You must certify and prove that you meet the eligibility requirements for the program (see “IOTC and OTC Applicant Qualifications” section of this brochure).
   • If there is more than one applicant, all applicants must provide proof of eligibility.
   • A separate application must be included for each parcel.

2. a completed Declaration of Intent Form;
   • A separate Declaration of Intent Form must be included for each parcel.

3. a nonrefundable $100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
   • A separate fee must be included for each parcel.

4. if applying for a Veterans’ Land Discount, a Veteran Eligibility Affidavit and proof (see “Veterans’ Land Discount” section of this brochure); and

5. any other documents or items requested in the Award Notification Letter.

If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their application will be considered withdrawn (see the “No Withdrawal of Applications from the General Over-the-Counter Offering” section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel. Failure to comply with these requirements does not prevent the apparent winner from purchasing another parcel in the subsequent over-the-counter offerings, if eligible.

Parcels not sold at this IOTC Offering may be made available in the following General OTC Offering where they will be available for sale at the minimum bid listed in this brochure or subsequent Errata. Upon completion of the IOTC Offering, OTC 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 periodically online at:

http://dnr.alaska.gov/mlw/landsale/
In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans, eligible veterans may receive a once-in-a-lifetime 25% discount on the purchase of State-owned land, once costs reimbursable to the State of Alaska have been subtracted from the purchase price. 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. The reimbursable cost per acre for subdivision parcels, and the reimbursable cost per parcel for remote parcels is listed in tables later in this section.

**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 was $40,000:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reimbursable Cost / Acre</td>
<td>$987.00</td>
</tr>
<tr>
<td>Parcel Size in Acres</td>
<td>x 1.82</td>
</tr>
<tr>
<td><strong>Total Reimbursable Costs</strong></td>
<td>$1,796.34</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>Less Reimbursable Cost</td>
<td>- $1,796.34</td>
</tr>
<tr>
<td><strong>Amount Eligible for Discount</strong></td>
<td>$38,203.66</td>
</tr>
<tr>
<td>Amount Eligible for Discount</td>
<td>$38,203.66</td>
</tr>
<tr>
<td>25% Veterans’ Discount Rate</td>
<td>x 0.25</td>
</tr>
<tr>
<td>Veterans’ Land Discount</td>
<td>$9,550.91</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>Less the Veterans’ Land Discount</td>
<td>- $9,550.91</td>
</tr>
<tr>
<td><strong>Discounted Purchase Price</strong></td>
<td>$30,449.09</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>5% Minimum Down Payment</td>
<td>x 0.05</td>
</tr>
<tr>
<td><strong>Minimum Down Payment</strong></td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Discounted Purchase Price</td>
<td>$30,449.09</td>
</tr>
<tr>
<td>Less 5% Minimum Down Payment</td>
<td>- $2,000.00</td>
</tr>
<tr>
<td><strong>Balance Due</strong></td>
<td>$28,449.09</td>
</tr>
</tbody>
</table>

*plus applicable fees

**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 was $15,000:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Reimbursable Costs</td>
<td>$5,140.00</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Less Reimbursable Cost</td>
<td>- $5,140.00</td>
</tr>
<tr>
<td><strong>Amount Eligible for Discount</strong></td>
<td>$9,860.00</td>
</tr>
<tr>
<td>Amount Eligible for Discount</td>
<td>$9,860.00</td>
</tr>
<tr>
<td>25% Veterans’ Discount Rate</td>
<td>x 0.25</td>
</tr>
<tr>
<td>Veterans’ Land Discount</td>
<td>$2,465.00</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Less the Veterans’ Land Discount</td>
<td>- $2,465.00</td>
</tr>
<tr>
<td><strong>Discounted Purchase Price</strong></td>
<td>$12,535.00</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>5% Minimum Down Payment</td>
<td>x 0.05</td>
</tr>
<tr>
<td><strong>Minimum Down Payment</strong></td>
<td>$750.00</td>
</tr>
<tr>
<td>Discounted Purchase Price</td>
<td>$12,535.00</td>
</tr>
<tr>
<td>Less 5% Minimum Down Payment</td>
<td>- $750.00</td>
</tr>
<tr>
<td><strong>Balance Due</strong></td>
<td>$11,785.00</td>
</tr>
</tbody>
</table>

*plus applicable fees
Please note, bidders planning to apply for the Veterans’ Land Discount should NOT subtract the discount from their bid or bid deposit and should instead bid the full amount before the discount and submit the 5% down payment based on the full amount of their undiscounted bid. Discounting your bid amount in consideration of the anticipated Veterans’ Land Discount may result in the loss of the opportunity to purchase a parcel if another bidder submits a qualifying bid higher than your discounted bid. Additionally, submitting a down payment that is less than 5% of the undiscounted bid amount may result in disqualification and loss of opportunity to purchase the parcel. 

**Example:** Jack Doe is a qualifying veteran who wants to bid on fictitious Parcel E in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel E is $8,000. Jack wishes to spend only $7,500 for fictitious Parcel E. Forgetting that the minimum bid price is $8,000 and that he could have added 25% to his bid to account for the Veterans’ Land Discount, he submits a bid for $7,500. Jack’s bid is rejected for failure to meet the minimum bid amount of $8,000.

**Example:** Jane Doe is a qualifying veteran who wants to bid on fictitious Parcel F in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel F is $8,000. Jane wishes to spend only $7,500 for fictitious Parcel F, but she cannot bid $7,500 because it is less than the minimum bid price for the parcel. If Jane bids $10,000 ($10,000 x 25% = $7,500) and includes a 5% deposit of $500 ($10,000 x 5%) with her bid submission, if she is the apparent high bidder, and if she receives the Veterans’ Land Discount after the offering, her purchase price will be reduced from $10,000 to $7,500 ($10,000 - ($10,000 x 25%)$), plus applicable fees and interest. Please note, Jane should not bid more than she can afford. If she cannot afford to pay $10,000 in case she is not awarded the Veterans’ Land Discount, she should not bid that much.

**Example:** John Doe is a qualifying veteran who wants to bid on fictitious Parcel G in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel G is $7,000. John wishes to spend only $7,500 for fictitious Parcel G, which would be acceptable because it is more than the minimum bid price for the parcel. John bids $7,500, forgetting that he could have added 25% to his bid to account for the Veterans’ Land Discount. Jim Doe bids $8,000 for the same parcel and is named the apparent high bidder. John could have increased his bid to $10,000 ($7,500 / (1 - 25%)) to win the parcel and still only paid $7,500 after discount. If he had been the apparent high bidder at $10,000, and if he had qualified for the Veterans’ Land Discount, he would have received a 25% discount after the offering to reduce his purchase price from $10,000 to $7,500 ($10,000 - ($10,000 x 25%)), plus applicable fees and interest. Please note, John should not bid more than he can afford in case he is not awarded the Veterans’ Land Discount. If he cannot afford to pay $10,000 in case he is not awarded the Veterans’ Land Discount, he should not bid that much.

**Example:** Jenny Doe is a qualifying veteran who wants to bid on fictitious Parcel H in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel H is $10,000. Jenny wishes to spend only $7,500 for fictitious Parcel H, but she cannot bid $7,500 because it is less than the minimum bid price for the parcel. Jenny bids $10,000 hoping she will receive the 25% discount, but includes a bid deposit of only $375 ($7,500 x 5%), forgetting that she should NOT have discounted her 5% down payment. Jenny’s bid is rejected for failure to include the required down payment of 5% of her bid price ($10,000 x 5% = $500).

If you are a successful bidder/applicant, 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 offering.

**Veterans’ Land Discount Once-In-A-Lifetime Benefit**

The Veterans’ Land Discount is a once-in-a-lifetime benefit and a purchaser that received this benefit on a past land purchase from the State of Alaska is not eligible to receive the discount a second time, regardless of final conveyance on the original parcel. Similarly, a person that purchased a property jointly with another person that exercised their Veterans’ Land Discount is not eligible to receive the discount a second time on another parcel, regardless of whether or not the other party is involved in the second purchase.
Qualifications for Veterans’ Land Discount

A Veterans’ Land Discount may NOT be used on a parcel purchased through the Veteran’s Preference Auction, but may be used to purchase a parcel in the General Sealed-Bid Auction or in the OTC offerings.

In addition to the Sealed-Bid Auction Bidder and IOTC and OTC Applicant Qualifications stated in this brochure, if you are applying for the Veterans’ Land Discount, you must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to DNR, that:

- You meet the Residency Requirements of this program detailed in the “Residency Requirement for Residential Parcels in the Sealed-Bid Auction” section of this brochure.
- You are 18 years of age or older on the date of bid or application (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
  - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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 Report of Separation from Active Duty); and
  - received an honorable discharge or general discharge under honorable conditions.
- You ARE NOT applying for the discount on a parcel won in a Veteran’s Preference Auction.

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veterans’ Land Discount, both must be eligible bidders/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 bidders/applicants will have exhausted their “once in a lifetime” Veterans’ Land Discount. The bidder/applicant who is a veteran must complete and return a Veteran Eligibility Application/Affidavit form. If there is more than one bidder/applicant on a joint submission, the non-veteran bidder/applicant 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 Public Information Center, as well as under “Land Forms” online at:

http://dnr.alaska.gov/mlw/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 OTC offerings, include the completed forms and required proof with your application materials.

Proof of Veterans’ Land Discount Eligibility Required

To qualify for the Veterans’ Land Discount, you must submit proof of eligibility with your application. DNR must receive the following items with your IOTC Application or within 30 days after the Sealed-Bid Award Notification Letter is received:

- proof of qualifying Alaska residency as detailed in the “Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran’s Preference Auction Bidders, and Veterans’ Land Discount Applicants” section of this brochure; and
- a Form DD 214 (Report of Separation from Active Duty), or the equivalent, showing the qualifying length of active duty and character of the discharge.

If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their application will be considered withdrawn (see the “No Withdrawal of Applications from the General Over-the-Counter Offering” section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel.

Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the auction.
### Reimbursable Costs for Determining Veterans’ Land Discount for Subdivision Parcels

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>Survey</th>
<th>Reimbursable Costs / Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeastern Region:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clark Bay North</td>
<td>ASLS 2006-73</td>
<td>$678</td>
</tr>
<tr>
<td>Frederick Point North</td>
<td>ASLS 83-31</td>
<td>$698</td>
</tr>
<tr>
<td>Harris River West</td>
<td>ASLS 2004-29</td>
<td>$2,305</td>
</tr>
<tr>
<td>Naukati Bay W., Add. 1</td>
<td>ASLS 2004-3</td>
<td>$570</td>
</tr>
<tr>
<td>Whale Passage Add. 1</td>
<td>ASLS 2002-22</td>
<td>$636</td>
</tr>
<tr>
<td>Whale Passage Add. 5</td>
<td>ASLS 2002-23</td>
<td>$1,509</td>
</tr>
<tr>
<td>Southcentral Region:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alexander Creek West</td>
<td>ASLS 79-209</td>
<td>$225</td>
</tr>
<tr>
<td>Birklund</td>
<td>ASLS 2009-17</td>
<td>$6,069</td>
</tr>
<tr>
<td>Checkpoint</td>
<td>ASLS 2009-9</td>
<td>$452</td>
</tr>
<tr>
<td>Chignaki Pond Ph. I</td>
<td>ASLS 2004-17</td>
<td>$15,087</td>
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<td>Chignaki Pond Ph. II</td>
<td>ASLS 2006-12</td>
<td>$6,422</td>
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<td>Copper Bluff</td>
<td>ASLS 2006-55</td>
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<tr>
<td>Copper Center OTE</td>
<td>ASLS 79-42</td>
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<tr>
<td>Glennallen I</td>
<td>ASLS 79-144</td>
<td>$122</td>
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<td>Glennallen II</td>
<td>ASLS 79-251</td>
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<td>Happy Creek</td>
<td>ASLS 2009-11</td>
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<td>High Mountain Lakes</td>
<td>ASLS 80-154</td>
<td>$273</td>
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<tr>
<td>Kahltna Flats</td>
<td>ASLS 80-175</td>
<td>$204</td>
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<td>Kutna Creek</td>
<td>ASLS 80-157</td>
<td>$264</td>
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<td>Otter Lakes</td>
<td>ASLS 79-147</td>
<td>$225</td>
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<tr>
<td>Ridgeview</td>
<td>ASLS 2004-42</td>
<td>$312</td>
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<tr>
<td>Ridgeview Addition I</td>
<td>ASLS 2005-16</td>
<td>$137</td>
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</table>

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

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>Survey</th>
<th>Reimbursable Costs / Parcel</th>
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<tbody>
<tr>
<td>Southcentral Region Continued:</td>
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<tr>
<td>Robe Lake</td>
<td>ASLS 79-146</td>
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<td>Shell Lake North</td>
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<td>Skwentna Station</td>
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<td>Small Lakes</td>
<td>ASLS 79-242</td>
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<td>Sven</td>
<td>ASLS 2004-43</td>
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<tr>
<td>Trapper Creek Glen</td>
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<tr>
<td>Vita</td>
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<tr>
<td>Willow Creek</td>
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</tr>
<tr>
<td>Northern Region</td>
<td></td>
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</tr>
<tr>
<td>Anderson</td>
<td>SEE PAGE 102</td>
<td>$54</td>
</tr>
<tr>
<td>Cascaden</td>
<td>ASLS 86-98</td>
<td>$367</td>
</tr>
<tr>
<td>Deadman Lake</td>
<td>ASLS 81-40</td>
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<td>Dune Lake</td>
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<td>$292</td>
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<td>Geskamakina Lake</td>
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<td>Glenn</td>
<td>ASLS 81-205</td>
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<td>Iksgiza Lake</td>
<td>ASLS 81-54</td>
<td>$328</td>
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<td>June Creek</td>
<td>ASLS 79-166</td>
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<td>Kentucky Creek II</td>
<td>ASLS 2004-15</td>
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<td>Kindamina Lake</td>
<td>ASLS 81-218</td>
<td>$390</td>
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<td>Nenana Ridge West</td>
<td>ASLS 2006-31</td>
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<td>Southwind</td>
<td>ASLS 91-182</td>
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<tr>
<td>Tatalina</td>
<td>ASLS 2003-14</td>
<td>$198</td>
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### Remote Area Name

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<thead>
<tr>
<th>Southcentral Region:</th>
<th>Survey</th>
<th>Parcel #</th>
<th>Reimbursable Costs / Parcel</th>
</tr>
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<tbody>
<tr>
<td>Big River South</td>
<td>2007-24</td>
<td>1020</td>
<td>$2,664</td>
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<td></td>
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<td>1021</td>
<td>$2,636</td>
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<td>Chleca Lakes</td>
<td>2009-3</td>
<td>1039</td>
<td>$3,286</td>
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<td>1043</td>
<td>$4,212</td>
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<td>Lake Louise East</td>
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<td>Quartz Creek</td>
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<td>1257</td>
<td>$5,267</td>
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<table>
<thead>
<tr>
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<th>Parcel #</th>
<th>Reimbursable Costs / Parcel</th>
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</thead>
<tbody>
<tr>
<td>Bearpaw</td>
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<td>Ridgerock</td>
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<tr>
<td>Windy Creek</td>
<td>2002-4</td>
<td>1461</td>
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http://dnr.alaska.gov/mlw/landsale/
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.

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. It is your responsibility to maintain a current mailing address and contact information with DNR DMLW, Land Sales and Contract Administration Section (LSCAS) during the life of the sale contract. Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract. See the “Bidder/Applicant Responsibility to Keep Address Current with LSCAS” section of this brochure for more information.

Land Sale Contracts

If you are the successful bidder or applicant for a parcel with a qualifying balance due, you may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska.

Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, 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 3 years (contact the Land Sales and Contract Administration Section at (907) 269-8594 if you have 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 3 qualifications listed above are met. If you are the successful bidder for a parcel and do not meet requirements listed in the “Land Sale Contract Applicant Qualifications” section of this brochure to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

Lump Sum Payment

If the purchase price minus the minimum 5% down payment, per parcel, is $2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 Installment Payments). The balance after down payment plus a nonrefundable document handling fee of $100.00 (11 AAC 05.010 (a) (7) (F) Fees) will be due upon application for an IOTC parcel or within 30 days after the Award Notification Letter is received by an apparent high bidder in the Sealed-Bid Auction. If an apparent winner fails to comply with these requirements, it is the applicant's decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.
Land Sale Contract Terms

The terms for purchasing State-owned land by sale contract are:

• minimum down payment of five percent (5%) of the purchase price;
• nonrefundable document handling fee of $100.00 (11 AAC 05.010 (a) (7) (F) Fees); 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 DNR 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 Installment Payments):

  • $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 3% plus 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; not to 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.

Contracts are issued as soon as possible, however, delays may occur.

Important: The State of Alaska does not allow early entry for development activity until the sale contract or patent is issued. Please contact the Land Sales and Contract Administration Section 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 or returned payment 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 38.05.065 (d) Terms of Contract of Sale) 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 Payment Penalty: A returned payment fee of $25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment that the bank refuses. 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, as previously described in this section, shall continue to accumulate.

Land Sale Contract as a Legal, Binding Contract

Once you have signed a State of Alaska 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.
2012 Alaska State Land Offering

Harris River West - ASLS 2004-29

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See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

LOCATION

These parcels are located approximately four miles southwest of the Hollis ferry terminal. Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock and 35 miles west of Ketchikan by water.

ACCESS

The subdivision is accessible from the paved Craig/Klawock/Hollis Highway and gravel road FDR 2024060. 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.

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in the community of Hollis.

UTILITIES

Electricity is available from the Alaska Power and Telephone Company along the Klawock–Hollis Highway. Purchasers will be responsible for extending the existing power lines to the individual parcels.

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 State of Alaska, Department of Environmental Conservation (DEC).

MUNICIPAL AUTHORITY

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

NOTES

Hollis’s K–12 school, with about 19 students, is part of the Southeast Island School District and is located approximately four miles from the subdivision.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
Clark Bay North - ASLS 2006 - 73

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 undrivable, right of way behind the parcels (Nanny Bay Road).

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in Hollis.

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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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.

Lots within this subdivision may not be subdivided further without approval by a local platting authority.

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 in the Unorganized Borough and 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Clark Bay North - ASLS 2006 - 73

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Nanny Bay

Tongass National Forest

http://dnr.alaska.gov/mlw/landsale/
LOCATION
This subdivision lies on the north end of Mitkof Island, about 3.5 miles southeast of the central business district of Petersburg.

ACCESS
Petersburg has regularly scheduled jet and floatplane service and is part of the Alaska Marine Highway System. The North Mitkof Highway provides access from Petersburg to a portion of the subdivision. These parcels are along a platted road right-of-way, Frederick Drive, which has been constructed as a one lane gravel road 30 feet wide.

UTILITIES
Electricity and water are available along the developed section of Frederick Drive. Landowners will be responsible for extending existing lines to their property.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 83-31.

This subdivision is zoned “Rural Residential” by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments.

NOTES
These parcels are located within the boundary of the City of Petersburg. Contact the City of Petersburg by mail at PO Box 329, Petersburg, Alaska, 99833, or by phone at (907) 772-4519.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
2012 Alaska State Land Offering

Frederick Point North - ASLS 83 - 31

Frederick Sound

Frederick Drive

View of parcel 1005

http://dnr.alaska.gov/mlw/landsale/
**2012 Alaska State Land Offering**

**Naukati Bay West, Addition No. 1 - ASLS 2004 - 3**

**LOCATION**

Naukati Bay is located on the northwest side of Prince of Wales Island, about 60 miles northwest of Ketchikan and 30 miles north of Craig.

**ACCESS**

The road entering the Naukati area from the Prince of Wales Island road system is Forest Development Road (FDR) 2060. Huckleberry Drive, a developed gravel road, is the main access into the subdivision from FDR 2060. Elderberry Drive, a developed gravel road off of Huckleberry Drive, provides vehicular access to the parcel.

**UTILITIES**

Telephone and electricity are available from the Alaska Power and Telephone Company to the Parcel. 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 State of 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 2004-3. Lots within this subdivision may not be subdivided further without approval by a local platting authority. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
**LOCATION**

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

**ACCESS**

This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a State-owned float plane float, dock, mooring slips, and boat launch ramp in the community.

**UTILITIES**

Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2000-23.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

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

**NOTES**

The Whale Pass Community Association can be contacted by mail at PO Box WWP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.
LOCATION
This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 84 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

ACCESS
This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a State-owned float plane float, dock, mooring slips, and boat launch ramp in the community.

UTILITIES
Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2000-22.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
The Whale Pass Community Association can be contacted by mail at PO Box WWP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.
### Parcel Information

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Looking east into parcel 1014 from USFS 25 Road
2012 Alaska State Land Offering

Southcentral Region Map

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http://dnr.alaska.gov/mlw/landsale/
LOCATION
Alexander Creek area is located approximately 35 miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.

ACCESS
ATV, snow machine, or foot access along platted rights-of-way or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes or platted airstrips, conditions of which are unknown.

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 State of Alaska, Department of Environmental Conservation (DEC). The Alaska Department of Environmental Conservation has approved all lots in this subdivision for non-water carried sewage only (outhouses and privies).

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 79-209.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowners Association created to govern said subdivision.

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
Some lots may be within the 100 year flood plain of Alexander Creek or its tributaries.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
2012 Alaska State Land Offering

Big River South - ASLS 2007 - 24

**LOCATION**
Located 85 miles south southeast of McGrath, 160 miles west northwest of Anchorage, and 4 miles south of the Big River. Situated between the Lyman Hills and Revelation Mountains on the western slopes of the Alaska range.

**ACCESS**
Primary access to the area is by floatplane or plane with tundra tires during the summer or ski-plane during the winter. Overland access may be possible by snowmachine from McGrath or Lime Village. There is an application for a 60-foot public access easement from Big River south to the staking area for a future 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**
Parcels are 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.

Subject to all platted easements and reservations of record, see ASLS 2007-24.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**
Forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principal uses of state land within the area.

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Note: It is the responsibility of the purchaser to review recorded sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).

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http://dnr.alaska.gov/mlw/landsale/
Glennallen Area I - ASLS 79 - 144

LOCATION
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcel is situated about three miles east of Glennallen, one mile south of the intersection of the Glenn Highway and the Richardson Highway, and about one and a half miles west of the Copper River.

ACCESS
Access is from the Richardson Highway and on to Arne Drive which is a platted, improved right-of-way.

UTILITIES
Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

The parcel is subject to a 66-foot public access and utility easement along the southern parcel boundary. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 79-144.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
Road access.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
LOCATION
The Birklund Subdivision is located approximately 5 miles west of Wasilla.

ACCESS
From the Parks highway, turn south onto the Vine Road. Continue for about one and a half miles to the juncture with West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All right-of-ways within the subdivision have been constructed.

UTILITIES
Electricity and telephone service are available along the west side of Vine Road. 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.

A water well has been drilled on parcel 1025. Water quality tested as adequate.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2009-17.

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
COE Wetlands Jurisdictional Determination POA-2011-64.
## 2012 Alaska State Land Offering

### Birklund - ASLS 2009 - 17

- **South Vine Road**
- **W. Jess Ave.**
- **S. Fian Drive**
- **S. River Cir.**
- **S. Cade Cir.**

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Looking east towards the central intersection of the Birklund Subdivision

LOCATION
Checkpoint subdivision is located approximately 44 air miles northwest of Anchorage or approximately 21 air miles west of Willow, on a southwest shore of the Yentna River.

ACCESS
Access to the parcels is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River.

UTILITIES
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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcels are subject to a 50-foot public access and 100-foot building setback along the ordinary high water line of all water bodies. Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

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.

Alternative access has been provided along the western and southern boundaries of the Checkpoint subdivision. Additionally, “Sled Dog Street”, a platted right-of-way north of Lot 4, ASLS 2009-9, can provide access from a landing area along the Yentna River back to the platted alternate access.

Subject to all platted easements and reservations of record, see ASLS 2009-9.

MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES
Parcels have water frontage on 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
Looking southwest across the Yentna River towards the Checkpoint Subdivision.
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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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.

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 listed in Auction #446 in 2007, Auction #458 in 2008 and in Auction #467 in 2010. An adjacent group of parcels from Chignaki Pond Phase II, was previously listed in Auction #460 in 2009, Auction #467 in 2010 and in this auction (see pages 52-53).

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
LOCATION
Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.

ACCESS
Access is along platted easements or rights-of-way from the Richardson Highway, some of which may not be developed.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 79 - 42.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
Topography consists of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.

Soils are alluvial in nature, sandy or gravelly silt material, and include extensive formations of permafrost.

Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
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, 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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.

Parcels 1033 and 1035 are subject to a 50’ section line easement.

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
All roads within subdivision constructed.
### 2012 Alaska State Land Offering

Chignaki Pond, Phase II - ASLS 2006 - 12

[Map Image]

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[Map Image]

http://dnr.alaska.gov/mlw/landsale/
LOCATION
Located along the North Fork Kuskokwim River, approximately 20 miles north of Telida, 90 miles northeast of McGrath, and 30 miles southwest of Lake Minchumina.

ACCESS
Primary access is by float plane during the summer or by ski plane during the winter. Also by boat on the North Fork of the Kuskokwim.

UTILITIES
None.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2009-3.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
Waterfront parcels.

Note: It is the responsibility of the purchaser to review recorded sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
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Western shore of Chleca Lake looking northwest

http://dnr.alaska.gov/mlw/landsale/
Copper Bluff - ASLS 2006 - 61

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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
There is a 50 foot building setback off the bluff for any lots along the bluff for parcels 1045, 1046 and 1047 and a 25 foot rear yard building setback on parcel 1044. Subject to all platted easements and reservations of record. Please see ASLS 2006-61 and current status plat for up to date restrictions.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and 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 the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of that portion of Ravine Road falling within the Richardson Highway right-of-way requires a permit from DOT, call (907) 822-3222 for more information. Additionally, a second culvert will be required within the highway right-of-way.

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Right-of-ways within subdivision brushed only

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Glennallen II - ASLS 79 - 251

LOCATION
Glennallen II is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway.

ACCESS
These parcels may be accessed across unreserved state land and section line easements from the Glenn Highway. Currently access exists to the subdivision via Pilcho Drive to Marion Drive, which connects to the Glenn Highway. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

UTILITIES
Electricity and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines.

Permafrost, mineralized “hard” water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

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 State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcel 1055 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 79-251.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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 in the Unorganized Borough and subject to the State of Alaska platting authority.
Glennallen II - ASLS 79 - 251

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Unlabeled right-of-ways within subdivision are undeveloped

Marion Drive, looking south

Typical vegetation

Bridge in the right-of-way

http://dnr.alaska.gov/mlw/landsale/
The Happy Creek subdivision is located near the community of Happy Valley, about 12 miles northeast of Anchor Point and approximately 8 miles southwest of Ninilchik.

Access to the subdivision is from the Sterling Highway via Tim Avenue, a gravel road. Tim Avenue joins the Sterling Highway at approximately mile 142.5. Access into the parcels is walk-in along the platted road, Jacob Samuel Street, which runs south from Tim Avenue.

Utilities

Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. Purchasers will be responsible for extending the existing power lines.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

Soil conditions, water table, levels, and soil slopes have been found suitable for onsite wastewater treatment and disposal systems for single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

Restrictions

Parcels are subject to a 20-foot building setback along all rights-of-way, a 25-foot building setback from the eastern boundary of all lots, and a 10-foot building setback from all side lot lines.

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.

Subject to all platted easements and reservations of record, see ASLS 2009-11.

Municipal Authority

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

Notes

Close to Cook Inlet and the community of Homer.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
### Parcel Listings

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<th>Parcel #</th>
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### Images

- **Parcel 1056**: Winter view to the southeast from eastern lot line of parcel 1059
- **Parcel 1057**: Winter view to the southeast from eastern lot line of parcel 1059

### Map

- Jacob Samuel Street (undeveloped)
High Mountain Lakes - ASLS 80 - 154

**LOCATION**

This subdivision is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

**ACCESS**

Primary access to this subdivision is by float plane.

Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

**UTILITIES**

Water for domestic use may be obtained by well or from the collection of surface water from small streams or lakes in the area or by rainwater roof catchment systems. The quality of the water in the area lakes is unknown.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

**RESTRICTIONS**

Parcels 1072, 1073 and 1074 are subject to a 50’ section line easement.

Subject to all platted easements and reservations of record, see ASLS 80-154.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 588 on Page 954.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).
2012 Alaska State Land Offering
High Mountain Lakes - ASLS 80 - 154

Unlabeled right-of-ways within subdivision are undeveloped.

Looking west over High Mountain Lakes subdivision towards Middle and Sundew Lakes.

http://dnr.alaska.gov/mlw/landsale/
Kahiltna Flats - ASLS 80 - 175

LOCATION
Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

ACCESS
Access is limited to small float planes although there are only a few lakes in the area large enough to serve as float plane access. Potential access by riverboat up the Yentna and then hike or ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.

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 ADEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, no individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 80-175.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active.

This parcel may contain wetlands. Purchasers must obtain permits form the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES
Area is nearly level supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords
2012 Alaska State Land Offering

Kahiltna Flats - ASLS 80 - 175

See Pages 74-75

See Pages 76-77

http://dnr.alaska.gov/mlw/landsale/
Right-of-ways within subdivision are undeveloped.
2012 Alaska State Land Offering

Kahiltna Flats - ASLS 80 - 175

Looking west over unnamed lake at the center of Kahiltna Flats Subdivision

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Kahiltna Flats is Alaska State Land Survey 80 - 175

http://dnr.alaska.gov/mlw/landsale/
Right-of-ways within subdivision are undeveloped
Looking to the southeast over the southern end of Kahiltna Flats Subdivision.

**2012 Alaska State Land Offering**

Kahiltna Flats - ASLS 80 - 175

**KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175**

[Link: http://dnr.alaska.gov/mlw/landsale/]
Looking to the east over the unnamed lake at the center of Kutna Creek Subdivision

**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 and then to individual parcels along platted right-of-ways. 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record. Please see ASLS 80-157 and current status plat for up to date restrictions.

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**

Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and –7 to 34 degrees F in winter. Extremes of –50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Unlabeled right-of-ways within subdivision are undeveloped.

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

http://dnr.alaska.gov/mlw/landsale/
Kutna Creek - ASLS 80 - 157

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 and then to individual parcels along platted right-of-ways. 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
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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
Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and −7 to 34 degrees F in winter. Extremes of −50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at:
http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
### 2012 Alaska State Land Offering

#### Kutna Creek - ASLS 80 - 157

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**Right-of-ways within subdivision are undeveloped**

Kutna Creek is Alaska State Land Survey 80 - 157

**LOCATION**

Located approximately 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The area lies 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2007-23.

Parcels are 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. Parcels are subject to a 100-foot building setback from all streams and other public or navigable water bodies.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

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

**NOTES**

Rolling hills interspersed with many lakes and ponds. Elevation ranges from 2,250 to 2,800 feet. Vegetation in the better drained areas consists of white and black spruce with scattered thickets of willow and alder, grasses, and low shrubs. Marsh covers most of the remaining ground.

Modified Fire Protection - suppression action provided on a wildland fire in areas where values to be protected do not justify the expense of full protection.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
2012 Alaska State Land Offering

Lake Louise East - ASLS 2007 - 23

http://dnr.alaska.gov/mlw/landsale/
Otter Lakes - ASLS 79 - 147

LOCATION
The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately 4.5 miles west of the confluence of the Susitna and Yentna Rivers.

ACCESS
Access is provided via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Access to the subdivision is provided by a public access easement (ADL 222930) and RST 199 (Susitna-Rainy Pass trail).

UTILITIES
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 unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Parcels are subject to a minimum 15-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners’ Association, if active. Homeowner’s covenants pertaining to this subdivision are recorded in Book 529, page 959 within the Anchorage Recording District.

MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES
Near Alexander Creek.
Robe Lake - ASLS 79 - 146

LOCATION
The Robe Lake Subdivision is located approximately 10 miles southeast of Valdez and 1 mile southeast of Robe Lake, north of the Richardson Highway.

ACCESS
Vehicle access to the parcel is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road. Robe Lake currently serves as a seaplane anchorage and will accommodate additional aircraft access to the area.

UTILITIES
Electricity and telephone hookups are available 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.

No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 79-146 and current status plat for up to date restrictions.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as document number 82-71.

MUNICIPAL AUTHORITY
This parcel is not within the boundaries of an organized borough, but it is located within the Valdez Corporate Boundary, and is subject to applicable local ordinances and property assessments.

NOTES
Views of Mount Francis and surrounding peaks from the parcel.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
The Quartz Creek West staking area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.

Access to the area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the NE corner of the staking area) to the mouth of Quartz Creek. Two small lakes located in T20NR12W sec. 7 and in T20NR13W sec 12 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.

The Iditarod Trail is across the Skwentna River and approximately 4 miles north of the staking area.

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. Ground water quality and depth is unknown.

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 State of Alaska, Department of Environmental Conservation (DEC).

This 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 trails. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2003-42.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

Notices: 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. Information is made available at the Department of Natural Resources Public Information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Ridgeview - ASLS 2004 - 42

**LOCATION**
The Ridgeview Subdivision 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 right-of-way Woodlot 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**
Subject to all platted easements and reservations of record. Please see ASLS 2004 - 42 and current status plat for up to date restrictions. 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 2004 - 42.

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 in the Unorganized Borough and subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

**NOTES**
Parcels 1258 is subject to a 100’ building setback from a protected drainage. See ASLS 2004 - 42 for more information.

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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).
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 right-of-way Woodlot 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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. 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 in the Unorganized Borough and 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).

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 USACE 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.
2012 Alaska State Land Offering
Ridgeview, Addition 1 - ASLS 2005 - 16

PARCEL # | AK DIVISION OF LANDS [ASL#] | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | ACRES | LOT | BLOCK | MINIMUM BID
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1260 | 229945 | C004N006W27 | ASLS 2005-16 | 9.59 | 1 | 1 | $10,400
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1262 | 229949 | C004N006W22 | ASLS 2005-16 | 9.15 | 5 | 1 | $11,500
1263 | 229954 | C004N006W27 | ASLS 2005-16 | 10.7 | 3 | 2 | $10,900
1264 | 229957 | C004N006W27 | ASLS 2005-16 | 10.63 | 6 | 2 | $12,100
1265 | 229995 | C004N006W27 | ASLS 2005-16 | 8.88 | 10 | 7 | $9,800
1266 | 230001 | C004N006W27 | ASLS 2005-16 | 10.63 | 16 | 7 | $10,800

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

View to the south from a Ridgeview meadow

http://dnr.alaska.gov/mlw/landsale/
LOCATION
Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

ACCESS
Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.

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 State of Alaska, Department of Environmental Conservation (DEC).
See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcel 1299 is subject to a 20’ pedestrian easement.
Subject to all platted easements and reservations of record, see ASLS 80-174.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners’ Association, if active.
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES
The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.
Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
### Shell Lake North - ASLS 80 - 174

#### Unlabeled right-of-ways within subdivision are undeveloped

See Pages 92-93

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#### Shell Lake North is Alaska State Land Survey 80 - 174

**North end of Shell Lake from the northeast**

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#### Table: Land Offering Details

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**SHELL LAKE NORTH IS ALASKA STATE LAND SURVEY 80 - 174**

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Shell Lake North - ASLS 80 - 174

**LOCATION**
Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

**ACCESS**
Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.

**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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**
Parcels 1268, 1269, 1289, 1290 and 1291 are subject to a 50' section line easement.
Subject to all platted easements and reservations of record, see ASLS 80-174.

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

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

**NOTES**
The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.

Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
### Shell Lake North - ASLS 80 - 174

See pages 90-91

Unlabeled right-of-ways within subdivision are undeveloped

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Shell Lake North is Alaska State Land Survey 80 - 174

[View website](http://dnr.alaska.gov/mlw/landsale/)
**LOCATION**

The Skwentna Station Subdivision is approximately 75 miles northwest of Anchorage, near the confluence of the Yentna and Skwentna Rivers.

**ACCESS**

Skwentna Station is located on the south shore of the Yentna River directly north of the Skwentna Airport. Access is provided primarily by the airport facilities but may also be gained via the Yentna River or snowmachine along section line rights-of-way or other public lands.

**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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 79 - 205.

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.

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

**MUNICIPAL AUTHORITY**

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

**NOTES**

Skwentna is a small remote community with a population of just over 100 people. This area is located along popular long distance snowmachine routes.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).
This subdivision is located in the Glennallen area approximately 1 mile south of the Glenn and Richardson Highway junction. The eastern boundary of the subdivision is abutting the Richardson Highway.

**ACCESS**

Primary access to the subdivision is from the Richardson Highway via Arne Drive, platted rights-of-way and section line easements. Access to individual parcels within the subdivision will be through platted right-of-ways.

**UTILITIES**

Electricity service is available along the Richardson Highway. 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

Subject to all platted easements and reservations of record, see ASLS 2004-43.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**

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

**NOTES**

Primary vegetation is black spruce. Terrain is generally flat with slight elevation changes throughout.

Parcel 1319 has road access.

Note: It is the responsibility of the purchaser to review recorded sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Small Lakes - ASCS CRM. 4N7W Sections 11, 12, 13 and 14

LOCATION
Located approximately 30 miles west of Glennallen, 5 miles north of the Glenn Highway on Lake Louise Road.

ACCESS
Access to the parcels is by snowmachine and ATV trails from Lake Louise Road (milepost 154.8 from Anchorage on the Glenn Highway), and along platted easements and lot lines. A loop of the Old Lake Louise Road passes through the SW corner of the subdivision ("Old Road Lake and Round 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 State of Alaska, Department of Environmental Conservation (DEC). DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individual lots may be suitable for water-carried sewage disposal.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
Sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush. Firewood and house logs are scarce.

Small ponds and swampy areas are scattered throughout.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
Small Lakes - ASCS CRM. 4N7W Sections 11, 12, 13 and 14

See photo below

Aerial view of trail junction north of parcel 1317

http://dnr.alaska.gov/mlw/landsale/
LOCATION
The Vita Alaska Subdivision is located approximately 9 miles south of Talkeetna.

ACCESS
From the Talkeetna Spur, turn north onto Noel Wien Avenue. Continue for about one half mile, to the intersection of Noel Wien Avenue and Moose Hollow Avenue. Noel Wien Avenue continues to the north as South River Bottom Road. Continue less than a tenth of a mile to the north and then turn left on East Horton’s Hollow Road.

UTILITIES
Electricity and telephone service adjacent to parcel 1321. 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2008 - 23.

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
All right-of-ways within this subdivision have been constructed.


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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
# 2012 Alaska State Land Offering

## Vita - ASLS 2008 - 23

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Looking SE from the end of E. Horton's Hollow at Vita Subdivision's block 1 parcels
LOCATION
This subdivision is located within the Copper River Valley east of the Richardson Highway, approxi-
mately eight miles south of Copper Center.

ACCESS
Access to the subdivision is provided from the Richardson Highway, which fronts the western side of
the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a gravel road
to approximately Lot 13 (not up for bid), where it becomes a dirt four-wheeler trail for a portion
of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. The parcels are
along platted road rights-of-way, which may not have been constructed.

UTILITIES
Electricity and telephone service extend along the beginning portion of Willow Loop Road from the
Richardson Highway. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic
areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.

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 State of Alaska, Department of Environmental Conservation (DEC).

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

RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the
homeowners association, if active and incorporated.

Subject to all platted easements and reservations of record, see ASLS 79-122.

The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of
Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and
subject to the State of Alaska platting authority.

NOTES
Trails or roads going through private property within the subdivision are not to be used without the
express permission of the current landowners.

Note: It is the responsibility of the purchaser to review recorded sub-
division plats/maps, surveys, and plat notes for specific information
on easements, building setbacks, or other restrictions that will affect
any individual parcel. Information is made available at the Department
of Natural Resources Public information centers or on the web at:
http://dnr.alaska.gov/Landrecords/.
2012 Alaska State Land Offering

Willowcreek - ASLS 79 - 122

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Right-of-way minimally developed

Looking east on Willow Loop Road near parcel 1330

http://dnr.alaska.gov/mlw/landsale/
2012 Alaska State Land Offering

Trapper Creek Glen - ASLS 79 - 242

**LOCATION**
This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and a mile west of the Parks Highway.

**ACCESS**
Access to the subdivision is via the platted easement (ADL 60022) from mile 120 of the Parks Highway. Additional access to the subdivision has been constructed from mile 118 of the Parks Highway.

The parcels are along platted road rights-of-way, which may not have been constructed. Existing trails exist between this subdivision and the Parks Highway and care should be taken to properly locate platted rights-of-way or easements to gain access to parcels. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

**UTILITIES**
Electricity is available along the Parks Highway and Petersville Road. Purchasers will be responsible for extending the existing power lines.

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. Local wells were reported to be at a depth of 70 feet.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved these parcels for non-water carried sewage disposal systems. See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**REstrictions**
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 604. See the association’s website for more information at, [http://tcghoa.org/](http://tcghoa.org/)

Subject to all platted easements and reservations of record, see ASLS 79-242.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**Municipal Authority**
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

**Parcel Information**

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Note: It is the responsibility of the purchaser to review recorded sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).
Northern Region Map

AREA NAME | PAGE #
--- | ---
Anderson | 104-105
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Cascaden | 108-109
Deadman | 110-111
Dune Lake | 112-113
Geskakmina Lake | 114-115
Glenn | 116-117
Iksgiza Lake | 118-119
June Creek | 120-121
Kentucky Creek | 122-123
Kindamina Lake | 124-125
Nenana Ridge west | 126-127
Ridge Rock | 128
Riverview | 130-131
Southwind | 129
Tatalina | 132-133
Teklanika II | 134
Windy Creek | 135
LOCATION
The Anderson Subdivision lie west of the Nenana River, approximately five miles southwest of Anderson.

ACCESS
Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary. Right-of-ways within the subdivision are in various stages of development.

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. Ground water depth varies between 100 to 250 feet from surface.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS associated with lot.
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

NOTES
Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. Section 18 is within the area burned during the fire of 2000. Currently, the subdivision is covered by full fire protection. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/critical fire protection 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
### 2012 Alaska State Land Offering

**Anderson - ASLS 79 - 24, 25, 28 & 30**

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Unlabeled right-of-ways within subdivision are minimally or undeveloped.

Aerial view of Anderson Subdivision

http://dnr.alaska.gov/mlw/landsale/
### Location
Located approximately 50 miles southwest of Anderson and 50 miles northeast of Lake Minchumina, north of the Denali National Park and Preserve boundary.

### Access
Primary access to the area is via boat on the Kantishna River, approximately 100 river miles south of the confluence of the Kantishna and Tanana Rivers. Overland access in winter is possible on the RS 2477 route Rex – Roosevelt Trail (RST 491) from the Anderson – Clear area. However, the trail crosses the Teklanika River, the Toklat River, and federal land in F010S015W. Use extreme caution when traveling on the Bearpaw and Kantishna Rivers during the winter. The rivers are subject to overflow.

### 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

### Restrictions
Subject to all platted easements and reservations of record, see ASLS 2007-21.

Parcels 1337, 1338 and 1339 are subject to a 50’ wide section line easement. All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements. Parcels are also subject to a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

### Notes
Subsistence fishing, trapping, hunting, transportation, and settlement are some of the principle uses of state land within 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Cascaden - ASLS 86 - 98

LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliot Highway.

ACCESS
Access to the subdivision is via the Elliot Highway and then to individual parcels via platted right-of-ways.

UTILITIES
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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 86-98. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Parcels 1345, 1346, 1350, 1351, 1352, and 1353 are subject to a 20’ public non-motorized trail easement along some parcel boundaries; see easements on ASLS 86-98.

No lots will have direct access to the Elliot Highway. Driveways must be established from dedicated rights-of-way within the subdivision.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
Fire Management Option - Full Protection - see page 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
**LOCATION**

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

**ACCESS**

Floatplane access to the lake and then to individual parcels by platted right-of-ways. 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

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

Parcels may contain wetlands and may require Department of Army Corps of Engineers permits prior to placement of fill materials.

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 in the Unorganized Borough and 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.

Topography consists of lake surrounded by gently sloping hills with elevations up to 500 feet.

These parcels are located in a “Full” Protection fire management option area. See pages 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at:

http://dnr.alaska.gov/Landrecords/
2012 Alaska State Land Offering

Deadman Lake - ASLS 81 - 40

Right-of-ways within subdivision are undeveloped

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Right-of-ways within subdivision are undeveloped

http://dnr.alaska.gov/mlw/landsale/
LOCATION
Dune Lake Subdivision is approximately 45 air miles southwest of Fairbanks.

ACCESS
By air year round or via snowmachine trail in the winter from Nenana.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 81-56. Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.

Parcels 1363, 1364, 1375, 1376, 1389 and 1390 are subject to a 20’ pedestrian easement along some parcel boundaries; see easements on ASLS 81-56.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
This subdivision is in “Full” fire management option. See page 11 for more information.

View of lake and surrounding hills.

This subdivision is within the Nenana Basin Oil and Gas Exploration area. For more information, contact the DNR Division of Oil and Gas.
LOCATION
Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.

ACCESS
By air year round or via snowmachine trail in the winter from Nenana or Manley Hot Springs.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcels 1394, 1401 and 1405 are subject to a 20’ pedestrian easement along some parcel boundaries; see easements on ASLS 81-55.

Subject to all platted easements and reservations of record, see ASLS 81-55.

Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.

Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners’ Association, if active. Covenants and restrictions pertaining to the homeowners’ association are recorded in book 227, page 336, within the Fairbanks recording office.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
This subdivision is in “Full” fire management option. See page 12 for more information. A 2002 summer fire has burned some of the land around the lake.

Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Geskakmina Lake - ASLS 81 - 55

http://dnr.alaska.gov/mlw/landsale/
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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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 subdivision is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
This subdivision is in “Critical” fire management option. See page 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Unlabeled right-of-ways within subdivision are undeveloped.

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**LOCATION**
Approximately 65 air miles west of Fairbanks.

**ACCESS**
By floatplane in summer and ski plane in winter.

**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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**
Parcel 1417 is subject to a 20’ wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81-54.

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

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**MUNICIPAL AUTHORITY**
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

**NOTES**
Terrain is level to gently sloping. Lake size is approximately ½ mile x 1¼ miles. Elevation is 350 to 400 feet.

Platted roads within the subdivision have not been constructed.
Looking northeast over Iksgiza Lake

Unlabeled right-of-ways within subdivision are undeveloped

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http://dnr.alaska.gov/mlw/landsale/
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. Many of the rights-of-way within the subdivision have not been constructed. Dark sections of Washington Way and Kennedy Drive shown in the map to the right have been improved.

UTILITIES
Electrical service is available 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure 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 12 for more information.

Looking southeast towards the intersection of June Creek and the Healy Intertie

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
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**June Creek - ASLS 79 - 166**

Unlabeled right-of-ways within subdivision are undeveloped

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LOCATION
This subdivision is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Highway.

ACCESS
Access to this subdivision is by the Elliott Highway. Parcels are subject to a 25 foot public access easement along all interior lot lines to provide access to and within 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 State of Alaska, Department of Environmental Conservation (DEC).
See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcel 1428 is crossed by a trail and corresponding 60’ public access easement. All parcels are subject to a 25 foot public access easement along all interior lot lines. Subject to all platted easements and reservations of record, see ASLS 2004-15.
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES
This subdivision is in ‘Full’ fire management option. See page 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
<table>
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Looking south along brushed easement at the northeast corner of parcel 1432

http://dnr.alaska.gov/mlw/landsale/
## LOCATION
Kindamina Lake subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks.

## ACCESS
Access is primarily by plane, with floats in the summer and skis in the winter.

## 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 State of Alaska, Department of Environmental Conservation (DEC). Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

## RESTRICTIONS
Parcel 1433 is subject to a 20’ wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81 - 218.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any lot within said subdivision automatically becomes a member of the Kindamina Lake Homeowners’ Association, if active.

## MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

## NOTES
The lake is approximately 1½ miles long and ½ mile wide and contains northern pike and whitefish. The terrain is fairly level with average elevations at 450 feet. The subdivision surrounds the northern half of the lake.

Lots are located within a “full” fire protection area. See page 12 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/).
Aerial view of Kindamina Lake's southeastern shore from the southwest

Right-of-ways within subdivision are undeveloped

<table>
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<tr>
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Nenana Ridge West - ASLS 2006 -31

LOCATION

Nenana Ridge West Subdivision is located approximately 30 miles west of Fairbanks.

ACCESS

Access for parcel 1437 is from the Parks Highway onto Tract E. Tract E is reserved as a public use corridor and an access easement to Tract D and F in the subdivision. Tract E is only partially developed as an access route.

Parcel 1438 is accessible via public access easement from a turnout on the southside of the Parks Highway to the north of the subdivision. There is also potential for a future access directly from the Parks Highway.

All new driveways or road approaches onto an ADOT&PF maintained right-of-way will require an approved ADOT&PF driveway permit or right-of-way approach permit prior to construction.

UTILITIES

Electrical service is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines. See page 10 “Sewer and Water” and “Water Rights and Usage” 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.

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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS

Both parcels are subject to 50’ wide section Line Easements. Parcel 1438 is also subject to a 60’ wide Public Access Easement. Subject to all platted easements and reservations of record, see ASLS 2006 - 31.

MUNICIPAL AUTHORITY

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

NOTES

COE Wetlands Jurisdictional Determination POA-2008-1404

http://dnr.alaska.gov/mlw/landsale/
2012 Alaska State Land Offering

Nenana Ridge West - ASLS 2006 -31

PARCEL #  AK DIVISION OF LANDS #  MERIDIAN/TOWNSHIP/ RANGE SECTION  SURVEY  ACRES  LOT  MINIMUM BID
1437  419362  F002S005W30  ASLS 2006-31  57.599  F  $28,800
1438  419363  F002S005W29  ASLS 2006-31  60.819  G  $28,900

Looking east from utility easement into the north end of parcel 1438

Not Developed

http://dnr.alaska.gov/mlw/landsale/
128

2012 Alaska State Land Offering

Ridgerock - ASLS 2003 - 16

LOCATION
The Ridge Rock staking area is located approximately 13 road miles north of Healy and 40 miles south of Nenana on the west side of the Parks Highway.

ACCESS
A public trail, suitable for foot traffic in summer and snowmachine use in winter, runs southwest from approximately mile 262.5 of the Parks Highway through Section 30 of the staking 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 State of Alaska, Department of Environmental Conservation (DEC).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
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 existing trails. Parcel is also subject to a 50’ wide section easement.

Subject to all platted easements and reservations of record, see ASLS 2003-16.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

NOTES
Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Care should be taken not to trespass on private property. Check borough records or recorder’s office records for current ownership of private land.

Mixed spruce and hardwood forest in well-drained areas; black spruce, shrubs and mosses in permafrost areas.

Note: It is the responsibility of the purchaser to review recorded sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
**Southwind - ASLS 91 - 182**

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LOCATION

The Southwind area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.

ACCESS

Access is via the Parks Highway and the unimproved Rex and Windy Creek trails.

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 State of Alaska, Department of Environmental Conservation (DEC).

ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS

This parcel is subject to a 50’ public access easement along both banks of Windy Creek and a 25’ public access easement along the interior of lot lines. Subject to all platted easements and reservations of record, see ASLS 91-182.

This parcel may contain wetlands. Purchasers must obtain permits form the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

NOTES

There may be seasonal flooding along Windy Creek. Building on steep slopes may result in soil erosion.

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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
LOCATION
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

ACCESS
Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

UTILITIES
Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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 State of Alaska, Department of Environmental Conservation (DEC).

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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Parcels 1440, 1442, 1445, 1446 and 1448 are subject to a 20’ wide public walkway easement. Subject to all platted easements and reservations of record, see ASLS 83-128.

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

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

NOTES
Parcels may have burned during the 2004 fire season. This subdivision is in “Full” fire management option. See page 12 for more information.

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920’s to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

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

Potential views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
### 2012 Alaska State Land Offering

**Riverview - ASLS 83 - 128**

### Parcel Information

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**Notes:**
- Level of right-of-way development within subdivision unknown.
- Aerial view of Riverview subdivision from the west, Camp Creek’s gully can be seen in the foreground.


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**Camp Creek Area Map:**
- Davidson Ditch
- Chatanika River
- Steese Highway
- Aerial view of Riverview subdivision from the west, Camp Creek’s gully can be seen in the foreground.
**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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

**RESTRICTIONS**

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

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

**MUNICIPAL AUTHORITY**

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

**NOTES**

This subdivision is in “Full” fire management option area. See page 12 for more information.

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 sub-division plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: [http://dnr.alaska.gov/Landrecords/](http://dnr.alaska.gov/Landrecords/)
All rights-of-way within this subdivision are brushed only.
2012 Alaska State Land Offering
Teklanika II - ASLS 2005 - 28

<table>
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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 Teklanika River also provides 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 “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record. Please see ASLS 2005-28 and current status plat for up to date restrictions.

Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 50-foot public access easement and 100-foot building setback along the ordinary high water line of the Teklanika River. In addition, parcel 1458 is subject to a 100’ wide section line easement.

MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska plating 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.
Windy Creek - ASLS 2002 - 4

LOCATION
Approximately 12 road miles north of Healy on the east side of the Nenana River.

ACCESS
By road from approximately Parks Highway mile 260, then by off road vehicle (ORV) trails east of the Nenana River. There is an ORV crossing along the Alaska Railroad (ARR) bridge. Any other use of the ARR right-of-way is not permitted.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See “Sewer and Water” and “Water Rights and Usage” sections of this brochure for more information.

RESTRICTIONS
Subject to all platted easements and reservations of record, see ASLS 2002 - 4.

Parcel is subject to a 100’ wide section line easement and a 25’ public access and utility easement along interior parcel boundary lines

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY
This area is located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

NOTES
Gently rolling high plain to steep bluffs above the Nenana 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: http://dnr.alaska.gov/Landrecords/.

http://dnr.alaska.gov/mlw/landsale/
STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER

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): _____________________________________________
Mail Address: __________________________________________________________
City: __________________________________ State: __________________ Zip Code: ______
Telephone #: __________________________________ Alt phone #: __________ Email: ______________________

Applicant(s) 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 $ ____________________________ (minimum 5% of the bid amount - ROUND UP!)

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, MasterCard or Discover Card 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 will pay for the parcel if my bid is accepted. I further agree that the bid deposit constitutes a deposit required under AS 38.05.801(d) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.801(b). If my bid 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 any errors 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 signature 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 sold 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 current in all payments on any 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 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 38.05.813(b) authorizes the director to decide what information is needed to process an application for the sale 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 accepted. AS 44.46.010 and 44.46.020 (unless the information qualifies for confidentiality under AS 38.05.802(b) and 38.05.802(c)) and confidentiality is requested, or AS 44.46.010. 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 44.46.005, 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 38.05.802.

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 box: VISA [ ] MasterCard [ ] Discover Card [ ] Credit Card Number: ____________________________
Expiration Date: __________ Amount of Change: $ __________ Name on Card: __________________________
Billing Address (optional): _________________________________________________________________
Customer Signature: ____________________________ Phone Number: __________________________

Form 635-006 (Rev. 9/21) (Note: Please provide a phone number where you may be reached on the day of the auction)
CUSTOMER SURVEY FORM

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) to obtain information on state land sale programs?
   - Yes ____
   - No ____

10. Was the website organized so that information was easy to find?
    - Yes ____
    - No ____

11. Did you find all the information you needed on the website?
    - Yes ____
    - No ____

12. Have you used the newspaper-style state land brochures to find information on state land sales?
    - Yes ____
    - No ____

13. Are the brochures easy to read and understand?
    - Yes ____
    - No ____

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:
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER

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: ______

Telephone #: ____________________ Alternate #: ______ Email: ________________________

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, MasterCard or Discover Card 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 38.05.600(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.600(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 refunded 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 off any excuses 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 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. All 50-05.030(a) authorizes the director to decide what information is needed to process an application for the sale 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 approved under AS 40.23.001 and 40.23.003 public information for confidentiality under AS 38.05.600(a) and confidentiality is requested, or AS 45.41. Public information is open to inspection by any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.68.010, 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. The statements made in an application for a benefit are punishable under AS 01.56.060.

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 _____ Discover Card _____

Credit Card Number: ________________________________

Expiration Date: __________ Amount of Change $ ____________ Name on Card: ______________________

Billing Address (optional): ________________________________

Customer Signature: ________________________ Phone Number: ________________________

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CUSTOMER SURVEY FORM
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) 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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ALASKA OVER-THE-COUNTER LAND OFFERING INSTRUCTIONS

The State of Alaska, Department of Natural Resources (DNR) has for purchase parcels of land that were not sold during the Alaska State Land Auction. These parcels are available for purchase over the counter at the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau or online at: http://dnr.alaska.gov/mlw/landsale/otc/. The parcels will be sold on a first-come-first-served basis. The purchase price is the minimum bid listed in the Alaska State Land Offering brochure in which the parcel was last listed.

1. Each purchase applications, whether submitted in person or by mail, must include:

   • A completed Over-The-Counter Application form;
   • A completed Declaration of Intent form;
   • A down payment of not less than five percent (5%) of the sale price (minimum bid amount listed);
   • A $100 document handling fee; and
   • If applying for a Veteran's Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of your Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of your discharge and length of service. You must also submit proof to verify you are currently an Alaska resident and have been an Alaska resident for a period of not less than one year immediately preceding the date of sale. If there is more than one applicant, the applicant(s) not applying for the discount must also submit a completed Waiver of Veterans Discount form.

Checks are to be payable to the State of Alaska, Department of Natural Resources. Checks returned for any reason may invalidate the application.

The document handling fee and down payment or purchase price will be returned to the applicant if the parcel is no longer available for purchase.

2. The Declaration of Intent form that you sign is binding. Your down payment and document handling fee are non-refundable should you decide to cancel the sale or fail to qualify before the purchase is finalized.

3. Applications may be mailed or submitted in person to one of the offices listed below:

   SOUTHCENTRAL REGION
   DNR Public Information Center
   550 West 7th Ave., Suite 1260
   Anchorage, AK 99501-3557
   Phone: (907) 269-8400   Fax: (907) 269-8901   TDD: (907) 269-8411
   Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m., excluding State holidays

   NORTHERN REGION
   DNR Public Information Center
   3700 Airport Way
   Fairbanks, AK 99709-4699
   Phone: (907) 451-2705   Fax: (907) 451-2706   TDD: (907) 451-2770
   Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m., excluding State holidays

   SOUTHEAST REGION
   DNR Public Information Center
   400 Willoughby Avenue, Suite 400
   Juneau, AK 99801-1724
   Phone: (907) 465-3400   Fax: (907) 586-2954   TDD: (907) 465-3888
   Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m., excluding State holidays
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND, & WATER

OVER-THE-COUNTER LAND PURCHASE APPLICATION

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

Name(s): _________________________________________________________________

Authorized Agent (if any): ________________________________________________

Mailing Address: __________________________________________________________
City: __________________________________ State: ___________ Zip Code: __________
Daytime Telephone Number: ___________________________ Home Telephone Number: __________

I hereby apply to purchase:
Auction # __________ Parcel # __________ ADL # ______ Subdivision/Area Name: __________

I have enclosed a personal check, money order, cashier’s check, or a certified check, payable to the State of Alaska, Department of Natural Resources or have provided Visa, MasterCard, or Discover information and authorization for payment on the Declaration of Intent form, in an amount not less than 5% of the minimum bid listed in the above Alaska State Land Offering brochure. If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:
• I am 18 years of age or older, and;
• I have checked for any Erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I do not meet the qualifications for a purchase contract listed below, I must pay the purchase amount in full. Failure to submit payment in full when notified may result in the forfeiture of my bid deposit.
• I have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years;
• I am not currently in default for nonpayment on a purchase contract or lease issued by DNR, and;
• I am not in default for nonpayment of municipal taxes or assessments on a parcel while under purchase contract or lease issued by DNR.

Signature: ___________________________ Date: ___________________________
Signature: ___________________________ Date: ___________________________

NOTE: This 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 application. 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-owned 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 Public Records Open to Inspection and Copying; Fees and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (9) and confidentiality is requested or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48 certain personal information (such as social security numbers, credit card, numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

102-4038 (Rev. 09/03)
ALASKA OVER-THE-COUNTER LAND OFFERING INSTRUCTIONS

The State of Alaska, Department of Natural Resources (DNR) has for purchase parcels of land that were not sold during the Alaska State Land Auction. These parcels are available for purchase over the counter at the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau or online at: http://dnr.alaska.gov/mlw/landsale/otc/. The parcels will be sold on a first-come-first-served basis. The purchase price is the minimum bid listed in the Alaska State Land Offering brochure in which the parcel was last listed.

1. Each purchase applications, whether submitted in person or by mail, must include:

   • A completed Over-The-Counter Application form;
   • A completed Declaration of Intent form;
   • A down payment of not less than five percent (5%) of the sale price (minimum bid amount listed);
   • A $100 document handling fee; and
   • If applying for a Veteran’s Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of your Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of your discharge and length of service. You must also submit proof to verify you are currently an Alaska resident and have been an Alaska resident for a period of not less than one year immediately preceding the date of sale. If there is more than one applicant, the applicant(s) not applying for the discount must also submit a completed Waiver of Veterans Discount form.

Checks are to be payable to the State of Alaska, Department of Natural Resources. Checks returned for any reason may invalidate the application.

The document handling fee and down payment or purchase price will be returned to the applicant if the parcel is no longer available for purchase.

2. The Declaration of Intent form that you sign is binding. Your down payment and document handling fee are non-refundable should you decide to cancel the sale or fail to qualify before the purchase is finalized.

3. Applications may be mailed or submitted in person to one of the offices listed below:

   **SOUTHCENTRAL REGION**
   DNR Public Information Center
   550 West 7th Ave., Suite 1260
   Anchorage, AK 99501-3557
   Phone: (907) 269-8400    Fax: (907) 269-8901    TDD: (907) 269-8411
   Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m., excluding State holidays

   **NORTHERN REGION**
   DNR Public Information Center
   3700 Airport Way
   Fairbanks, AK 99709-4699
   Phone: (907) 451-2705    Fax: (907) 451-2706    TDD: (907) 451-2770
   Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m., excluding State holidays

   **SOUTHEAST REGION**
   DNR Public Information Center
   400 Willoughby Avenue, Suite 400
   Juneau, AK 99801-1724
   Phone: (907) 465-3400    Fax: (907) 586-2954    TDD: (907) 465-3888
   Office hours: Monday through Friday 10:00 a.m. - 5:00 p.m., excluding State holidays
Name(s): 

Authorized Agent (if any): 

Mailing Address: 

City: _____________________________ State: ________________ Zip Code: ________________

Daytime Telephone Number: ____________________________ Home Telephone Number: ________________

I hereby apply to purchase:

Auction #__________ Parcel #__________ ADL #__________ Subdivision/Area Name: ________________

I have enclosed a personal check, money order, cashier’s check, or a certified check, payable to the State of Alaska, Department of Natural Resources or have provided Visa, MasterCard, or Discover information and authorization for payment on the Declaration of Intent form, in an amount not less than 5% of the minimum bid listed in the above Alaska State Land Offering brochure. If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

• I am 18 years of age or older, and;
• I have checked for any Erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I do not meet the qualifications for a purchase contract listed below, I must pay the purchase amount in full. Failure to submit payment in full when notified may result in the forfeiture of my bid deposit.

• I have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years;
• I am not currently in default for nonpayment on a purchase contract or lease issued by DNR, and;
• I am not in default for nonpayment of municipal taxes or assessments on a parcel while under purchase contract or lease issued by DNR.

Signature: ____________________________ Date: ____________________________

Signature: ____________________________ Date: ____________________________

NOTE: This 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 application. 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-owned 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 Public Records Open to Inspection and Copying; Fees and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (9) and confidentiality is requested or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48 certain personal information (such as social security numbers, credit card, numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but I s not limited to bids, bidding parties, sale terms, and payment histories. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
CONTRACT ADMINISTRATION
ATWOOD BUILDING, 550 WEST 7th AVENUE, SUITE 640
ANCHORAGE, ALASKA 99501-3576

DECLARATION OF INTENT

* AN INCOMPLETE AND/OR UNSIGNED APPLICATION MAY DELAY PROCESSING.

Fill in required information on all four pages as applicable. *

Purchaser 1: ENTER FULL LEGAL NAME

<table>
<thead>
<tr>
<th>First Name</th>
<th>Middle Name</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mailing Address

City     State     Zip Code

Contact Phone No.     Alternate Contact Phone No.

Are you applying for a Veteran's Discount under AS 38.65.9407    Yes    No.

Purchaser 2: ENTER FULL LEGAL NAME

<table>
<thead>
<tr>
<th>First Name</th>
<th>Middle Name</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mailing Address

City     State     Zip Code

Contact Phone No.     Alternate Contact Phone No.

Are you applying for a Veteran's Discount under AS 38.65.9407    Yes    No.

**If more than two purchasers, copy pages 1, 2, and 3 for applicable information and signatures.

102-4030 (Rev. 04/10)
DECLARATION OF INTENT

TENANCY (See Explanations of type of title on Page 4)

One applicant

☐ Title taken individually

More than one applicant

☐ Husband and wife, as tenants by the entirety
☐ Husband and wife, as tenants in common
☐ Other, as tenants in common

How do you want to pay? Please check either CONTRACT (must meet eligibility under 11 AAC 67.000) or PAYOFF. Payment options include money order, check, or credit card. Required credit card info on Page 3.

☐ CONTRACT: $_________ (receipt code)

<table>
<thead>
<tr>
<th>Down Payment Pledged **</th>
<th>+ Document Handling Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual ($100.00)</td>
<td>$_________ (19)</td>
</tr>
<tr>
<td>For a TOTAL of</td>
<td>$_________</td>
</tr>
</tbody>
</table>

☐ PAYOFF: $_________ (receipt code)

<table>
<thead>
<tr>
<th>Amount Pledged **</th>
<th>+ Document Handling Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual ($100.00)</td>
<td>$_________ (19)</td>
</tr>
<tr>
<td>For a TOTAL of</td>
<td>$_________</td>
</tr>
</tbody>
</table>

**DOWN PAYMENT AMOUNT MUST BE AT LEAST 5% OF THE PURCHASE PRICE.

The Contract will provide a monthly level-payment unless the department determines a quarterly or annual payment is more administratively efficient, according to the following document principal amounts pursuant to 11 AAC 67.775:

1. $2,000.00 or less must be paid in full;
2. $2,000.01 to $9,999.99, not more than 5 years;
3. $10,000.00 to $14,999.99, not more than 10 years;
4. $15,000.00 to $19,999.99, not more than 15 years;
5. $20,000.00 or more, not more than 20 years.

WARNING TO PURCHASER(S): This Declaration of Intent is part of the offer to purchase on behalf of the person(s) listed on this form as Purchaser(s). In the event that the State of Alaska agrees to accept the offer to purchase, the person(s) signing below agree that he/she/they shall not transfer or attempt to transfer ownership of this parcel without prior written approval from the State of Alaska or receipt of a final conveyance document (Patent or Quit Claim Deed). Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable laws.

By signing below, I, the purchaser(s), certify that I understand and accept the conditions of title as explained above and agree that I shall not transfer or attempt to transfer ownership of the land that is subject to the Contract to Purchase without prior written approval from the State of Alaska. Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable laws.

Signature, Purchaser 1

Date

Signature, Purchaser 2

Date

10-24-013 (Rev. 3/12)
DECLARATION OF INTENT

SOCIAL SECURITY NUMBER

Social Security information will not become public information from submission of this form. These are utilized as required identifiers for the customer information database, revenue and billing reporting system, and to report paid loan interest to the contract holder and the Internal Revenue Service.

*This page will be destroyed when Revenue and Billing reporting data is established.*

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CREDIT CARD PAYMENT

Credit Card Users: This authorization constitutes an unconditional promise to pay on demand or on the date of acceptance of this offer the amount due from Page 2. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the deposit amount plus documented handling fees. If at the time your Declaration of Intent form is processed we are unable to obtain authorization to charge against the credit card presented due to specific limitations of the account, your application may be declared void. Please make prearrangements with your financial institutions to ensure funds will be available at the time of payment.

Check one: □ VISA □ Master Card □ Discover Card

Credit Card Number: ________________________________

Expiration Date: ________________________________

Customer name as embossed on card: ________________________________

Billing address:

__________________________________________________________

__________________________________________________________

__________________________________________________________

Amount of Charge: $____________

Signature of Card Holder: ________________________________ Contact Phone Number: ________________________________

* Credit card information will not become public information. *

* This page will be destroyed after payment has been processed. *
DECLARATION OF INTENT

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 under AS 40.25.100 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 11.54.210.

DECLARATION OF INTENT INSTRUCTIONS AND DEFINITIONS

NAME(S) PROVIDED ON PAGE 1 MUST BE YOUR FULL LEGAL NAME AS IT APPEARS ON YOUR DRIVER'S LICENSE. YOUR CONTRACT AND CONVEYANCE DOCUMENTS WILL BE ISSUED EXACTLY AS YOUR NAME APPEARS ON PAGE 1.

• Use extra forms if more than two parties are to be part of the contract or title documents.

• Veteran's discount applicants: please provide a copy of your Form DD 214 showing character of discharge and length of service. You must currently be an Alaska resident and have been a resident for one year preceding the date of sale; submit proof of such residency.

• If there is more than one purchaser, all purchasers must be residents and submit proof of residency. If co-purchasers are eligible veterans, only one purchaser need submit their DD 214; however, all purchasers will have exhausted their once-in-a-lifetime veteran's land discount.

• Organizations such as Trusts, Limited Liability Companies, or Corporations are not individuals, and are not required to disclose the marital status of the partners.

• ADDRESS CHANGES - It is your responsibility to notify the State of any changes in your mailing address, phone number or email. Address changes must be in writing and signed by the primary purchaser to be considered valid. When a valid change of address form or a written letter submitted by the customer has been received, the contact address on our case file will be changed. To obtain an address change form, you may contact the Public Information Center at 907-269-8400.

Type of Title

Husband and wife, as tenants by the entirety. This is only available for married persons, e.g., "John Q. Smith and Deborah R. Smith, husband and wife, as tenants by the entirety." The law presumes tenancy by the entirety for a husband and wife unless it is expressly declared otherwise. (AS 34.15.110)

Husband and wife, as tenants in common. A husband and wife can choose to purchase property together as tenants in common. A husband and wife are encouraged to seek the services of an attorney before selecting this form of tenancy.

Other persons as tenants in common. These persons who wish to purchase property together can do so as tenants in common. It is possible for each person to have a different marital status. This example illustrates a possible combination, e.g., "William B. Jones, a married person, Sandra J. Smith, a single person, and Andrew K. Renf and Barbara A. Renf, husband and wife, tenants in common." There is no right of survivorship for the tenants under this type of tenancy.

Title taken individually. If an application has just one purchaser, whether single or married, that person would select this option.

It may be advisable to seek the services of an attorney if you have concerns about how your estate and property are affected by the above types of tenancy.

102-4039 (Rev. 3/12)
CUSTOMER SURVEY FORM

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) to obtain information on state land sale programs?
   Yes ____   No ____  Did not use website____

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:
____________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________

Page 4
Over-the-Counter (OTC) Parcels Available

The Department of Natural Resources currently has over 600 parcels available for purchase over the counter on a first-come-first-served basis. These parcels are available at the minimum bid price and are located throughout the state. A complete listing of parcels available over the counter and purchase information is available at DNR Public Information Centers or online at: http://dnr.alaska.gov/mlw/landsale/otc/.

How to Submit a General Over-the-Counter Application Online
To apply for a parcel online, go to http://dnr.alaska.gov/mlw/landsale/otc/. 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, Visa, or Discover credit card authorization.
How to Submit a General Over-the-Counter Application by Mail or in Person

Applications and forms are available online at: [http://dnr.alaska.gov/mlw/landsale/](http://dnr.alaska.gov/mlw/landsale/) and at the DNR Public Information Centers. Applications and forms may be reproduced.

A complete Over-the-Counter (OTC) Offering application package (for mailing or hand delivery) includes the following 4 items (plus additional items if you are applying for the Veterans’ Land Discount):

1. **a completed OTC application form;**
   - You must certify and prove that you meet the eligibility requirements for the program (see “IOTC and OTC Applicant Qualifications” section and, if applicable, “Veterans’ Land Discount” section of this brochure).
   - A separate application must be included for each application submitted for each parcel.

2. **a completed Declaration of Intent form;**
   - A separate Declaration of Intent form must be included for each application submitted for each parcel.

3. **a nonrefundable $100.00 document handling fee** (11 AAC 05.010 (a) (7) (F) Fees);
   - A separate document handling fee must be included for each application submitted for each parcel.

4. **a down payment;**
   - A separate down payment must be included for each application submitted for each parcel.
   - The deposit for each application must be at least 5% of the total, undiscounted purchase price *(CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!).*

**VETERANS PLEASE NOTE:** If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price amount or your application deposit. If you are a successful applicant, 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 offering (see “Veterans’ Land Discount” section of this brochure for more detailed information).

   - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK!** Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. **DO NOT SEND CASH!**
   - Payment must be made in the form of a cashier’s check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

   **NOTE:** When using the credit card payment option, 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 applicants, the deposit is nonrefundable and will be applied to the purchase price.

**VETERANS:** If you will be applying for the Veterans’ Land Discount, DNR must also receive your proof of eligibility for the program (see “Veterans’ Land Discount” section of this brochure for more information).

OTC Offering 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.
Please note:
This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Centers. This brochure can also be viewed in full on the web at:
http://dnr.alaska.gov/mlw/landsale/

“Like” us on Facebook at http://facebook.com/alaskaland/ and follow us on Twitter as #AlaskaLand4Sale and #LandForAlaskans.