

**2015**

# **Alaska State Land Offering**

**Auction #477**



**Southeast AK • Mat-Su Road • Kenai  
Copper River Valley • Susitna Valley Remote  
Southwest AK • Fairbanks, Elliott Highway  
North Parks Highway • Steese Highway  
Alaska, Richardson Highways • Interior Remote**

<http://landsales.alaska.gov>

"Like" us on Facebook at <http://facebook.com/alaskaland/> and follow us on Twitter as @AlaskaLand4Sale

Dear Fellow Alaskans,

I am pleased to announce the Department of Natural Resources' 2015 Annual Alaska State Land Offering. This offering includes more than 250 parcels of land across our state. DNR is offering a wide range of parcels this year, from Southeast ocean front to Interior lakes, and from road accessible to remote. Each of these parcels is available to Alaskans through DNR's sealed-bid auction.

Alaska is a vibrant and unique place to live, work, and raise a family. You can make your own Alaskan dream come true by reviewing the properties listed here and going online to the Department's website at <http://landsales.alaska.gov> to purchase your land parcel.

Sincerely,

*Bill Walker*  
*Governor*



Dear Alaskans,

One of the key functions of the Department of Natural Resources is to make State lands available to Alaskans.

The 2015 Annual Alaska State Land Offering showcases more than 250 parcels available in this sale. This brochure lists the parcels being offered as well as the rules and procedures for our sealed-bid and over-the-counter sales.

For more information on how you can own a piece of Alaska, please visit <http://landsales.alaska.gov> or contact one of the DNR Public Information Centers listed on page 3.

Best of Luck!

*Mark Myers*  
*Commissioner*  
*Alaska Department of Natural Resources*



### Table of Contents

Introduction .....	3	North Parks Highway.....	75-81
Statewide Map .....	4	Steese Highway.....	82-88
Southeast AK .....	5-16	Richardson, Alaska Highways.....	89-104
Mat-Su Road .....	19-27	Interior Remote.....	105-112
Kenai .....	28-31	How the State of Alaska Sells Land .....	113-114
Copper River Valley .....	32-41	General Information.....	115-145
Susitna Valley Remote.....	42-52	Auction Bid and OTC Forms.....	146-156
Southwest AK .....	53-58	Auction Parcel Photo Album.....	157
Fairbanks, Elliott Highway.....	60-73	Over-the-Counter (OTC) Offering.....	158-159

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information

## INTRODUCTION

This year's State of Alaska Annual Land Auction #477 features over 250 parcels statewide, in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks to remote lots on wilderness lakes, this offering features a wide selection of parcels.

If you're curious about how the state sells land, please see the "How the State of Alaska Sells Land" section on page 113 for an introduction to the auction, over-the-counter, and Remote Recreational Cabin Sites programs. DNR has a revised procedure on winning multiple parcels in this year's auction, see page 128 for details.

This brochure is divided into three main sections. The first section contains maps and parcel lists, area-specific information, and minimum auction bids for each parcel. The areas being offered are arranged by region and means of access. The next section provides information about DNR land offering procedures, general information applicable to all parcels, and instructions for participating in our sales. The last portion of the brochure has bid and application forms. All of the information in this brochure, plus much more, is online at <http://landsales.alaska.gov> or contact one of DNR's Public Information Centers listed below.

Our next Remote Recreational Cabin Sites staking offering will be in 2016. Please visit us online at <http://landsales.alaska.gov> where you can join our email list to receive notification when more information on that offering is available.

Additional copies of the brochure are also available from the Public Information Centers. If you need this brochure or other information about DNR land offerings in an alternate format, please contact the Anchorage Public Information Center at 907-269-8400.

Thank you for your interest in buying land from the State of Alaska.



### 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.

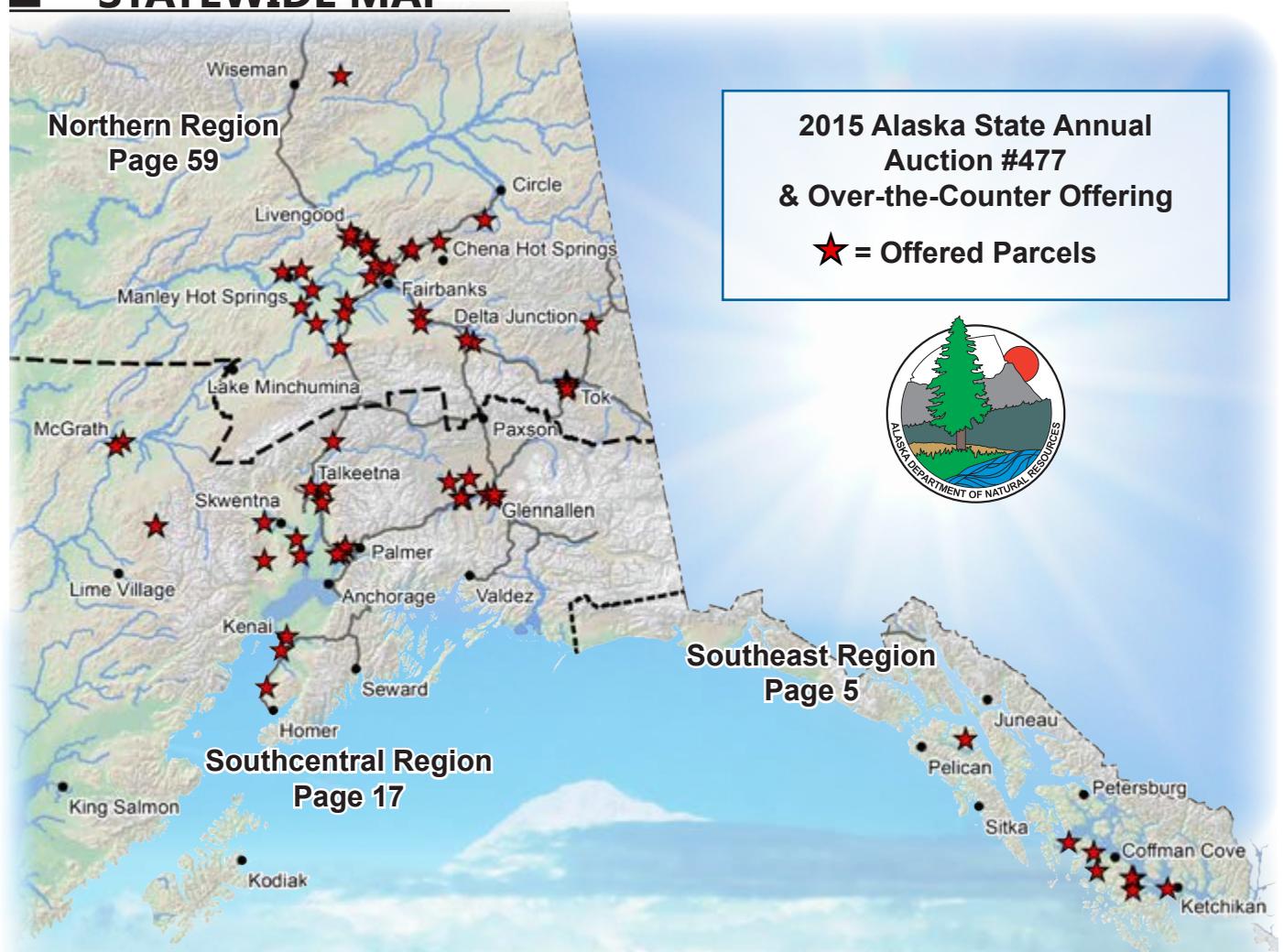
**SOUTHCENTRAL REGION** - DNR Public Information Center  
550 West 7th Avenue, Ste. 1260, Anchorage, Alaska 99501  
Tel: (907) 269-8400, Fax: (907) 269-8901, TDD: (907) 269-8411  
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays  
Recorded Information: (907) 269-8400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

**SOUTHEAST REGION** - Land Office  
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](mailto:sero@alaska.gov)



# STATEWIDE MAP



**2015 Alaska State Annual Auction #477 & Over-the-Counter Offering**

**★ = Offered Parcels**



## AUCTION #477 DATES

**Annual Auction #477 Bidding Period**  
 Begins 10:00 a.m., March 25, 2015  
 Ends 5:00 p.m., July 8, 2015

**Opening of Sealed-Bids for Annual Auction #477 - 10:00 a.m., July 15, 2015**

**Initial Over-the-Counter Offering #477 Application Period**  
 Begins 10:00 a.m., July 29, 2015  
 Ends 5:00 p.m., September 9, 2015

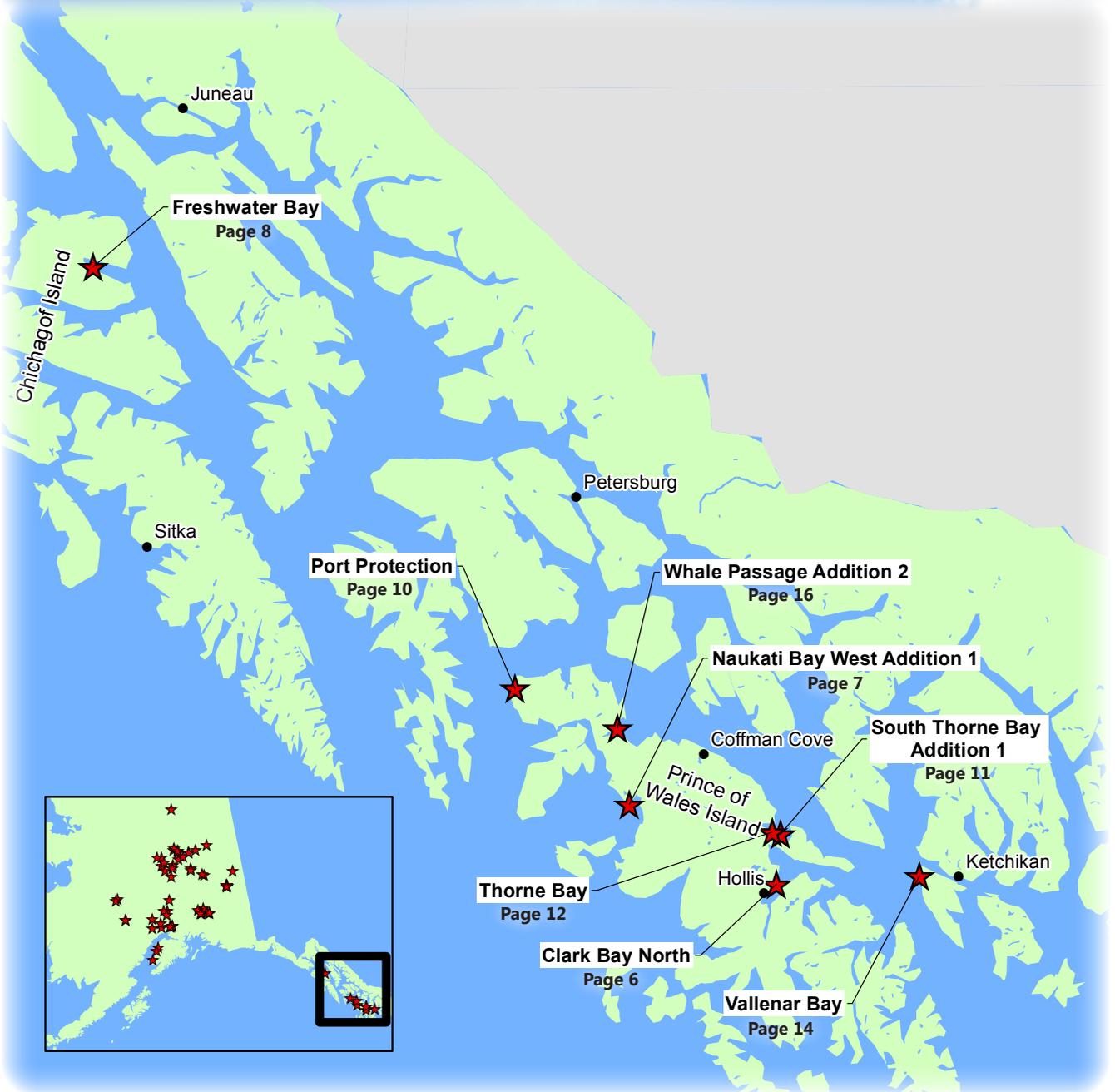
**Initial Over-the-Counter Drawing - 10:00 a.m., September 16, 2015**

**General Over-the-Counter Parcel List Available and Sales Begin**  
 10:00 a.m., September 30, 2015



# Southeast Alaska - Road Access & Remote

Southeast Alaska features 17 parcels on Prince of Wales, Chichagof, and Gravina Islands with spectacular ocean and mountain scenery. Access to these parcels is largely by boat or floatplane; some parcels are in or near communities with Alaska Marine Highway (ferry) service.



# Clark Bay North

Southeast AK

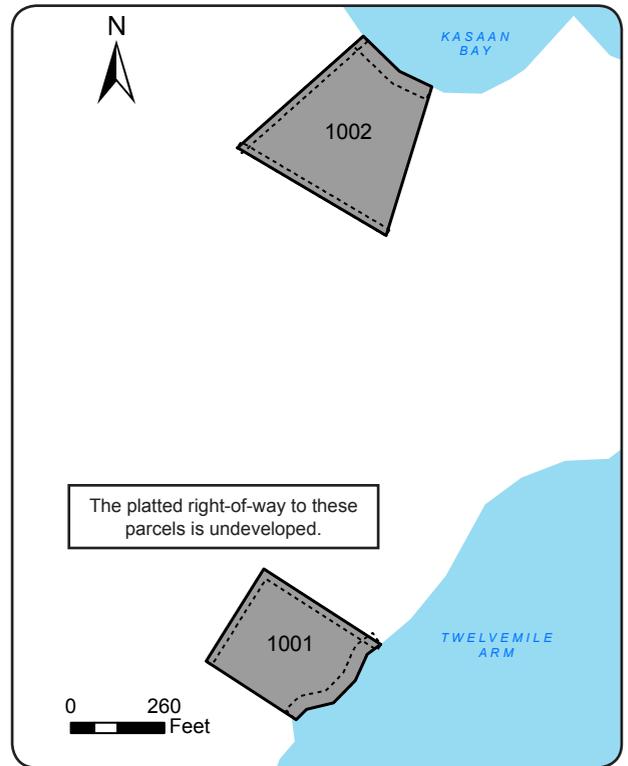


Parcel 1001 (ADL 107764), Clark Bay North



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1001	107764	2.5	4	\$57,500
1002	107774	3.57	14	\$72,300

WHY BUY?
Clark Bay North parcels are ocean front lots on beautiful Prince of Wales Island, readily accessible from the Alaska Marine Highway.
LOCATION
Clark Bay North is located on the eastern shore of Prince of Wales Island, approximately 1 mile from the Hollis ferry terminal.
ACCESS
Access is from Hollis by boat, or overland along the undeveloped right-of-way. Hollis is connected to the Alaska Marine Highway and to the Prince of Wales Island road network.
SURVEY & MTRS
Clark Bay North Subdivision is survey ASLS 2006-73, located in C073S084E35. The survey has been filed as plat 2009-6 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Modified Fire Management Option. See the Fire section of this brochure on page 122 for details.



The platted right-of-way to these parcels is undeveloped.

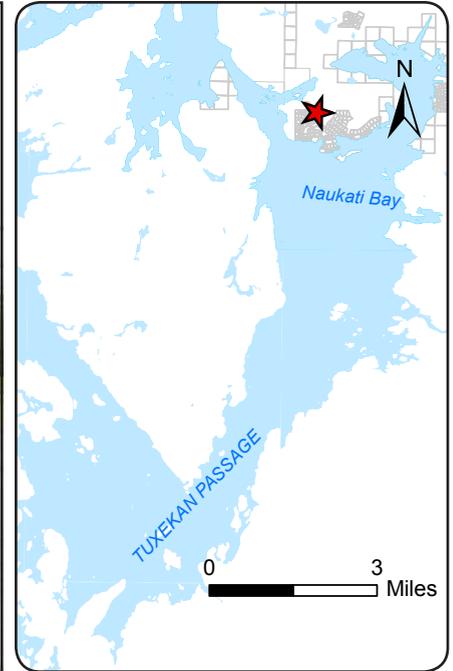
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Naukati Bay West, Addition 1



Road through Naukati Bay along parcel 1011 (ADL 107266).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1011	107266	2.6	2	10	\$28,600

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
Forest Development Road (FDR) 2060 enters the area. From FDR 2060 Huckleberry Dr., Quarry Rd., and Killer Hill Rd. are developed gravel roads, and provide access to the parcel.
SURVEY & MTRS
Naukati Bay West Add 1 is survey ASLS 2004-3, located in C069S080E19. The survey has been filed as plat 2005-14 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Telephone and electricity are available in the vicinity from Alaska Power and Telephone Company, but may need to be extended to individual parcels.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

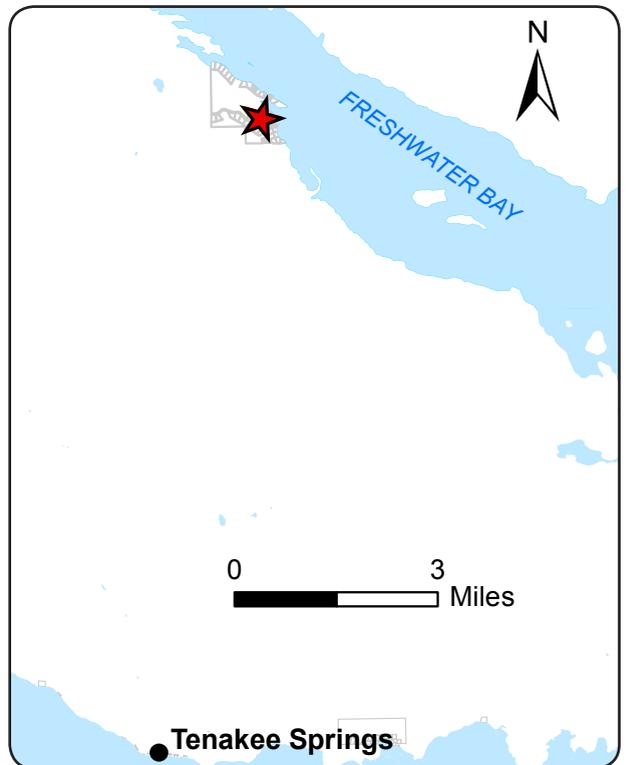
# Freshwater Bay

Southeast  
AK

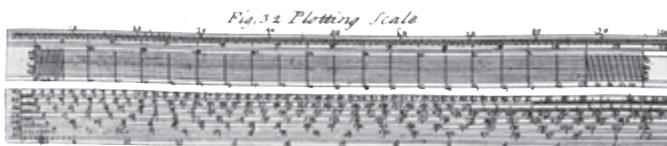


Southern portion of Freshwater Bay subdivision

<b>WHY BUY?</b>
Freshwater Bay offers southeast Alaska ocean front and road-accessible parcels. Perfect for boating with easy access to Tongass National Forest.
<b>LOCATION</b>
Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
<b>ACCESS</b>
The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road was in good condition at the time of inspection. The road allows seasonal access from Hoonah. In the winter snowmachine access is possible.
<b>SURVEY &amp; MTRS</b>
Freshwater Bay is survey ASLS 2010-44, located in C045S063E34. The survey has been filed as plat 2012-13 in the Sitka Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>MUNICIPAL AUTHORITY</b>
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
<b>NOTES</b>
This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.

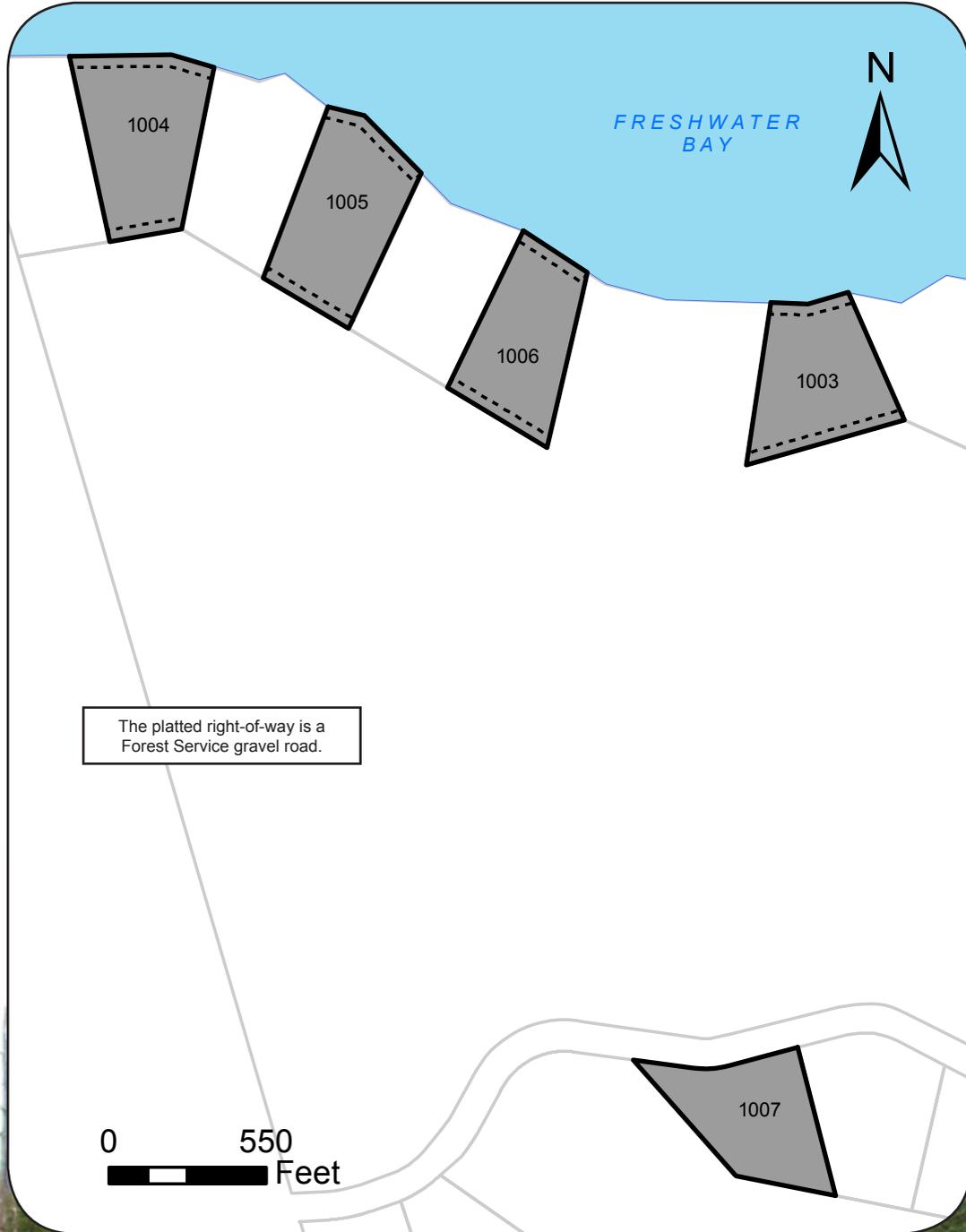


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.





# Freshwater Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1003	108179	4.84	1	8	\$62,200
1004	108184	5.45	2	9	\$70,900
1005	108186	5.44	4	9	\$70,700
1006	108188	4.63	6	9	\$63,800
1007	108194	4.52	1	2	\$51,000

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

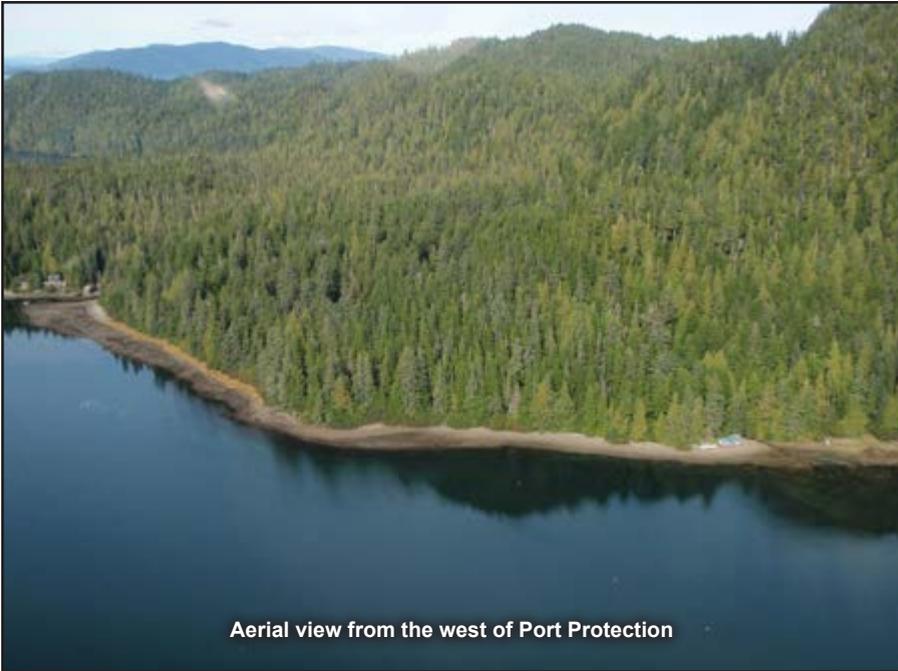
Richardson,  
AK Highways

Interior  
Remote

General  
Information

# Port Protection

Southeast  
AK



Aerial view from the west of Port Protection



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1012	107407	1.73	5	1	\$45,000

**WHY BUY?**

Ocean front lot in beautiful southeast Alaska in a subsistence community.

**LOCATION**

Located on the northern tip of Prince of Wales Island, Port Protection is 145 miles south of Juneau and 50 miles west of Wrangell. It lies in the Tongass National Forest.

**ACCESS**

The community is accessible by float plane and boat. A state-owned seaplane base is available. Skiffs are used for local travel, and there is a boat harbor and launch ramp. Port Protection does not have direct access to the Prince of Wales Island road system, airport, or ferry service. Residents travel to Point Baker for mail. Freight arrives by chartered boat or floatplane.

**SURVEY & MTRS**

Port Protection subdivision is survey ASLS 2004-44, located in C064S076E18. The survey has been filed as plat 2005-27 in the Petersburg Recording District.

**RESTRICTIONS**

Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

**UTILITIES**

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.

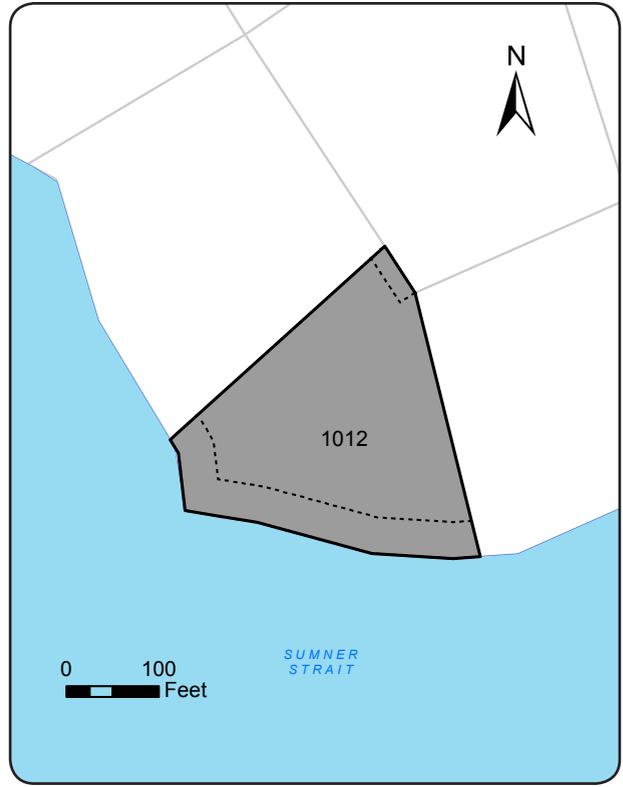
There are no utilities (electric, phone, internet, etc.) currently in this area.

**MUNICIPAL AUTHORITY**

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

**NOTES**

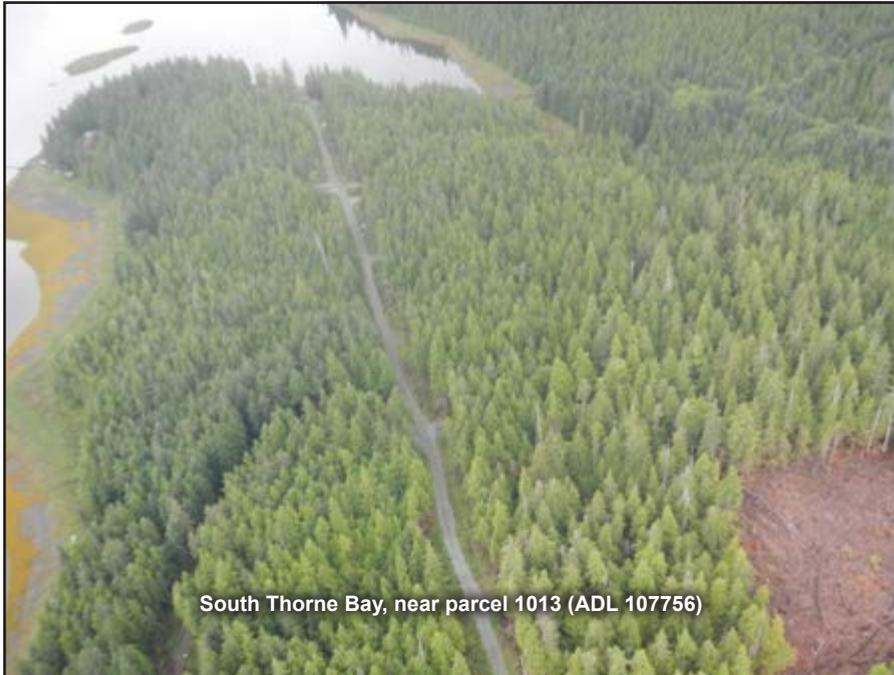
This area is in a Modified Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# South Thorne Bay Addition 1

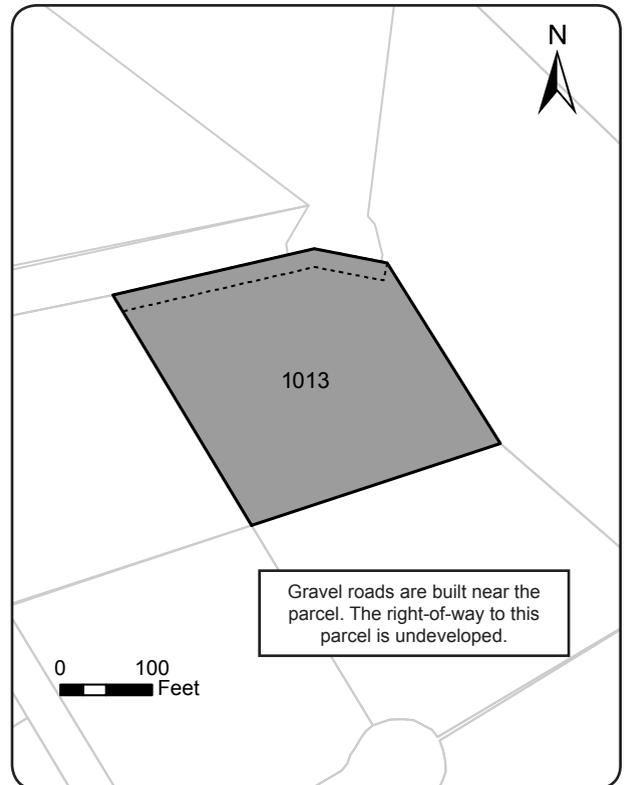


South Thorne Bay, near parcel 1013 (ADL 107756)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1013	107756	1.78	12	18	\$15,100

WHY BUY?
This South Thorne Bay parcel is a nice residential lot near the community of Thorne Bay.
LOCATION
South Thorne Bay is located near the southern end of Thorne Bay on Prince of Wales Island.
ACCESS
Access to South Thorne Bay parcels is by road from the town of Thorne Bay. This parcel is located approximately 330 feet from the nearest developed road along a platted right-of-way.
SURVEY & MTRS
South Thorne Bay, Addition No. 1 is survey ASLS 2006-72, located in C072S084E11. The survey has been filed as plat 2009-7 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the city of Thorne Bay and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
South Thorne Bay parcels are zoned Residential-Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

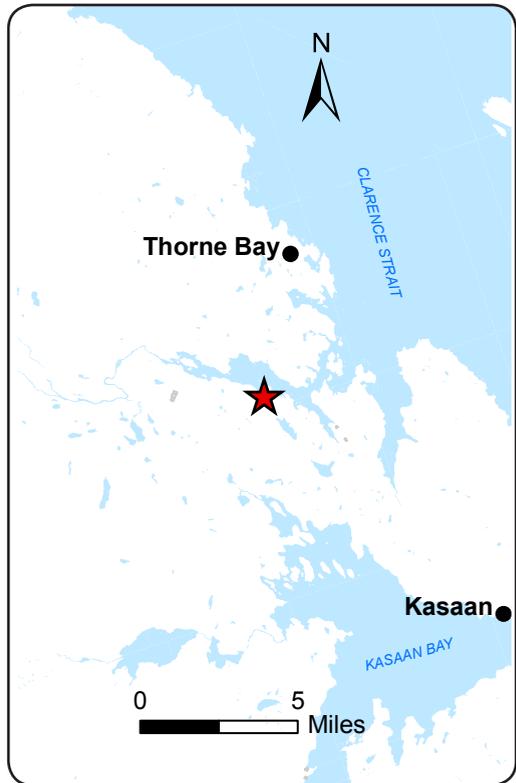
# Thorne Bay

Southeast  
AK



View from parcel 1015 (ADL 102220), Thorne Bay Subdivision.

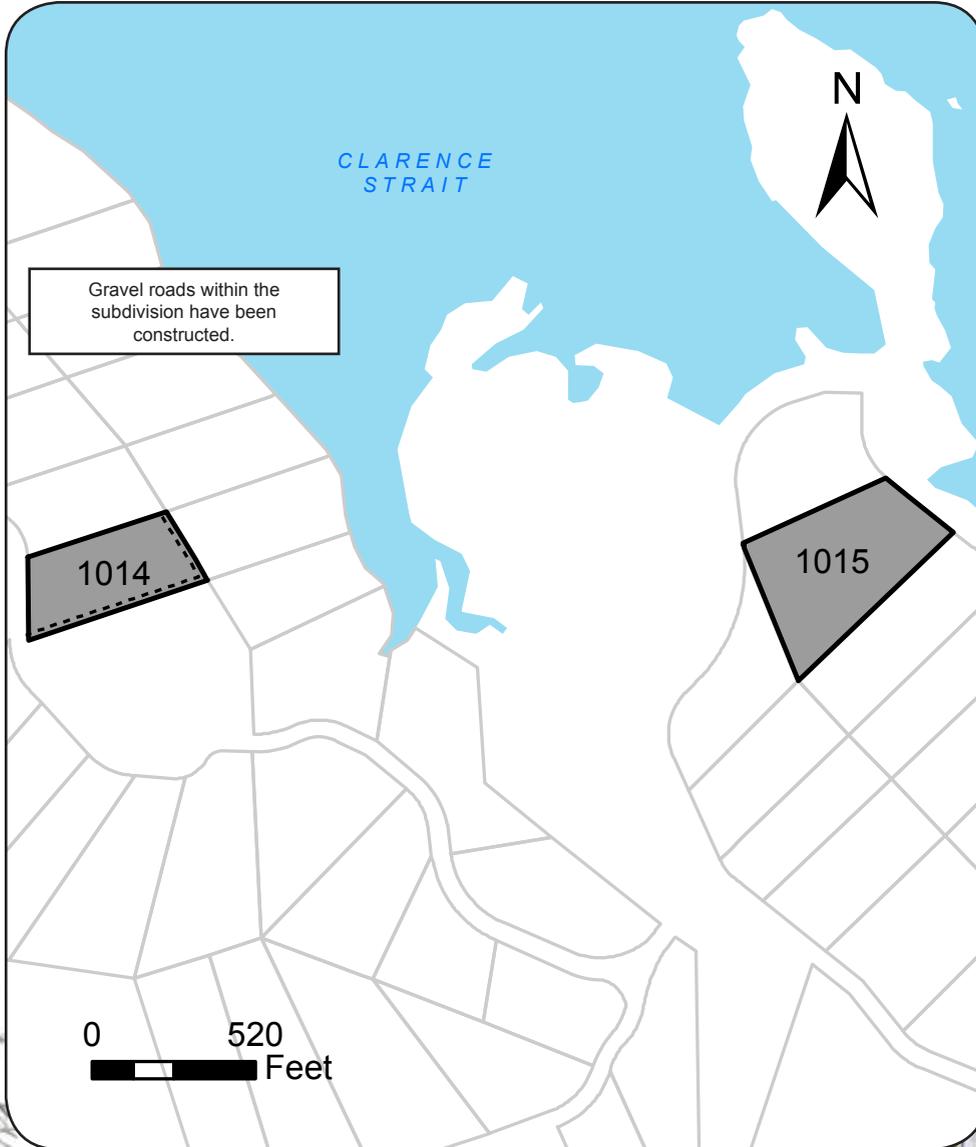
WHY BUY?
The Thorne Bay parcels are nice residential lots on established roads in a beautiful Southeast Alaska community.
LOCATION
Thorne Bay Subdivision is located in the City of Thorne Bay on Prince of Wales Island.
ACCESS
Access to Thorne Bay parcels is by gravel roads within the subdivision. These roads connect to the Prince of Wales Island road network.
SURVEY & MTRS
Thorne Bay is survey ASLS 80-121, located in C071S084E33, 34. The survey has been filed as plat 89-29 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the city of Thorne Bay and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
<b>Parcel 1014 (ADL 102182) has an abandoned school bus and assorted trash on the parcel; see photo for details. Clean up of the parcel is the responsibility of the purchaser. Field inspection before purchase is strongly recommended.</b>
The Thorne Bay parcels are zoned Residential-Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association was recorded on April 21, 1981 in the Ketchikan Recording District.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Thorne Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1014	102182	2.97	7	1	\$30,200
1015	102220	4.8	55	4	\$45,300



Abandoned bus and junk on parcel 1014 (ADL 102182) in Thorne Bay subdivision.

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

# Vallenar Bay

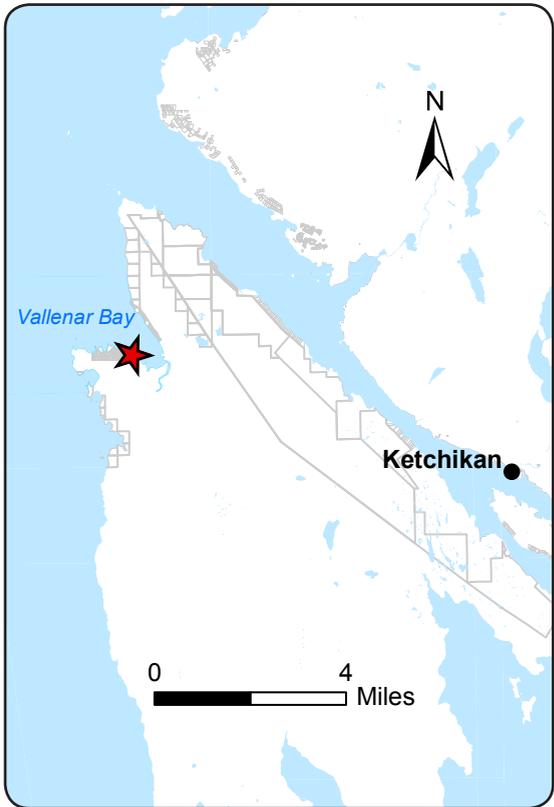
Southeast  
AK

**ELIGIBLE FOR VETERAN'S  
PREFERENCE AUCTION**

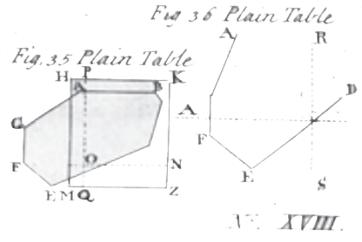


Looking out over Vallenar Bay

<b>WHY BUY?</b>
Vallenar Bay offers southeast Alaska ocean front with easy access to Tongass National Forest.
<b>LOCATION</b>
Located on the northwest end of Gravina Island approximately 7 miles from Ketchikan.
<b>ACCESS</b>
Access to Vallenar Bay is by float plane or boat from Ketchikan.
<b>SURVEY &amp; MTRS</b>
Vallenar Bay is survey ASLS 85-86, located in C075S089E11. The survey has been filed as plat 86-35 in the Ketchikan Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, shoreline access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>MUNICIPAL AUTHORITY</b>
This area is within the boundary of the Ketchikan Gateway Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

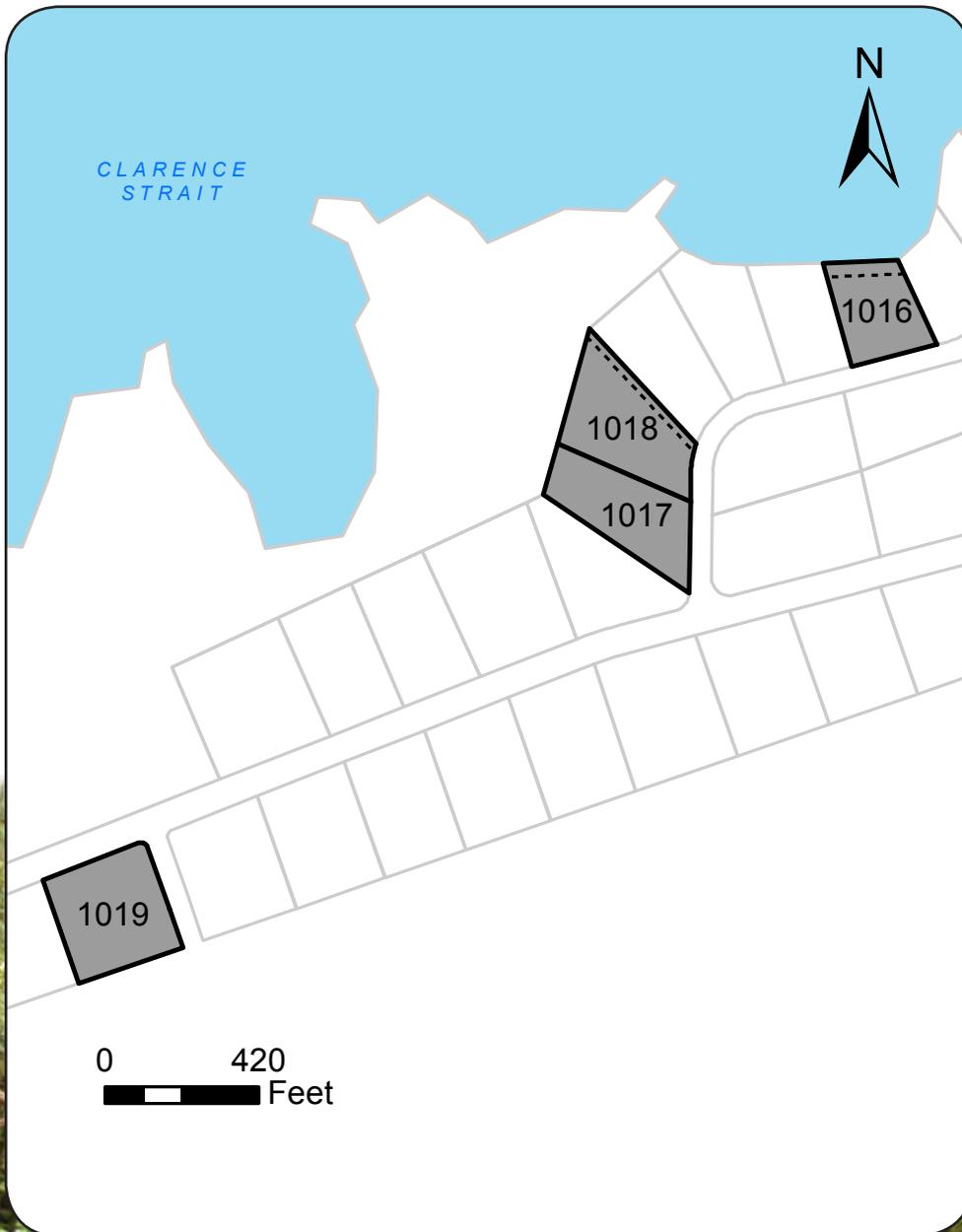


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.





# Vallenar Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1016	105483	1.4	11	2	\$40,900
1017	106839	1.8	6	2	\$14,200
1018	106640	2.06	7	2	\$14,900
1019	106654	2.16	2	4	\$15,400

Rainforest in Vallenar Bay subdivision

Southwest  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

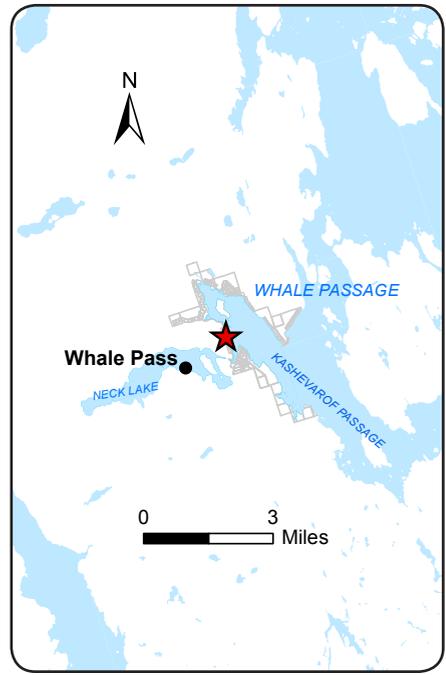
Interior  
Remote

General  
Information

# Whale Passage Addition 2

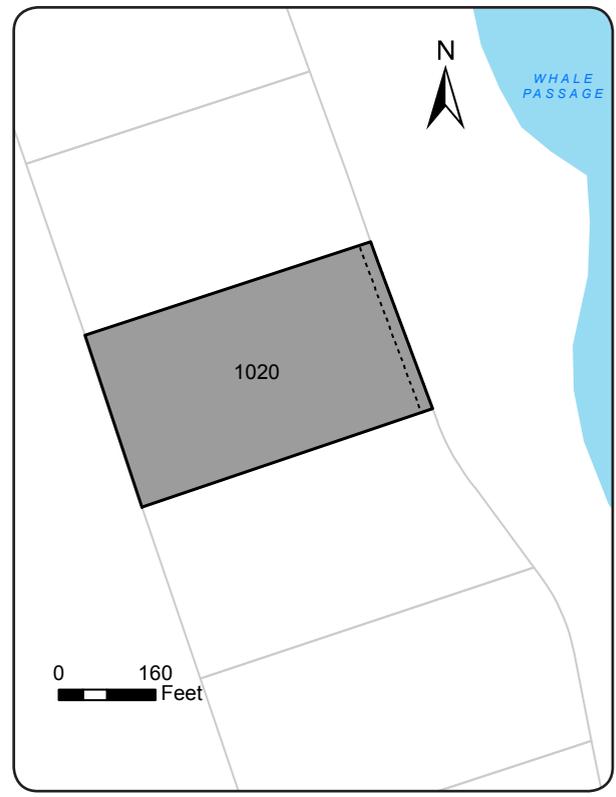


View of parcel 1020 gravel driveway and cleared area



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1020	106800	3.49	7	13	\$36,800

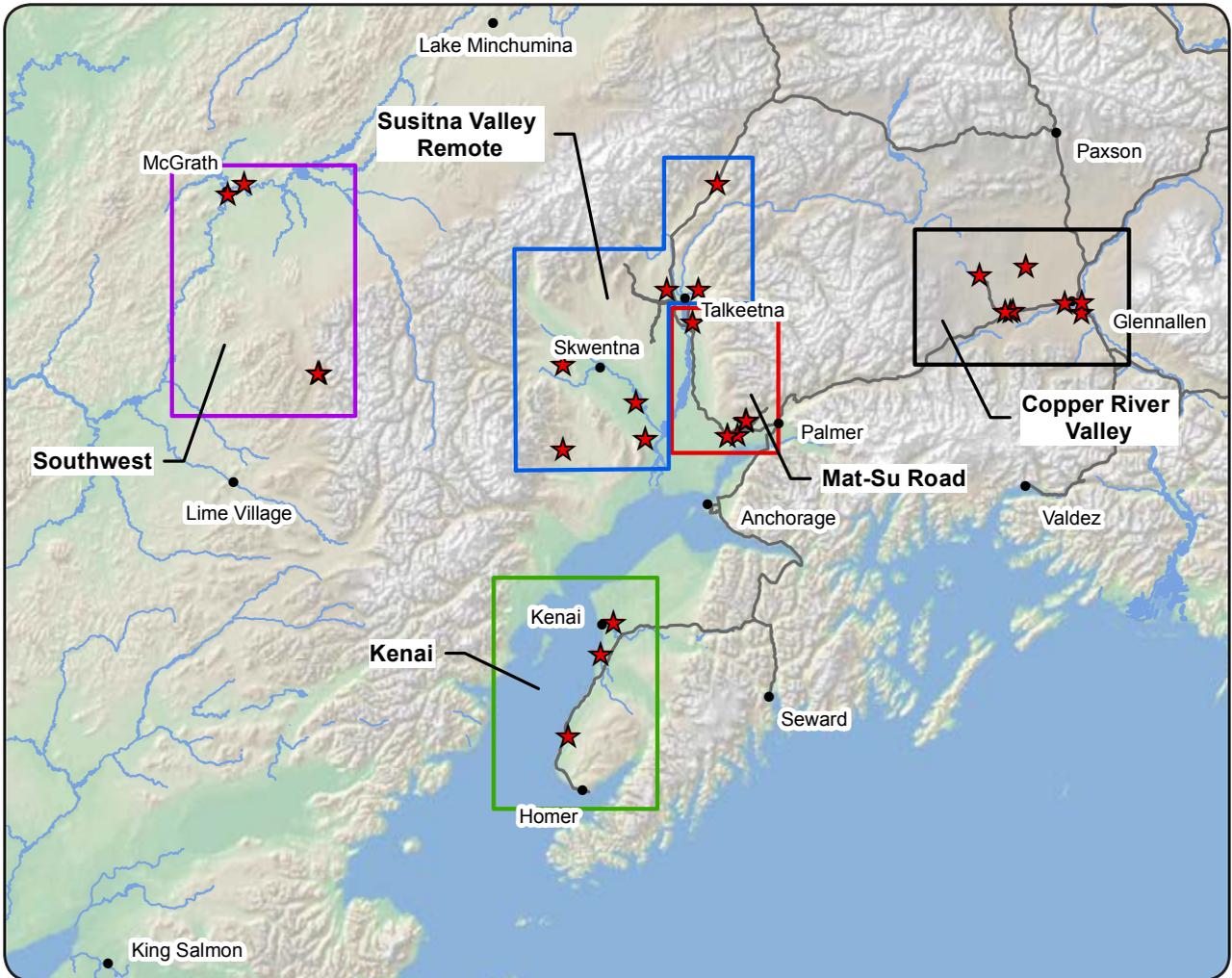
LOCATION
Whale Passage Addition 2 is located in the community of Whale Pass on the northeast coast of Prince of Wales Island. It is on Forest Development Road (FDR) 25, about 64 miles north of Klawock.
ACCESS
Access to the parcel is from Forest Service Road 30, a gravel road which connects to the Prince of Wales Island road network. Prince of Wales Island has Inter-Island Ferry Authority service to Hollis and Ketchikan, and Alaska Marine Highway connections from Ketchikan. There is a state-owned float plane float, dock, mooring slips, and boat launch in the community.
SURVEY & MTRS
Whale Passage Addition 2 is survey ASLS 2000-26, located in C066S079E35. The survey has been filed as plat 2000-20 in the Petersburg Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.  Electricity and telephone service are available in the area but may need to be extended to the parcel.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This parcel has a gravel driveway and small cleared area (see photo above). Field inspection of their current condition is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# SOUTHCENTRAL REGION



**Matanuska - Susitna Valley**

**Pages 19 - 27**

Road Access

**Kenai Peninsula**

**Pages 28 - 31**

Road Access

**Copper River Valley**

**Pages 32 - 41**

Road Access & Remote

**Susitna Valley**

**Pages 42 - 52**

Remote

**Southwest Alaska**

**Pages 53 - 58**

Remote

Southcentral  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

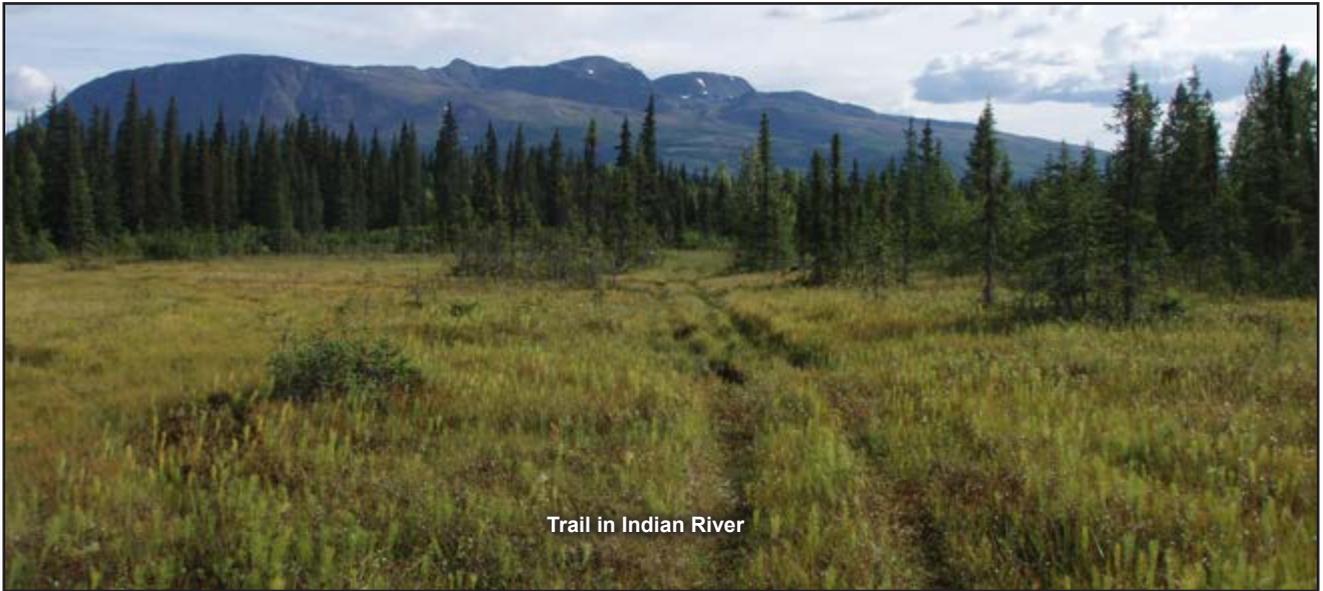


## Southcentral & Southeast Region Photos

Mat-Su  
Road



View over Freshwater Bay



Trail in Indian River

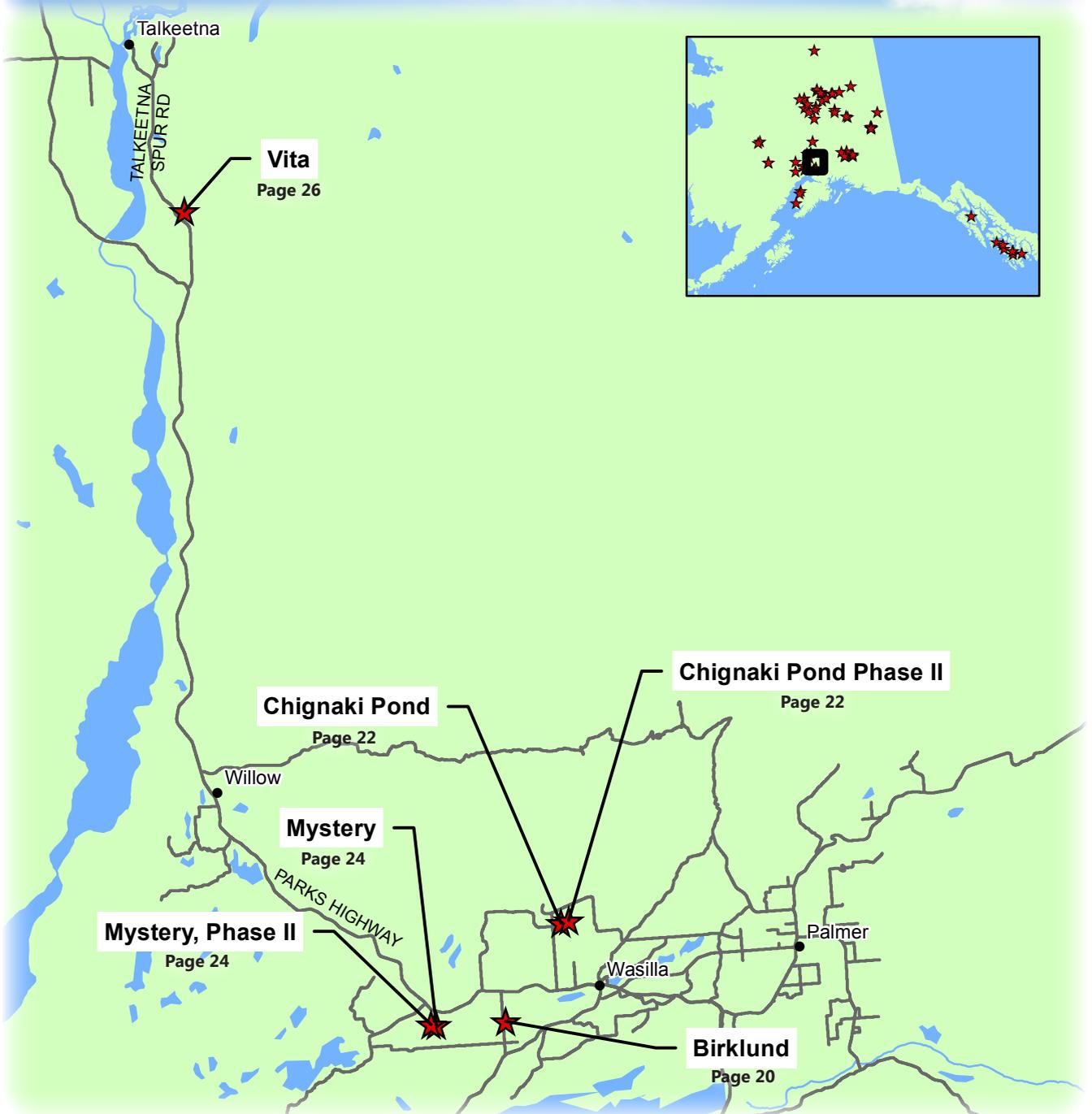


View of Chugach Mountains from Ridgeview



# Matanuska - Susitna Valley - Road Access

Birklund, Chignaki Pond, and Mystery subdivisions feature 1-2 acre residential lots near Wasilla and the Parks Highway. Vita parcels are 3-4 acres and are perfect for residential or recreational use on a quiet road near Talkeetna.



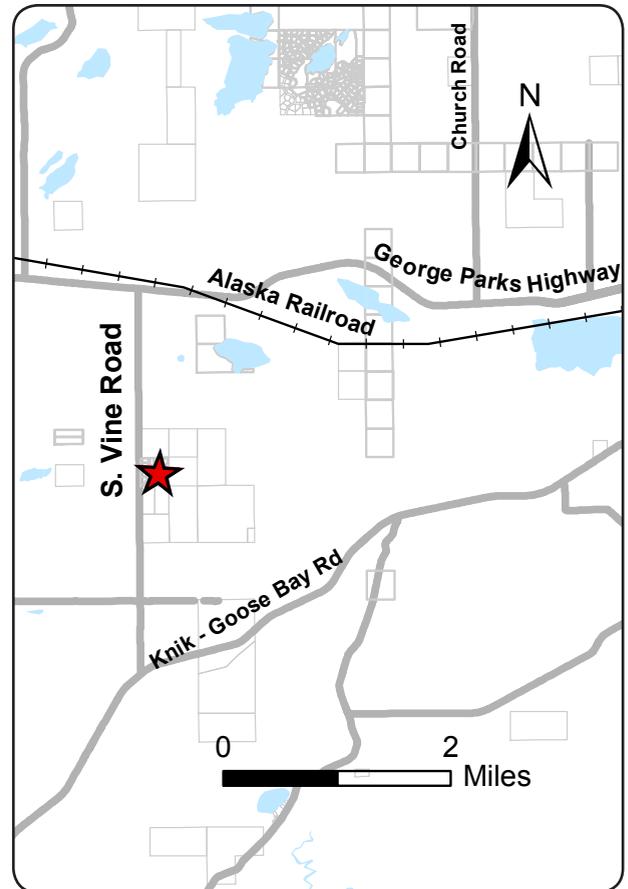


# Birklund

Mat-Su  
Road



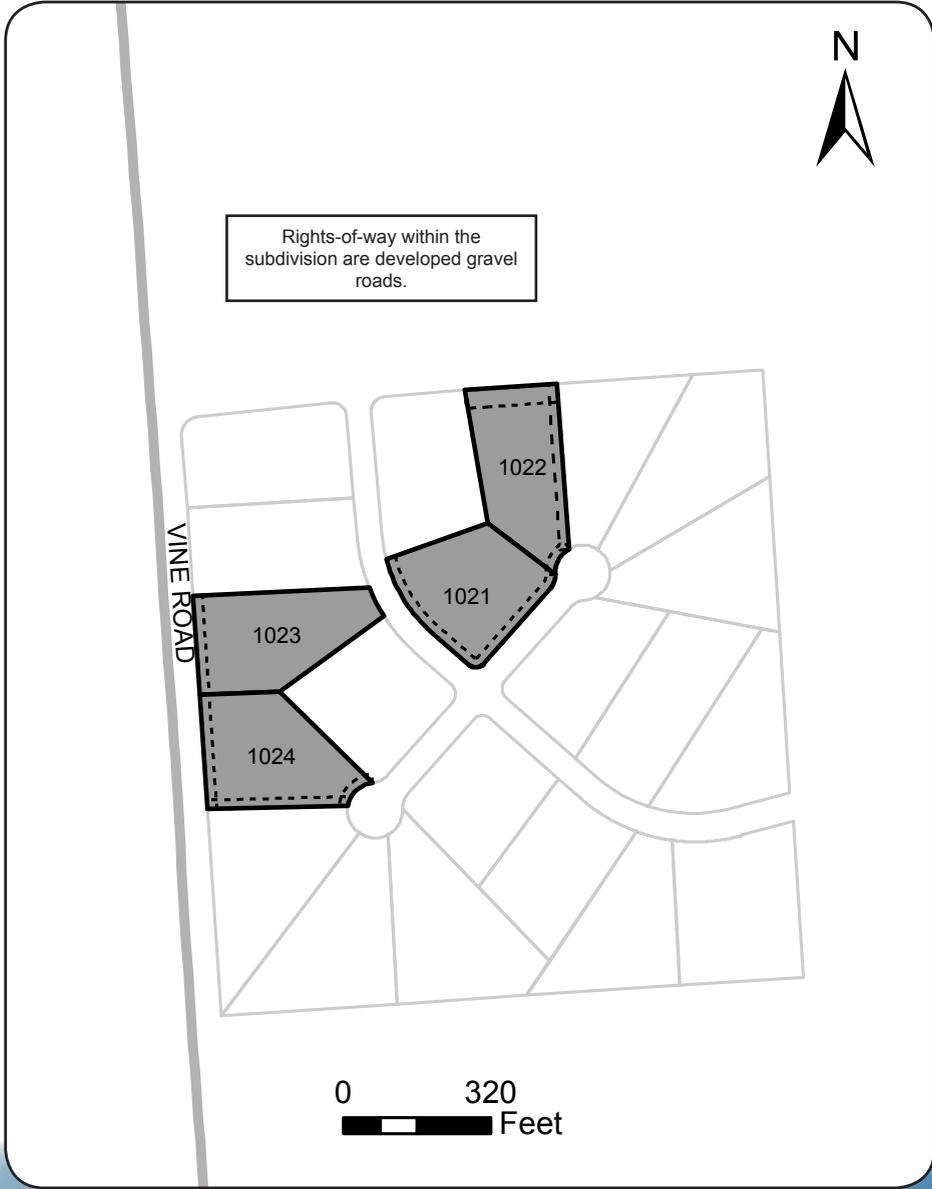
<b>WHY BUY?</b>
Birklund features residential lots just outside of Wasilla with easy access to the Parks Highway.
<b>LOCATION</b>
The Birklund Subdivision is located approximately 5 miles west of Wasilla.
<b>ACCESS</b>
From the Parks highway, turn south onto South Vine Road. Continue for about 1.5 miles to West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots. All rights-of-way within the subdivision have been constructed.
<b>SURVEY &amp; MTRS</b>
Birklund is survey ASLS 2009-17, located in S017N002W14. The survey has been filed as plat 2012-7 in the Palmer Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines.
<b>MUNICIPAL AUTHORITY</b>
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



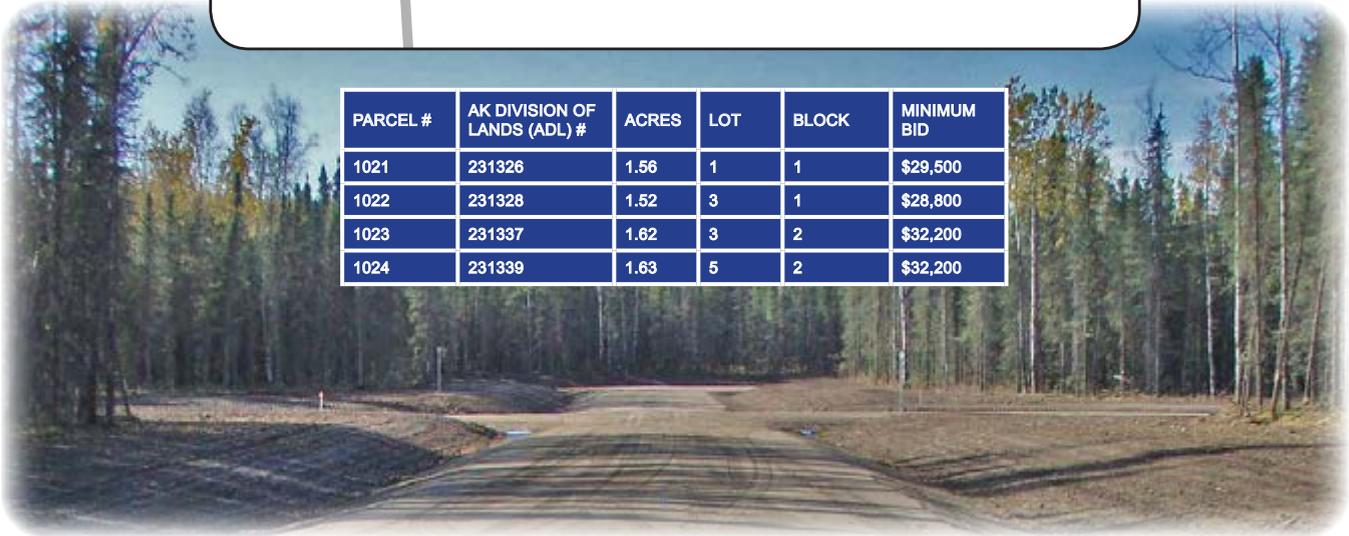
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Birklund



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1021	231326	1.56	1	1	\$29,500
1022	231328	1.52	3	1	\$28,800
1023	231337	1.62	3	2	\$32,200
1024	231339	1.63	5	2	\$32,200



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



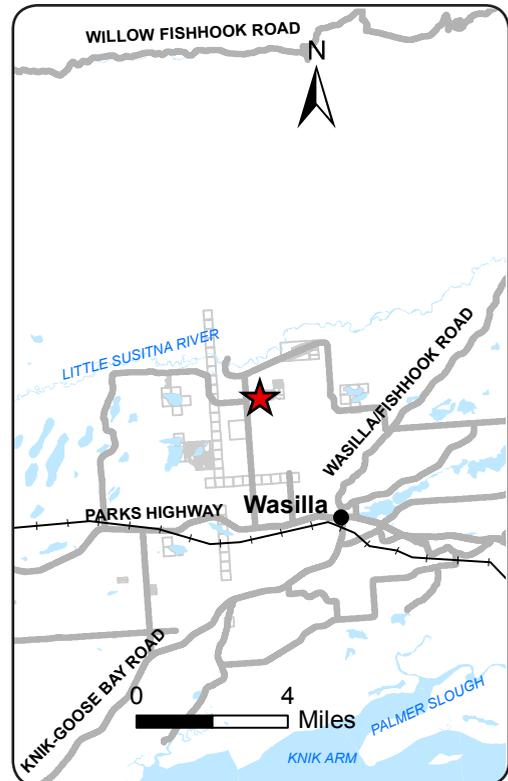
# Chignaki Pond / Chignaki Pond Phase II

Mat-Su  
Road



Cul-de-sac in Chignaki Pond

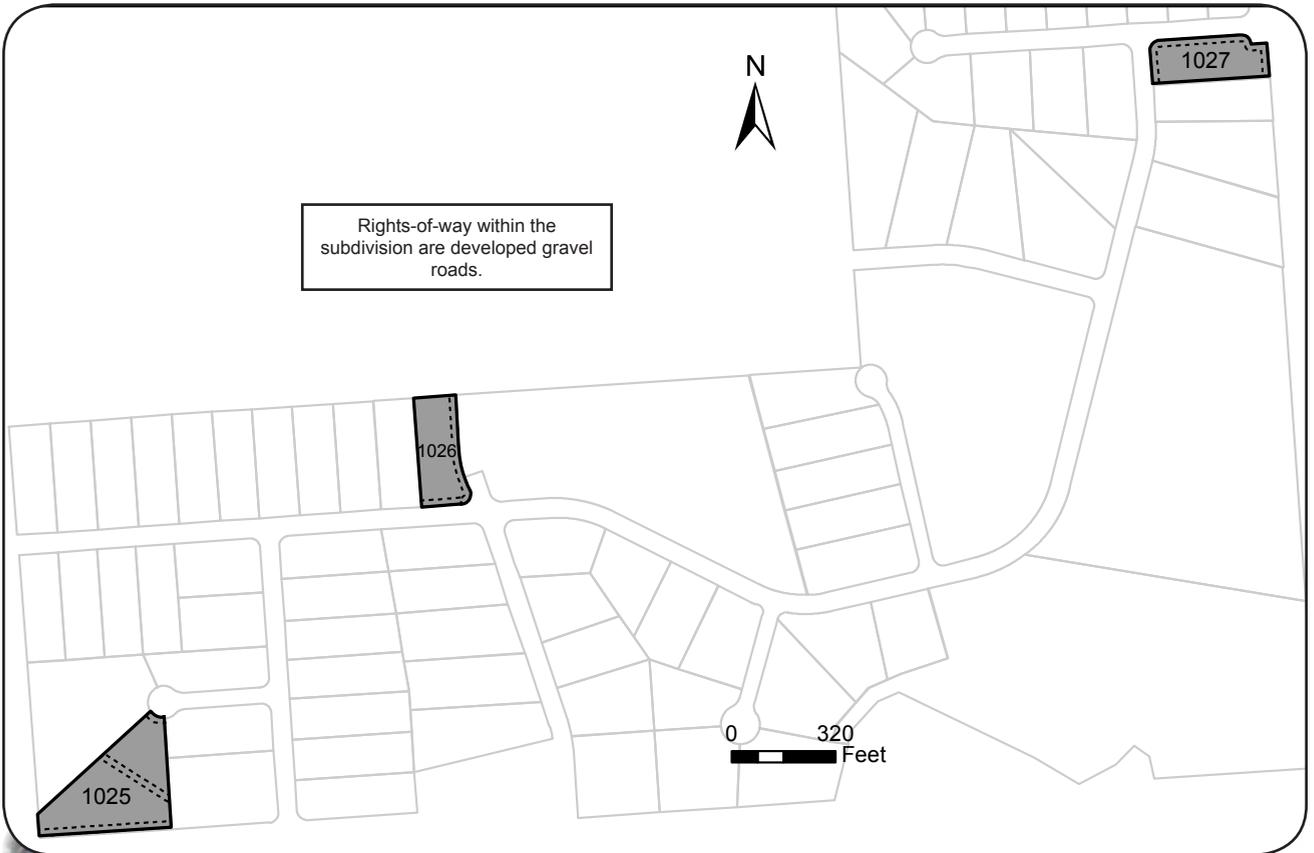
WHY BUY?
Chignaki Pond features wooded residential lots just outside of Wasilla with easy access to the Parks Highway.
LOCATION
The Chignaki Pond subdivision is located northwest of Wasilla off of Church Rd. on Shampine Lane.
ACCESS
From the Parks Hwy., turn North on Church Rd., then right (east) on Shampine Ln., left on N. Sandhill Crane St. into the subdivision.
SURVEY & MTRS
Chignaki Pond is survey ASLS 2004-17, located in S018N001W20. The survey has been filed as plat 2007-3 in the Palmer Recording District. Chignaki Pond Phase II is survey ASLS 2006-12, located in S018N001W20. The survey has been filed as plat 2008-37 in the Palmer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility, drainage, and snow storage easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Chignaki Pond Homeowner's Association or the Chignaki Pond Phase II Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for these associations were recorded in the Palmer Recording District on 1/4/2007 and 3/28/2008, respectively.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Chignaki Pond / Chignaki Pond Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY (ASLS)	MINIMUM BID
1025	229893	2.12	9	1	2004-17	\$33,500
1026	229914	1.04	11	3	2004-17	\$25,000
1027	230339	1.03	1	6	2006-12	\$25,000



Looking west down West Woodpecker Lane

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

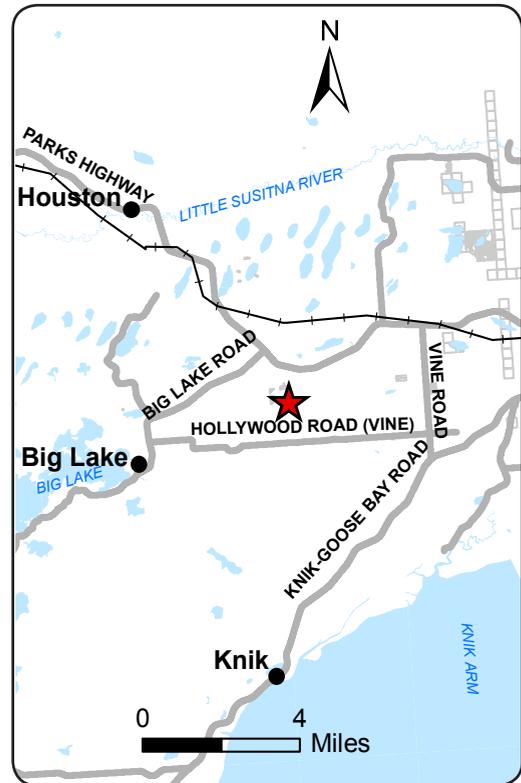


# Mystery / Mystery Phase II

Mat-Su  
Road



WHY BUY?
Mystery Subdivision features residential lots close to the Parks Highway and Wasilla. Many of the parcels are on high ground and have good views of the surrounding mountains and valleys.
LOCATION
Mystery Subdivision is located approximately 10 miles west of Wasilla.
ACCESS
Access to Mystery parcels is from Johnson's Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to the parcels, turn south on Johnson's Road from the highway, then head west into the subdivision on W. Garten Dr, Pinckney Dr, or Backus Dr.
SURVEY & MTRS
Mystery is survey ASLS 2002-28, located in S017N002W18. The survey has been filed as plat 2004-58 in the Palmer Recording District. Mystery Phase II is survey ASLS 2004-32, located in S017N002W18. The survey has been filed as plat 2006-24 in the Palmer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Apr 9, 2004 in the Palmer Recording District.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Mystery / Mystery Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY (ASLS)	MINIMUM BID
1028	228539	2.14	1	4	2002-28	\$33,600
1029	229629	1.28	2	2	2004-32	\$28,000
1030	229632	1.27	5	2	2004-32	\$28,000
1031	229634	1.27	7	2	2004-32	\$28,000
1032	229665	4.19	6	5	2004-32	\$33,300
1033	229666	3.17	7	5	2004-32	\$33,800
1034	229668	1.63	9	5	2004-32	\$28,000
1035	229677	2.8	8	6	2004-32	\$34,500



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

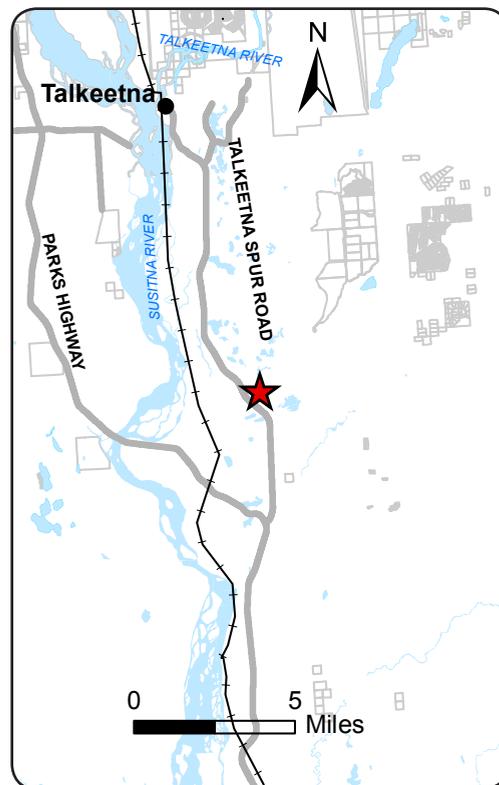


# Vita

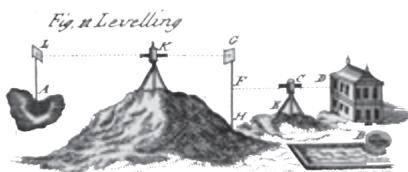
Mat-Su  
Road



<b>WHY BUY?</b>
Vita offers nicely wooded parcels for recreational or residential use near Talkeetna.
<b>LOCATION</b>
Vita is approximately 9 miles south of Talkeetna.
<b>ACCESS</b>
Access is from the Talkeetna Spur Rd., north of Noel Wein Ave., then continue straight north on Moose Hollow Ave. Turn left on East Horton's Hollow Rd. into the subdivision. All parcels are on the road.
<b>SURVEY &amp; MTRS</b>
Vita is survey ASLS 2008-23, located in S024N004W05. The survey has been filed as plat 2011-8 in the Talkeetna Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along roads. Purchasers may need to extend the lines to the parcels at their own expense.
<b>MUNICIPAL AUTHORITY</b>
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.





# Vita



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1036	231087	3.69	2	1	\$26,200
1037	231088	3.69	3	1	\$26,200
1268	231092	3.69	2	2	\$25,900
1038	231094	3.82	4	2	\$25,400

Southwest  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



## Kenai Peninsula - Road Access

Kenai

Beaver Creek features commercial parcels along the Kenai Spur Highway. Kasilof and Happy Creek parcels are suitable for residential or recreational use with easy access to the Sterling Highway with fishing, boating, and a wide variety of outdoor recreation.





# Beaver Creek

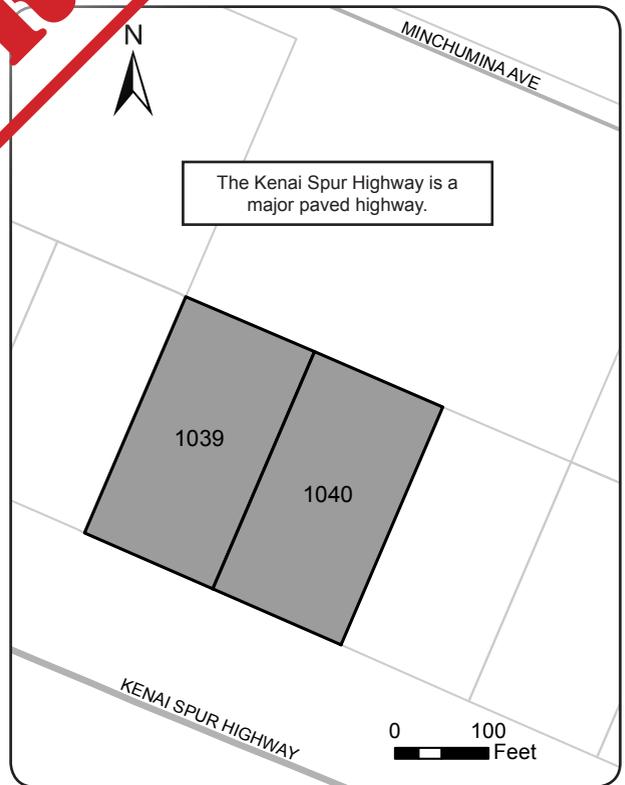


Beaver Creek from Kenai Spur Highway



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1039	228872	0.947	10	B	\$26,800
1040	228873	0.947	11	B	\$26,800

WHY BUY?
These Beaver Creek parcels are zoned commercial and have Kenai Spur Highway frontage. They are well located for a variety of business uses. <b>Non-residents and corporations may bid on this parcel in the auction, see page 127 for eligibility requirements.</b>
LOCATION
Beaver Creek subdivision is located on the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.
ACCESS
Access is directly from the Kenai Spur Highway.
SURVEY & MTR
Beaver Creek is surveyed by EPF 3-9, et al., Section 11W36. The survey has been filed as amended plat 81-001 in the Kenai Planning District.
RESTRICTIONS
Parcels are subject to all plat easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, recorded separately.
UTILITIES
Public water is available along the Kenai Spur Highway. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity and natural gas service are available along the Kenai Spur Highway.
MUNICIPAL AUTHORITY
This area is within the boundary of the City of Kenai and the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
The City of Kenai has zoned this lot as General Commercial (CG). Contact the city for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



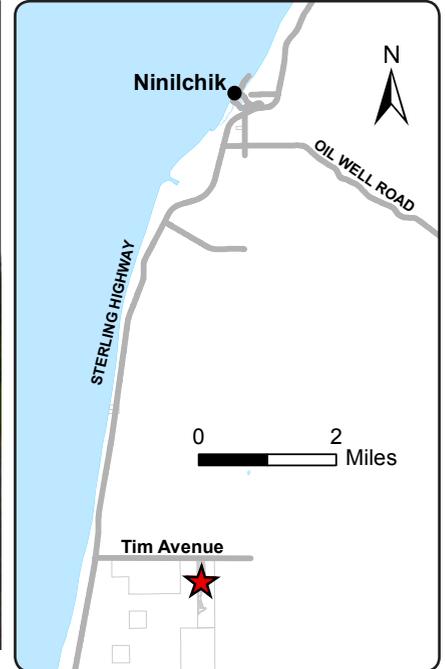
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast  
AK  
Mat-Su  
Road  
Kenai  
Copper River  
Valley  
Susitna Valley  
Remote  
Southwest  
AK  
Fairbanks,  
Elliott Hwy.  
N. Parks  
Highway  
Steele  
Highway  
Richardson,  
AK Highways  
Interior  
Remote  
General  
Information



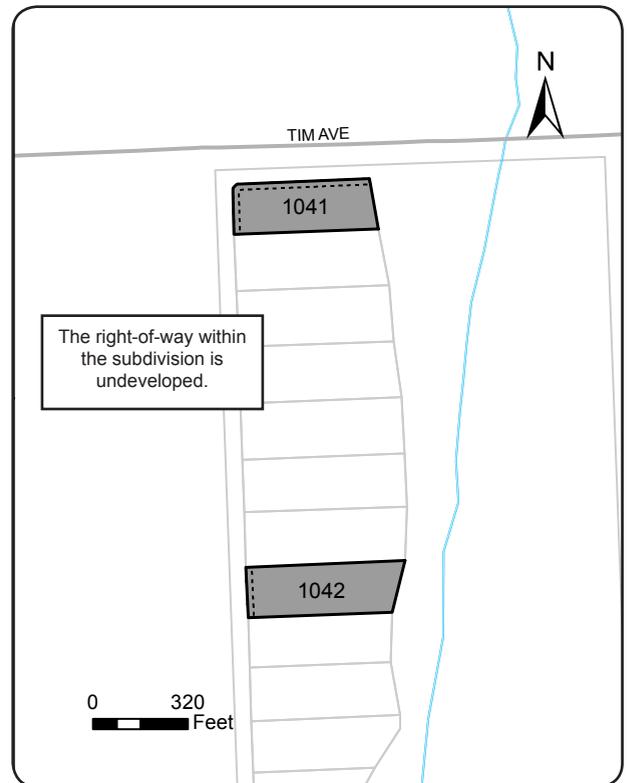
# Happy Creek

Kenai



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1041	231134	1.839	1	\$17,000
1042	231141	2.0	8	\$14,200

WHY BUY?
Happy Creek features recreational or residential lots on the Kenai Peninsula in close proximity to Cook Inlet and the communities of Ninilchik and Anchor Point.
LOCATION
The Happy Creek subdivision is located near the community of Happy Valley, approximately 8 miles southwest of Ninilchik and about 12 miles northeast of Anchor Point.
ACCESS
From the Sterling Highway at approximately mile 142.5, head east on Tim Ave. Access to the parcels is by the platted but not constructed right-of-way Jacob Samuel St.
SURVEY & MTRS
Happy Creek is survey ASLS 2009-11, located in S003S014W4. The survey has been filed as plat 2011-6 in the Homer Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
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.
MUNICIPAL AUTHORITY
This area is within the boundary of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details. This parcel is subject to oil and gas lease ADL 391893. For more information, please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Kasilof



Kasilof Subdivision, parcel 1043 (ADL 65279).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1043	65279	2.07	2	3	\$20,700

WHY BUY?
This Kasilof parcel is near the Kasilof and Kenai Rivers and offers good access to fishing and other recreational activities.
LOCATION
Kasilof subdivision is located along Cook Inlet, north of the Kasilof River, approximately 20 miles from Soldotna.
ACCESS
Access to this parcel is from Soldotna to Kalifornsky Beach Rd., then west on Kasilof Dr., and north on Ruffed Grouse Rd.
SURVEY & MTRS
Kasilof is survey EPF 54-12, located in S004N012W36. The survey has been filed as plat 83-166 in the Kenai Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# Copper River Valley - Remote & Road Access

The Lakes features recreational parcels with Lake Louise waterfront in a gorgeous setting. Ridgeview parcels offer great views and easy access to snowmachining and numerous other recreational activities. Other parcels in Glennallen and Tazlina are close to roads and are suitable for residential or recreational use.

Copper River Valley





# Crosswind Lake RRCS

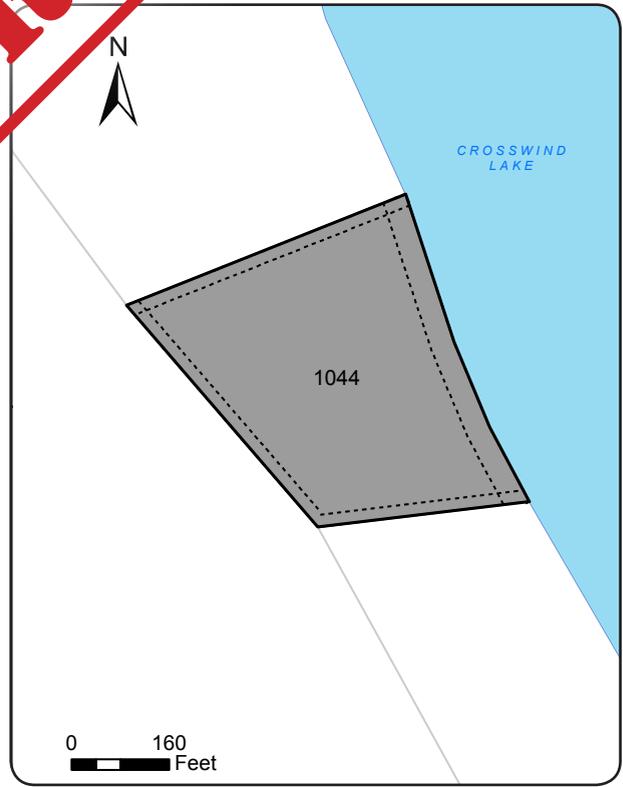


View of mountains from the western shore of Crosswind Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1044	229484	5.0	16	\$16,800

WHY BUY?
Waterfront tract on Crosswind Lake with great access to groomed winter trails.
LOCATION
Crosswind Lake is approximately 25 miles northwest of Glenallen.
ACCESS
Access to Crosswind Lake is by float plane or winter trails to Lake Louise.
SURVEY & MTRS
Crosswind Lake RRCS is surveyed ASLS 2007-25, recorded in 006N0041005. The survey has been filed as plat 2007-6 in the Copper River District.
RESTRICTION
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Other restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be provided unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Parcel 1044 is located on Tentatively Approved land, please see page 125 for details.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



REMOVED FROM SALE

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# Glennallen Area I

Copper River Valley



Glennallen Area Subdivision north of the Glenn Highway.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1045	203234	20	80	\$16,800

LOCATION
This Glennallen Area I parcel is located about a mile east of Glennallen, between the Richardson Highway and the Copper River.
ACCESS
Access is from the Richardson Highway, just south of the Glenn Highway intersection, then east on the platted right-of-way to the parcel.
SURVEY & MTRS
Glennallen Area I is survey ASLS 79-144, located in C004N001W29. The survey has been filed as plat 80-1 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



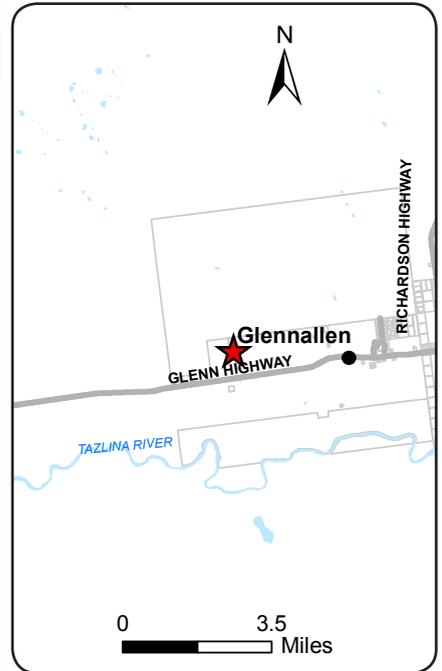
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Glennallen OTE

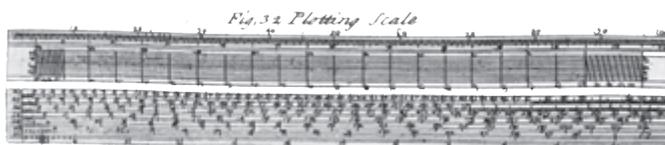


Aerial view of parcel 1047 (ADL 204750), Glennallen OTE.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1046	204740	19.19	4	\$16,600
1047	204750	9.09	27	\$10,900

LOCATION
Both Glennallen OTE parcels are located north of the Glenn Highway, approximately 3 miles west of the community of Glennallen.
ACCESS
Access is from the Glenn Highway along platted rights-of-way.
SURVEY & MTRS
Glennallen OTE is survey ASLS 79-36, located in C004N002W20. The survey has been filed as plat 79-5 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



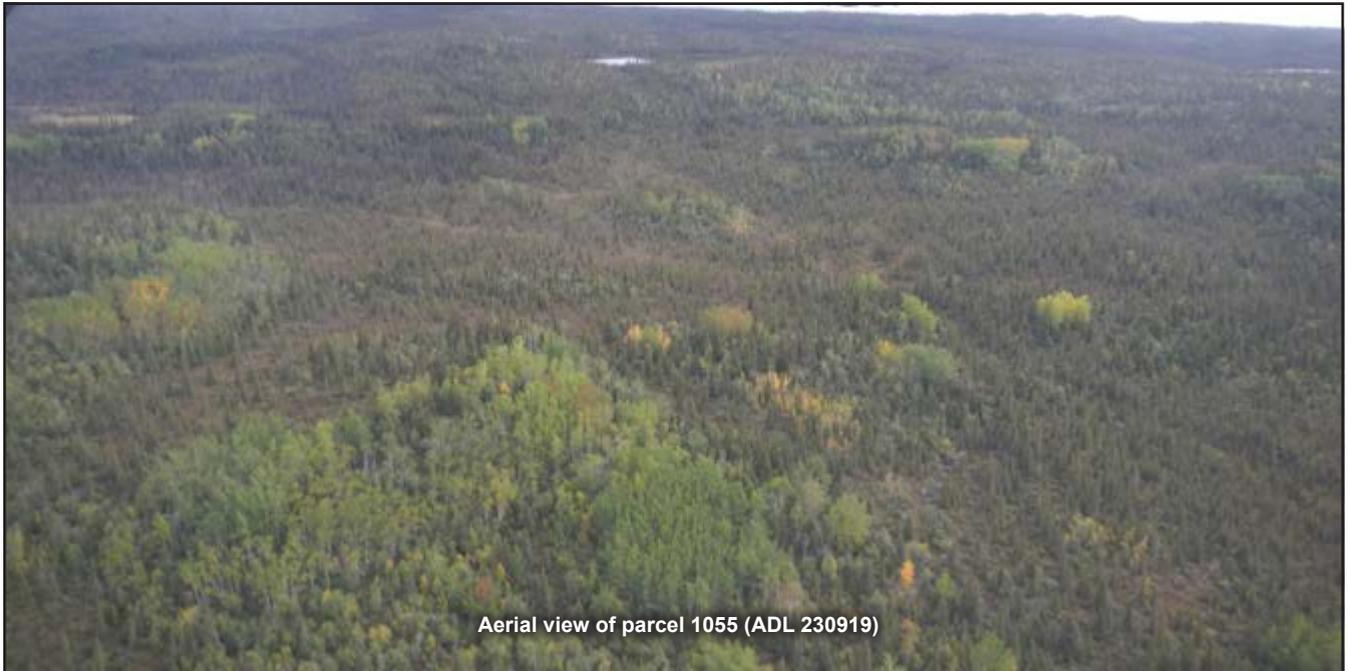
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
**Copper River Valley**  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



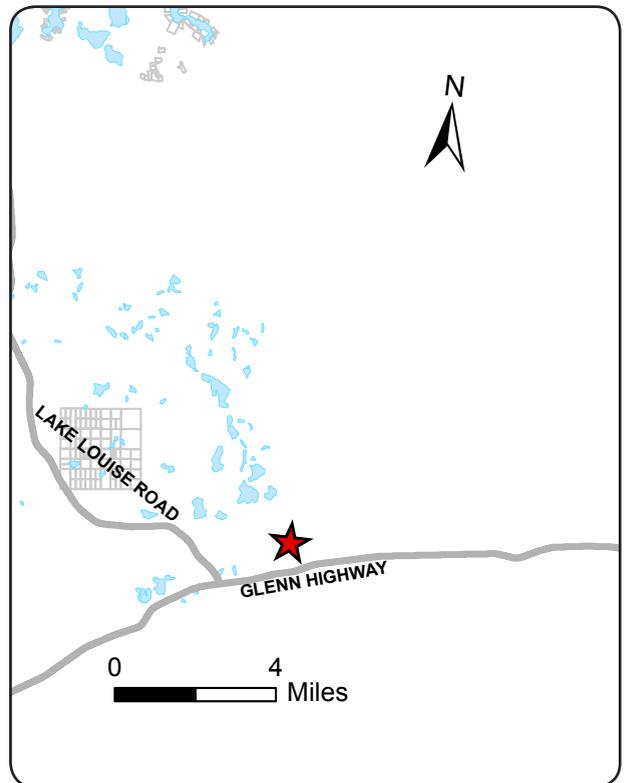
# Ridgeview Area

Copper River Valley



Aerial view of parcel 1055 (ADL 230919)

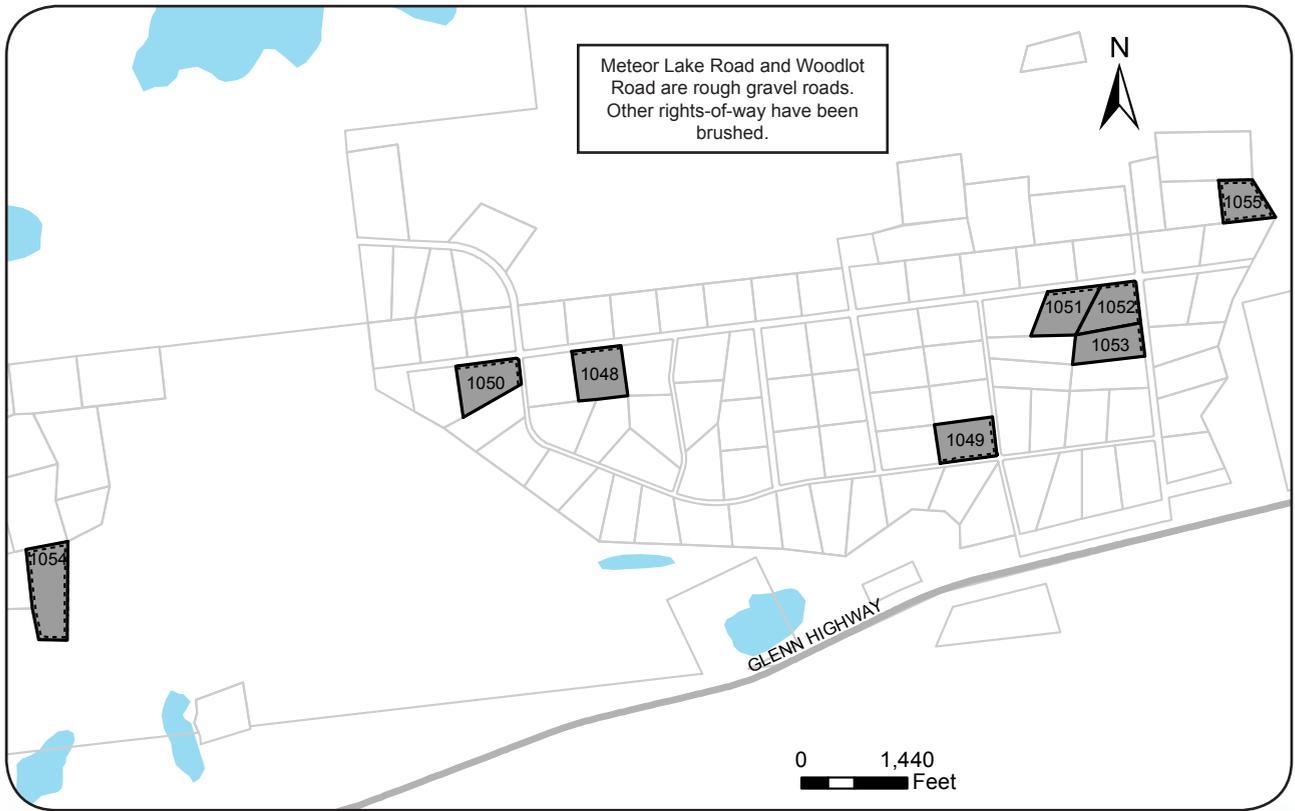
WHY BUY?
Ridgeview is a popular recreation area for hunting, fishing, and winter sports.
LOCATION
Ridgeview is located on the north side of the Glenn Highway, near mile 163.
ACCESS
Access is from the Glenn Highway along gravel roads and platted rights-of-way.
SURVEY & MTRS
Ridgeview Addition I is survey ASLS 2005-16, located in C004N006W27. The survey has been filed as plat 2006-23 in the Chitina Recording District. Ridgeview Phase 1 is survey ASLS 2004-42, located in C004N006W26. The survey has been filed as plat 2006-3 in the Chitina Recording District. Ridgeview RRCS is survey ASLS 2009-46, located in C004N006W28. The survey has been filed as plat in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details. Local wells have reported depths of 260-510 feet.
Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the lines at their own expense.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Parcels 1048-1055 are located on Tentatively Approved land, please see page 125 for details.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Ridgeview Area



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	TRACT	SURVEY (ASLS)	MINIMUM BID
1048	229955	10.91	4	2		2005-16	\$12,700
1049	229978	9.81	1	6		2005-16	\$11,900
1050	230000	10.42	15	7		2005-16	\$12,300
1051	229709	9.42	8	4		2004-42	\$12,500
1052	229710	9.41	9	4		2004-42	\$12,500
1053	229711	9.37	10	4		2004-42	\$12,400
1054	230779	14.41			30	2009-46	\$16,000
1055	230919	7.6			14	2009-46	\$10,600



Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

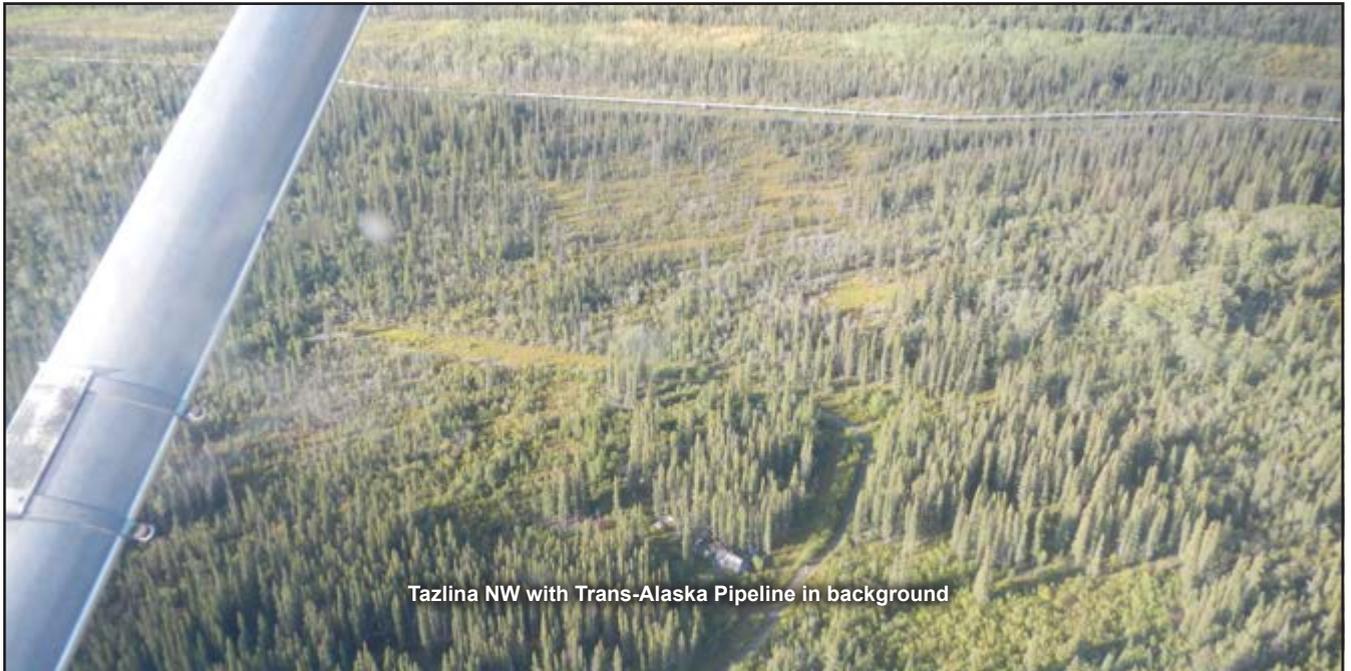
Interior Remote

General Information



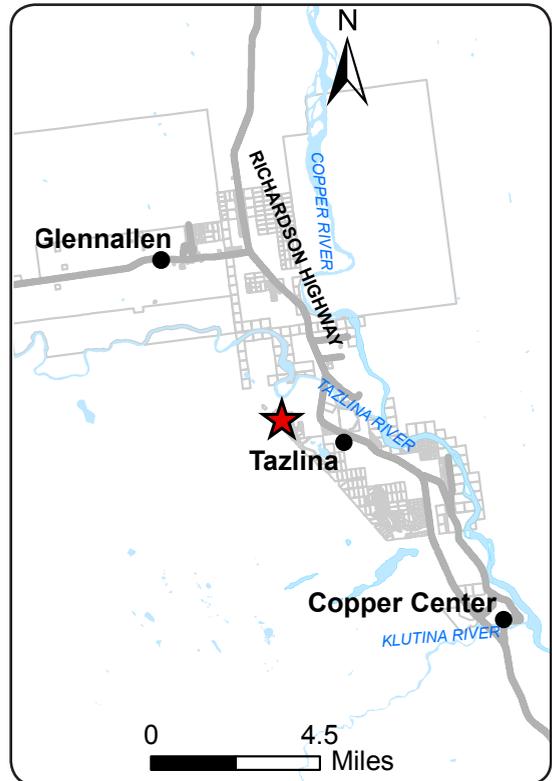
# Tazlina Northwest

Copper River Valley



Tazlina NW with Trans-Alaska Pipeline in background

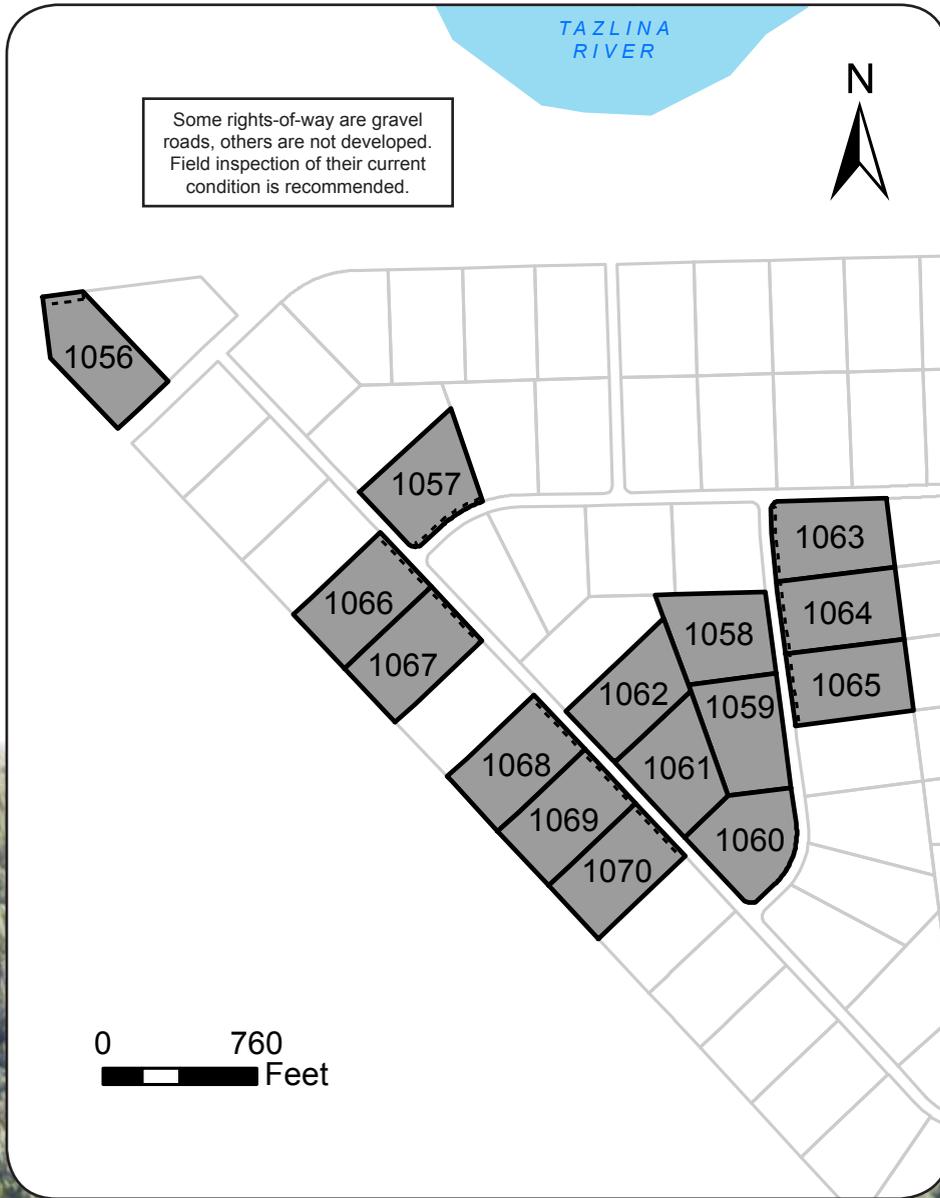
LOCATION
Tazlina Northwest is located west of the Richardson Highway, approximately 5 miles south of Glennallen near the Tazlina River.
ACCESS
Access is from the Richardson Highway via a pipeline access road. Several parcels (1056, 1057, 1066, and 1067) have gravel roads leading to them. Access to other parcels is via platted rights-of-way.
SURVEY & MTRS
Tazlina Northwest is survey ASLS 79-226, located in C003N001W17, 18. The survey has been filed as plat 80-4 in the Chitina Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Tazlina Northwest



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1056	204640	5.0	1	1	\$21,500	1064	204672	4.963	2	5	\$7,900
1057	204649	4.956	8	2	\$21,300	1065	204673	4.896	3	5	\$7,800
1058	204665	4.9	5	4	\$7,800	1066	204701	5.0	4	7	\$21,500
1059	204666	4.9	6	4	\$7,800	1067	204702	5.0	5	7	\$21,500
1060	204667	4.782	7	4	\$7,800	1068	204704	5.0	7	7	\$8,000
1061	204668	4.9	8	4	\$7,800	1069	204705	5.0	8	7	\$8,000
1062	204669	4.9	9	4	\$7,800	1070	204706	5.0	9	7	\$8,000
1063	204671	5.116	1	5	\$8,100						

Southeast  
AK

Mat-Su  
Road

Kenai

**Copper River  
Valley**

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



# The Lakes

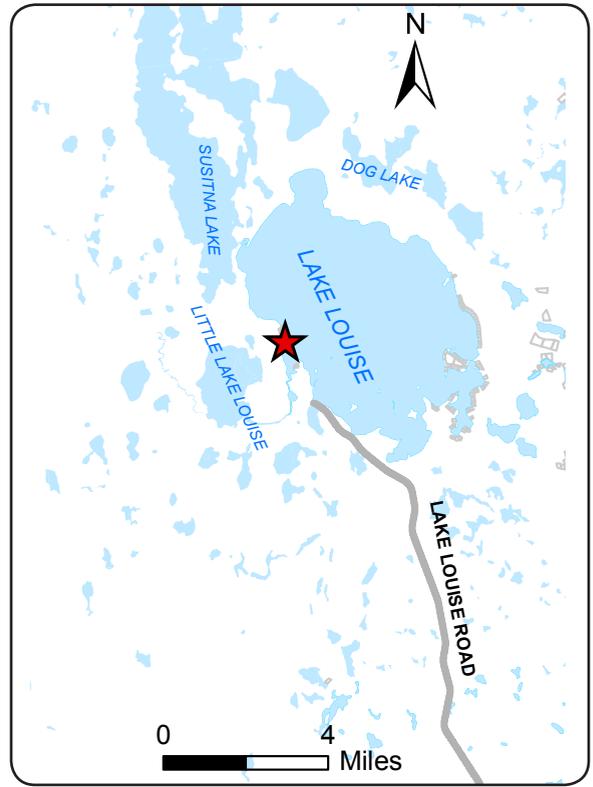
**NEW FOR 2015!**



Parcels 1072 and 1073 (ADLs 232049, 232050) along Lake Louise

Copper River Valley

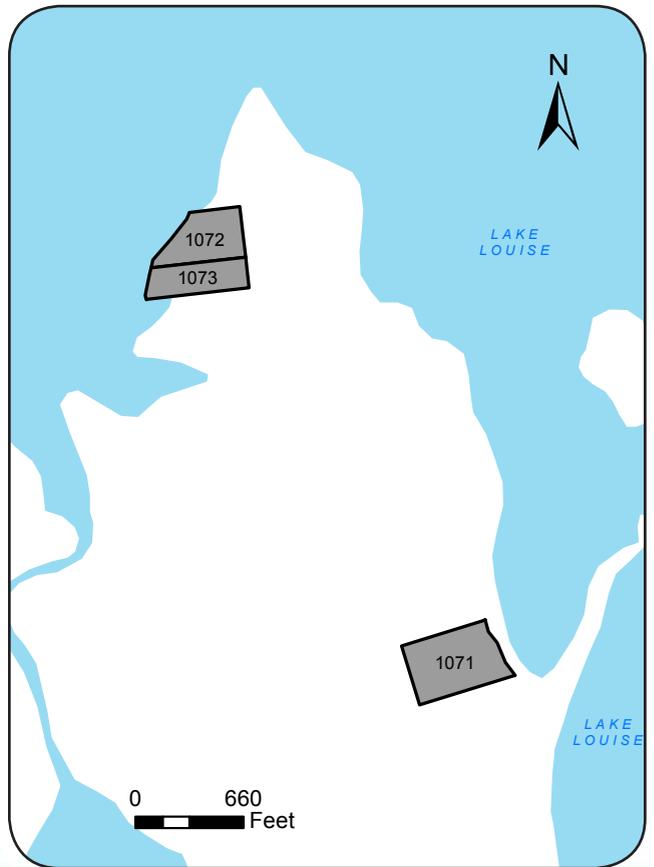
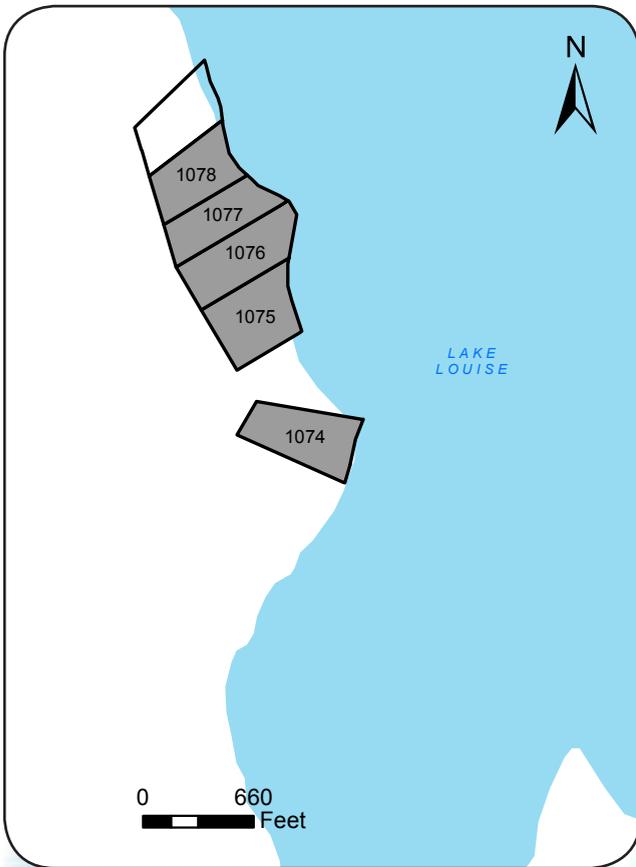
WHY BUY?
The Lakes features parcels on Lake Louise with excellent opportunities for boating, fishing, hunting, snowmachining, and other outdoor activities.
LOCATION
These parcels are along the western shore of Lake Louise, approximately 2 miles north of the end of Lake Louise Rd.
ACCESS
Access is by boat, float plane, or snowmachine from Lake Louise Rd. The Lake Louise State Recreation Area offers boat launching and parking.
SURVEY & MTRS
The Lakes parcels are US Surveys 3493 and 3504, located in C006N007W06, 07, 18. The parcels are in the Chitina Recording District. The surveys have been filed with the US Dept. of the Interior and are available from the BLM.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. All parcels in The Lakes will be subject to the following restrictions as a condition of sale: -50 foot public access easement upland from ordinary high water. -100 foot building setback upland from ordinary high water. -50 foot public access easements along certain upland lot lines. -30 foot utility easements along certain upland lot lines. For detailed depictions of these easements, please contact DNR Land Sales at 907-269-8594. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.  There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# The Lakes



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY (USS)	MINIMUM BID
1071	232048	4.88	11	3493	\$36,200
1072	232049	3.19	23	3493	\$27,500
1073	232050	2.67	24	3493	\$25,600
1074	232068	4.75	5	3504	\$35,600
1075	232070	4.86	7	3504	\$36,100
1076	232071	4.92	8	3504	\$36,500
1077	232072	3.94	9	3504	\$31,300
1078	232073	3.96	10	3504	\$31,500



Parcel 1071 (ADL 232048) along Lake Louise

Southeast  
AK

Mat-Su  
Road

Kenai

**Copper River  
Valley**

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

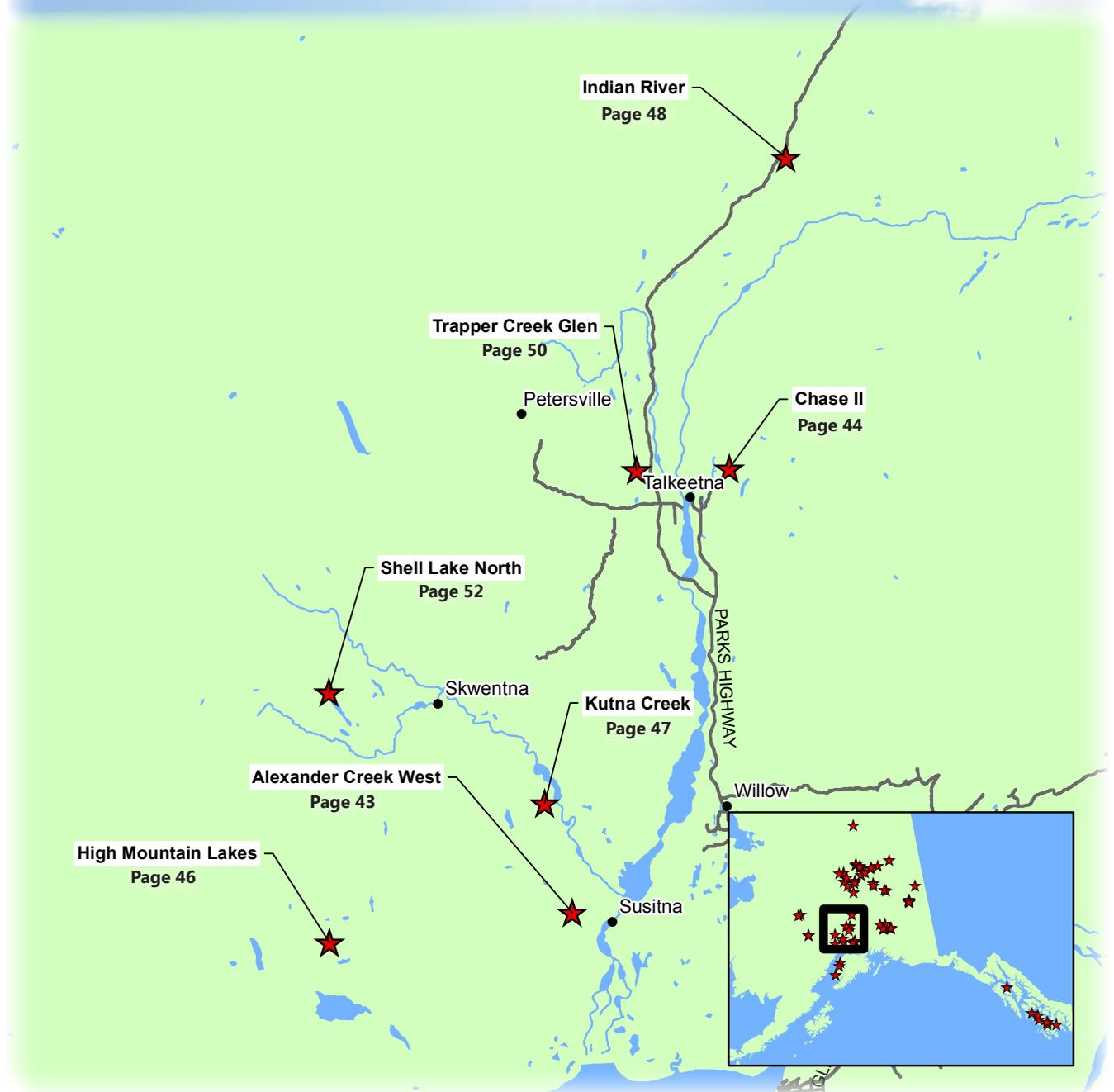
General  
Information



# Susitna Valley - Remote

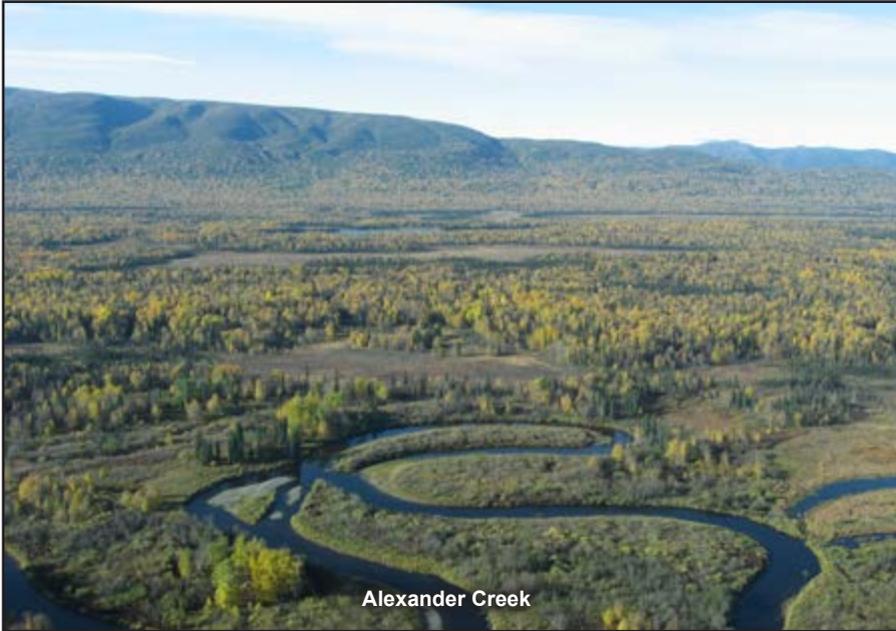
Susitna Valley Remote parcels are ideal for recreation or remote living. Many are located near roads off of short ATV or snowmachine trails. Others are far from the road system and are best accessed by plane or sometimes boat.

Susitna  
Valley Remote

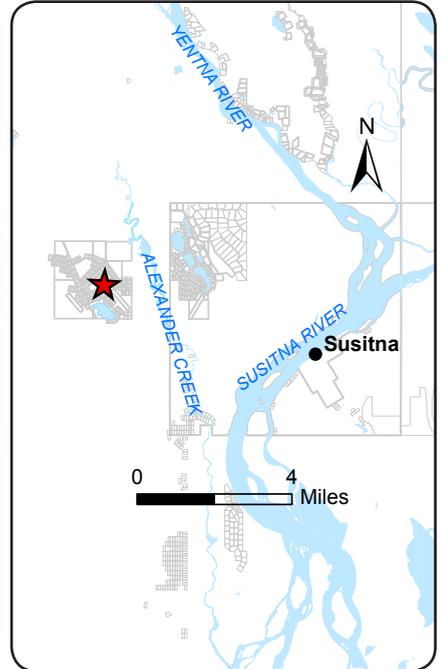




# Alexander Creek West

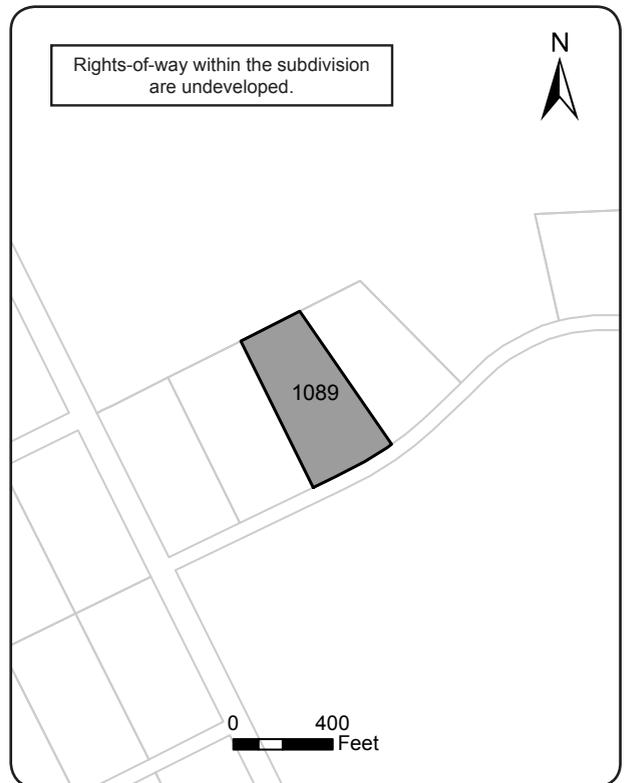


Alexander Creek



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1089	204886	4.79	10	2	\$4,600

LOCATION
Alexander Creek is located approximately 35 air miles northwest of Anchorage and 6 miles due west of the confluence of the Yentna and Susitna Rivers.
ACCESS
Access is by plane to one of the lakes in the subdivision or via snowmachine or ATV along trails or across general state land from the Susitna River.
SURVEY & MTRS
Alexander Creek West is survey ASLS 79-209, located in S017N008W10. The survey has been filed as plat 80-133 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Sep 29, 1980 in the Anchorage Recording District.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
**Susitna Valley Remote**  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



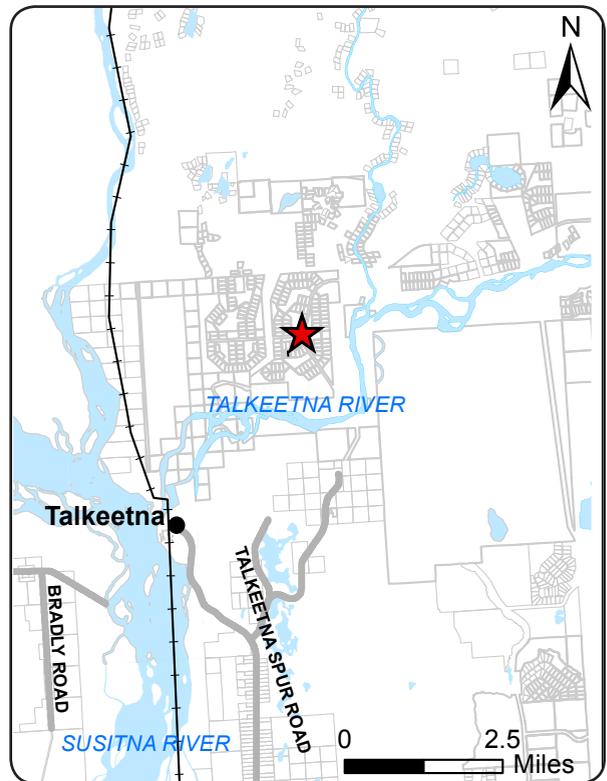
# Chase II

Susitna Valley Remote

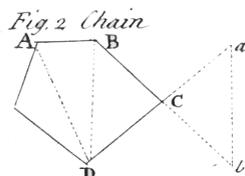
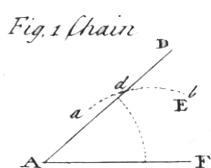


View of Chase II Subdivision looking north. Parcels 1094 and 1095 are visible within this photo.

LOCATION
Chase II is northeast of Talkeetna, approximately a half mile north of the Talkeetna River.
ACCESS
The Chase Trail crosses the railroad bridge from downtown Talkeetna, and provides access to easements and platted rights-of-way leading to the parcels.
SURVEY & MTRS
Chase II is survey ASLS 79-149, located in S026N004W4,5,8,&9. The survey has been filed as plat 80-134 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Oct 22, 1980 in the Talkeetna Recording District.



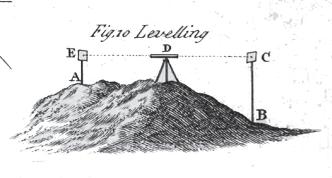
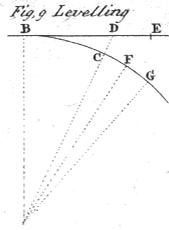
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.





# Chase II

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	UNIT	MINIMUM BID
1090	214405	15.0	1,2,3	18	IB	\$11,700
1091	214407	10.0	1,2	20	IB	\$9,000
1092	214431	10.0	1,2	9	IIA	\$9,000
1093	214448	10.0	3,4	15	IIB	\$9,000
1094	214451	14.782	1,2,3	17	IIC	\$11,700
1095	214453	10.0	6,7	17	IIC	\$9,000

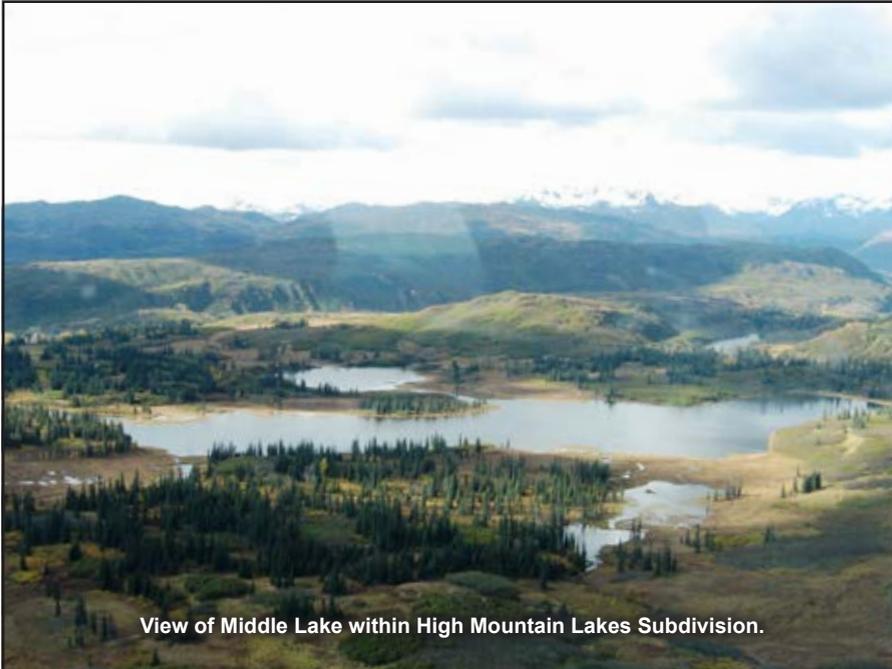


- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK

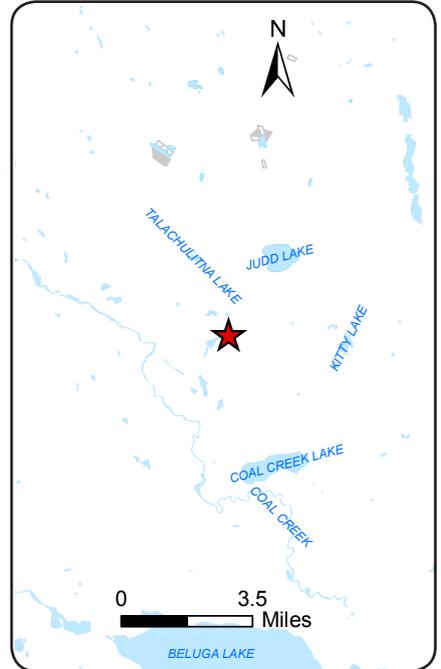


# High Mountain Lakes

Susitna Valley Remote

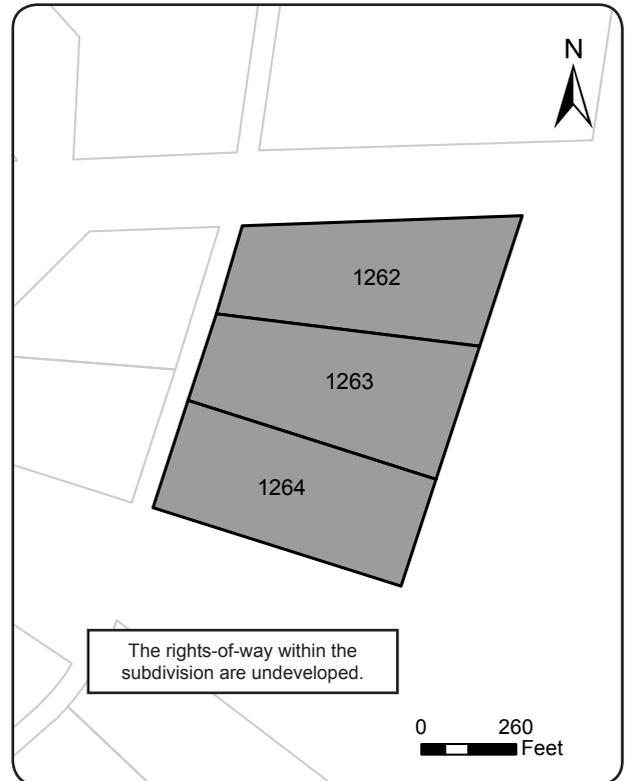


View of Middle Lake within High Mountain Lakes Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1262	210574	4.98	1	1	\$3,700
1263	210575	4.98	2	1	\$3,700
1264	210576	4.95	3	1	\$3,700

LOCATION
High Mountain Lakes is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.
ACCESS
Access is by float plane to one of the lakes and then to individual parcels along platted rights-of-way.
SURVEY & MTRS
High Mountain Lakes is survey ASLS 80-154, located in S017N013W27. The survey has been filed as plat 81-67 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Modified Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Apr 21, 1981 in the Anchorage Recording District.



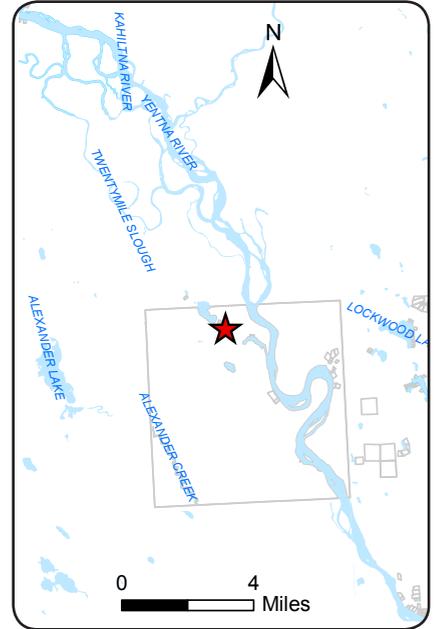
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Kutna Creek

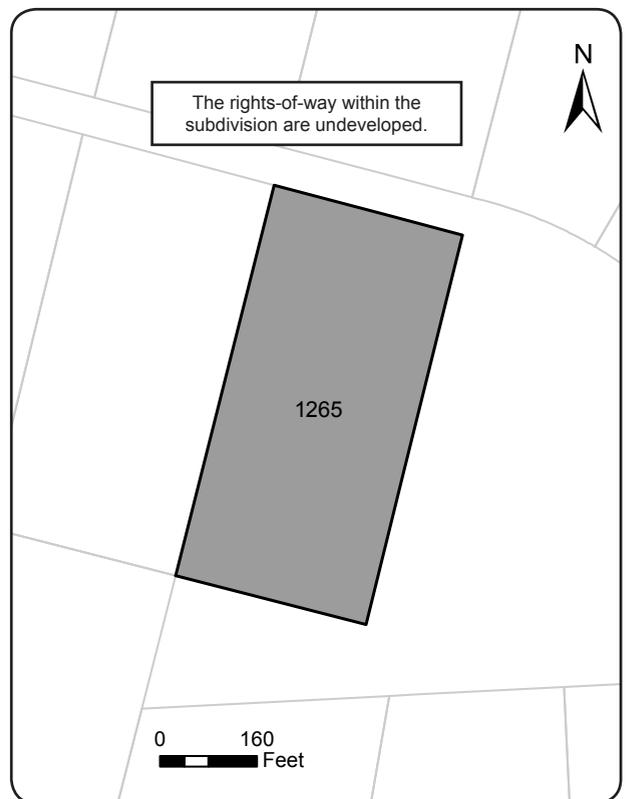


Southern end of an unnamed lake within Kutna Creek Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1265	213379	4.99	3	11	\$4,800

LOCATION
Kutna Creek is located approximately 50 miles northwest of Anchorage and about 11 to 12 miles west of the Yentna River.
ACCESS
Access is by float plane to the unnamed lake in the center of the subdivision, then along the rights-of-way to individual parcels. Access by snowmachine from the Yentna River is also possible. Summer access by boat on the Yentna River may also be possible.
SURVEY & MTRS
Kutna Creek is survey ASLS 80-157, located in S019N008W04. The survey has been filed as plat 81-127 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line, pedestrian access, and green belt easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Jun 30, 1981 in the Anchorage Recording District.
This parcel is subject to an oil and gas lease (ADL 392511). For more information please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# Indian River

Susitna Valley Remote



Aerial view of trail leading into Indian River Subdivision

LOCATION
Indian River Subdivision is approximately 40 miles northwest of Talkeetna, adjacent to and east of the Alaska Railroad and the Parks Highway.
ACCESS
From the Parks highway at mile 169, just north of the railroad crossing, using one of the two platted rights-of-way: Kieen Lane or Travios Lane. These rights-of-way are ATV trails, and are not currently useable by highway vehicles. The Alaska Railroad right-of-way is NOT legal access.
SURVEY & MTRS
Indian River is survey ASLS 80-131, located in S033N002W15,16. The survey has been filed as plat 81-50 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, screening, walkway, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.  There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Parcels 1096-1100 are located on Tentatively Approved land, please see page 125 for details.  This area is in a Modified Fire Management Option. See the Fire section of this brochure on page 122 for details.

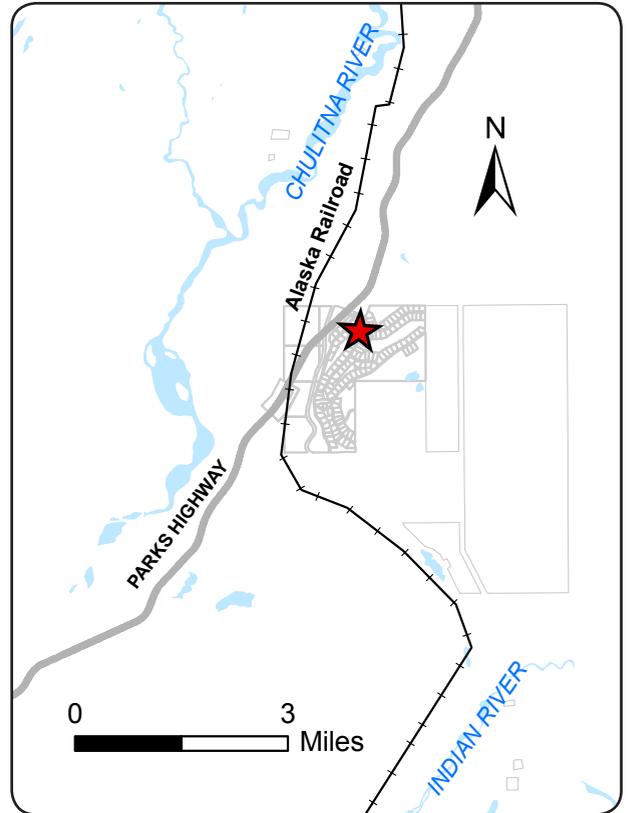
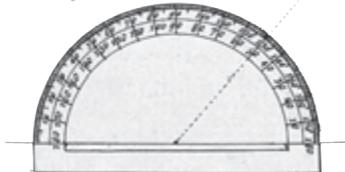


Fig. 29 Protractor



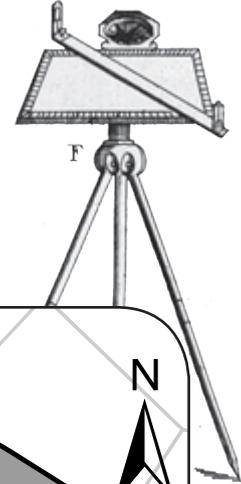
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Indian River

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1096	210351	4.87	2	2	\$8,600
1097	210353	4.693	4	2	\$8,400
1098	210355	3.808	6	2	\$7,400
1099	210356	4.418	7	2	\$7,800
1100	210357	3.851	8	2	\$7,500

Fig. 31 Plain Table



Southeast AK

Mat-Su Road

Kenai

Copper River Valley

**Susitna Valley Remote**

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General Information



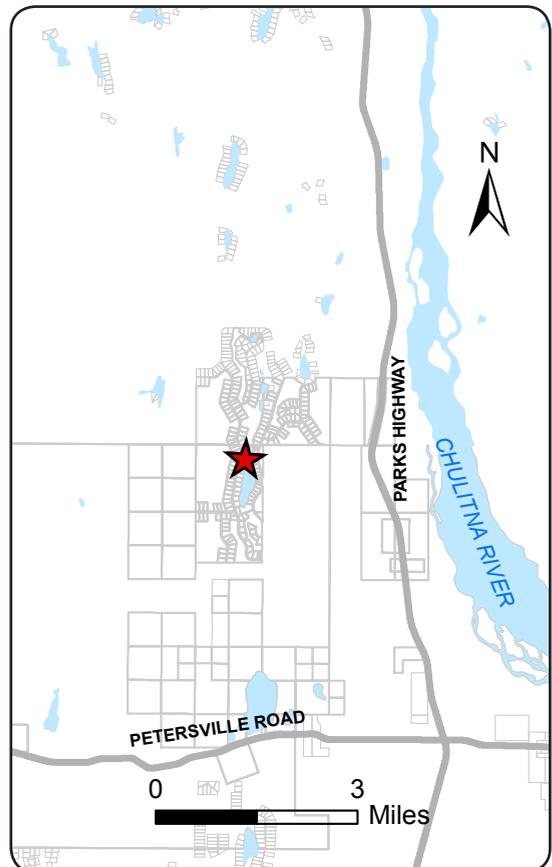
# Trapper Creek Glen

Susitna  
Valley Remote



Bridge leading into Trapper Creek Glen

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. Platted rights-of-way within the subdivision may not have been constructed.
SURVEY & MTRS
Trapper Creek Glen is survey ASLS 79-242, located in S026N006W02, and S027N006W26,36. The survey has been filed as plat 80-119 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the Parks Hwy.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Sep 29, 1980 in the Talkeetna Recording District. The Trapper Creek Glen Homeowner's Association is active, see their website at <a href="http://tcghoa.org">http://tcghoa.org</a>



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Trapper Creek Glen

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1102	205691	4.847	3	9	\$8,700
1103	205742	3.921	6	27	\$7,600
1104	206016	3.135	1	20	\$7,600
1105	206026	4.349	5	21	\$9,000

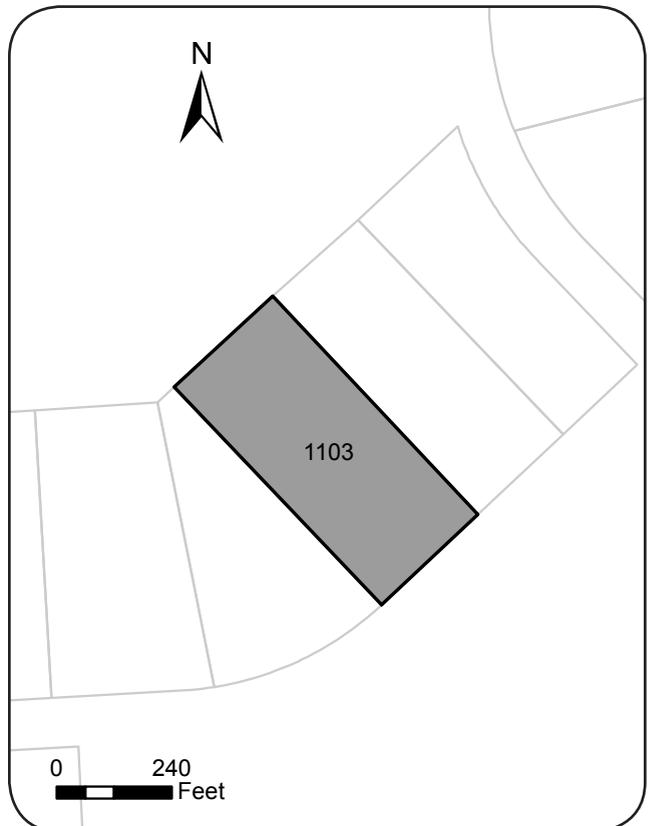
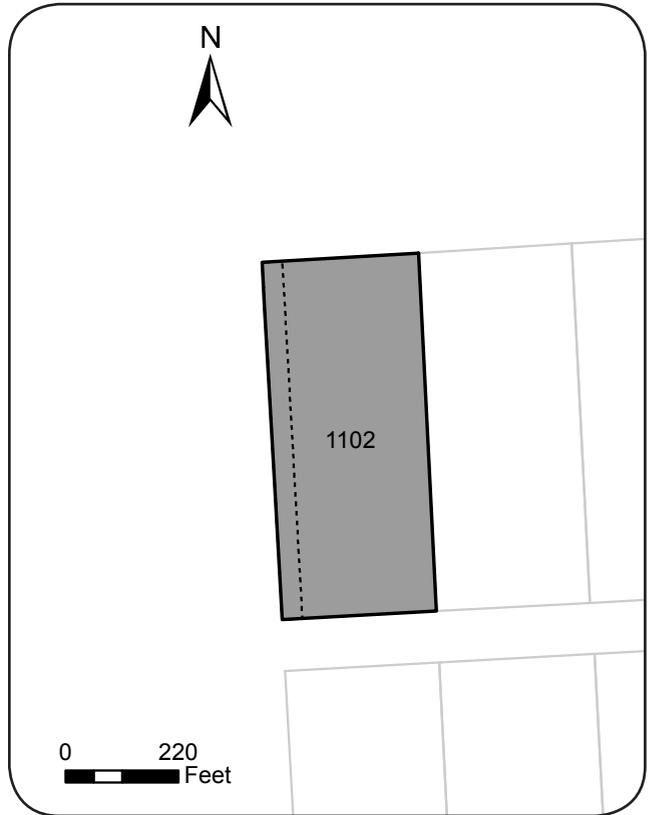
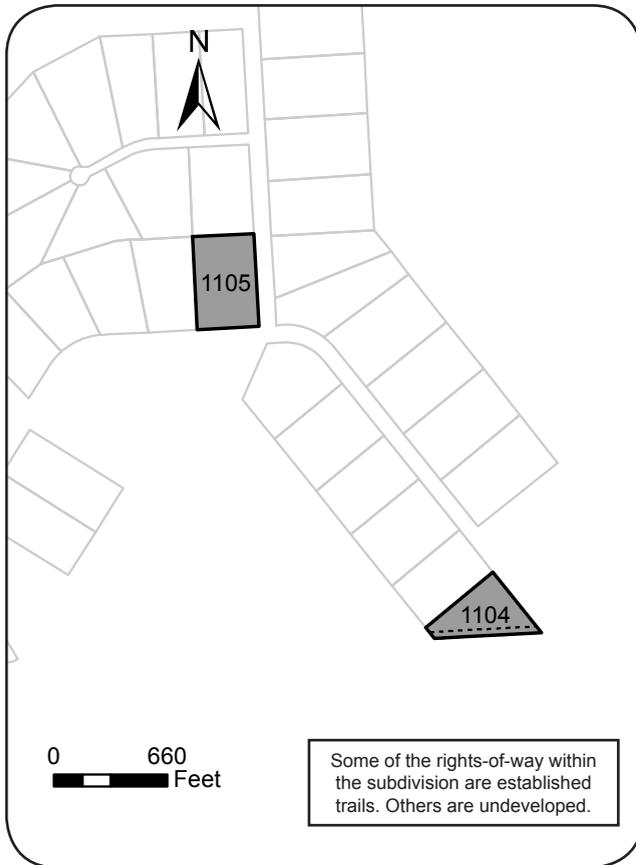
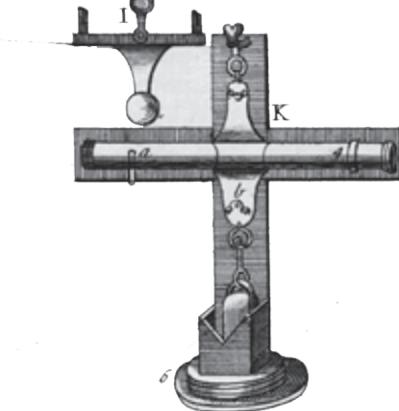


Fig. 7 Reflecting Level



Southeast AK

Mat-Su Road

Kenai

Copper River Valley

**Susitna Valley Remote**

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General Information

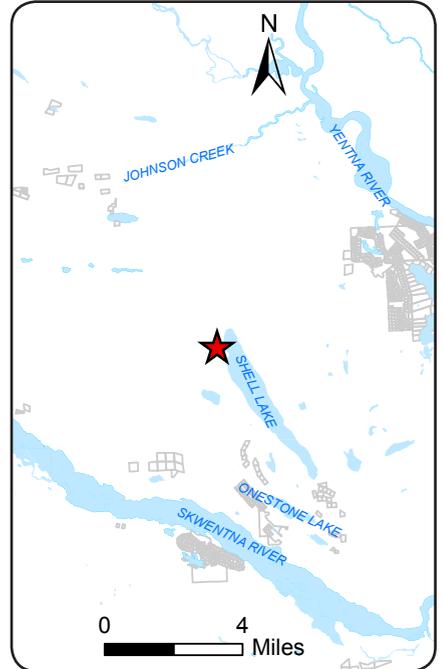


# Shell Lake North

Susitna  
Valley Remote

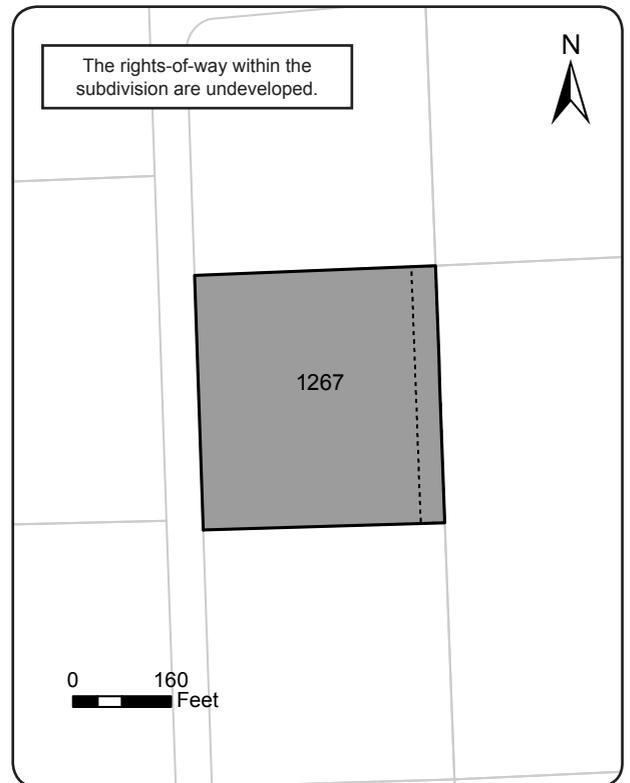


View of the northern end of Shell Lake looking northeast. Parcel 1267 is left of the center of the photo.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1267	214028	3.625	5	3	\$3,200

LOCATION
Shell Lake North is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.
ACCESS
Access is by float plane to Shell Lake and then to individual parcels along platted rights-of-way. Access by snowmachine from the Yentna River may also be possible.
SURVEY & MTRS
Shell Lake North is survey ASLS 80-174, located in S022N013W23. The survey has been filed as plat 81-273 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Mat-Su Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details. Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Nov 12, 1981 in the Anchorage Recording District.

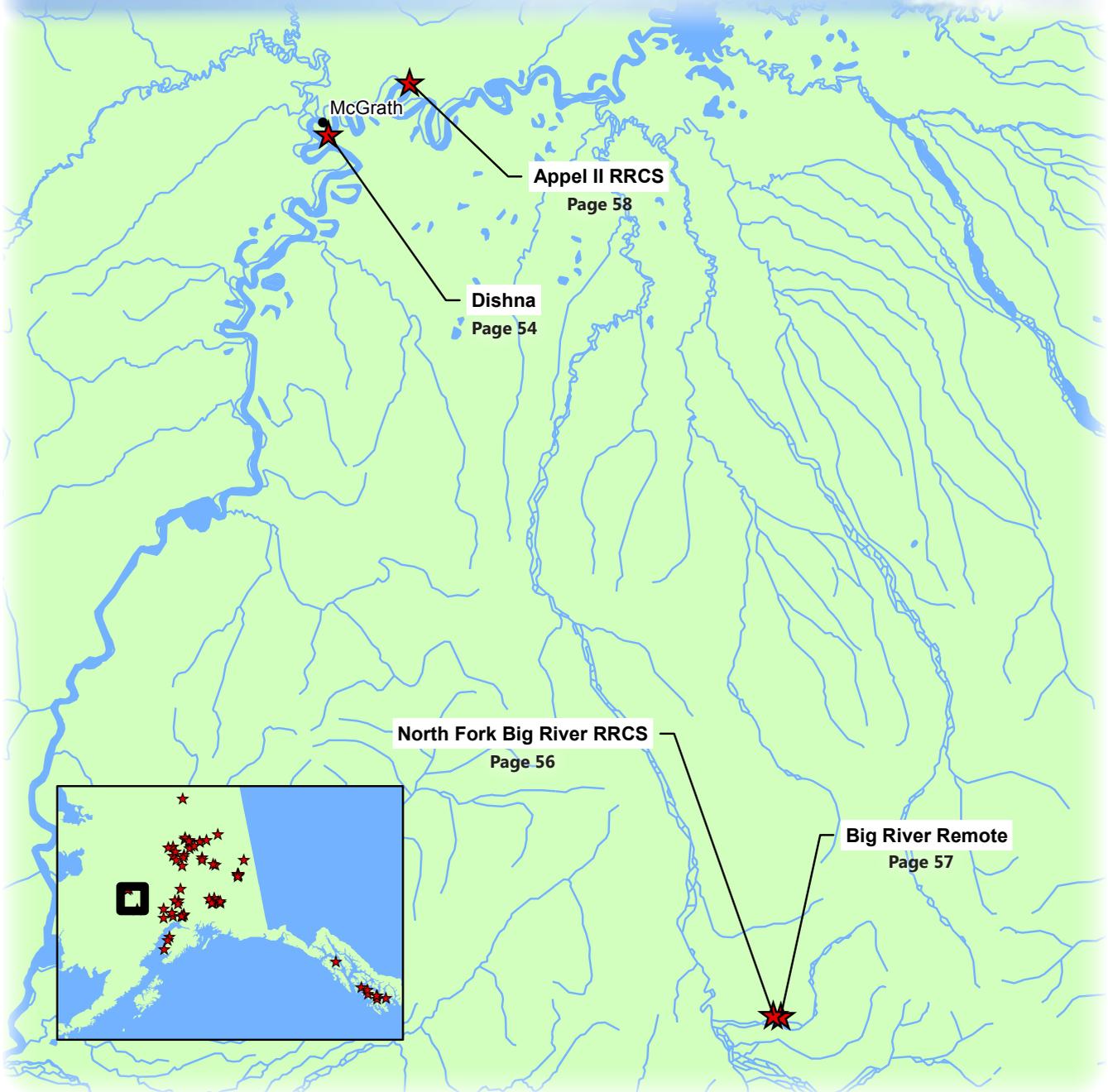


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Southwest Alaska - Remote

These are remote parcels in southwestern Alaska. Dishna features residential lots on constructed roads on the edge of McGrath. The other parcels are all remote and are accessed by plane, boat, or snowmachine.



Southwest  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

**Southwest  
AK**

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



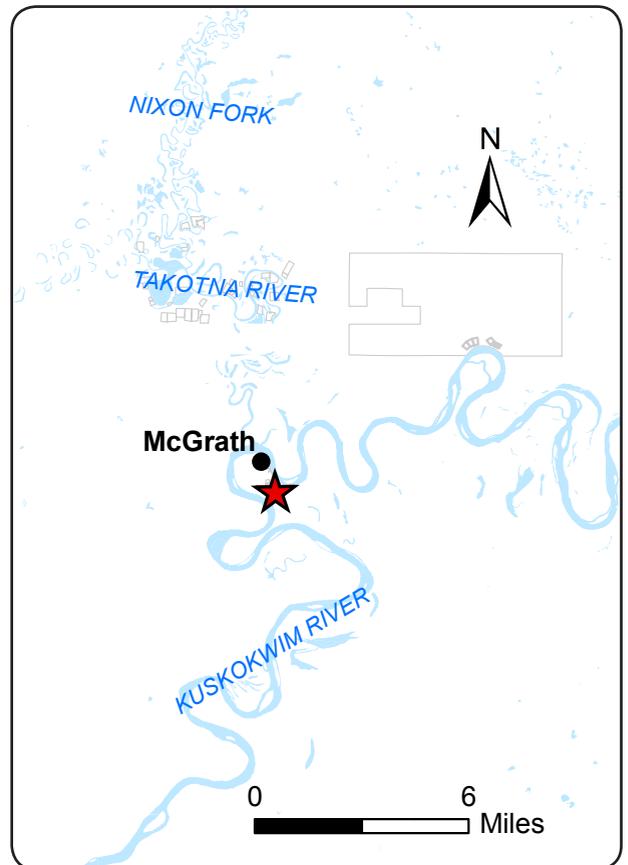
# Dishna



I street in Dishna Subdivision.

Southwest  
AK

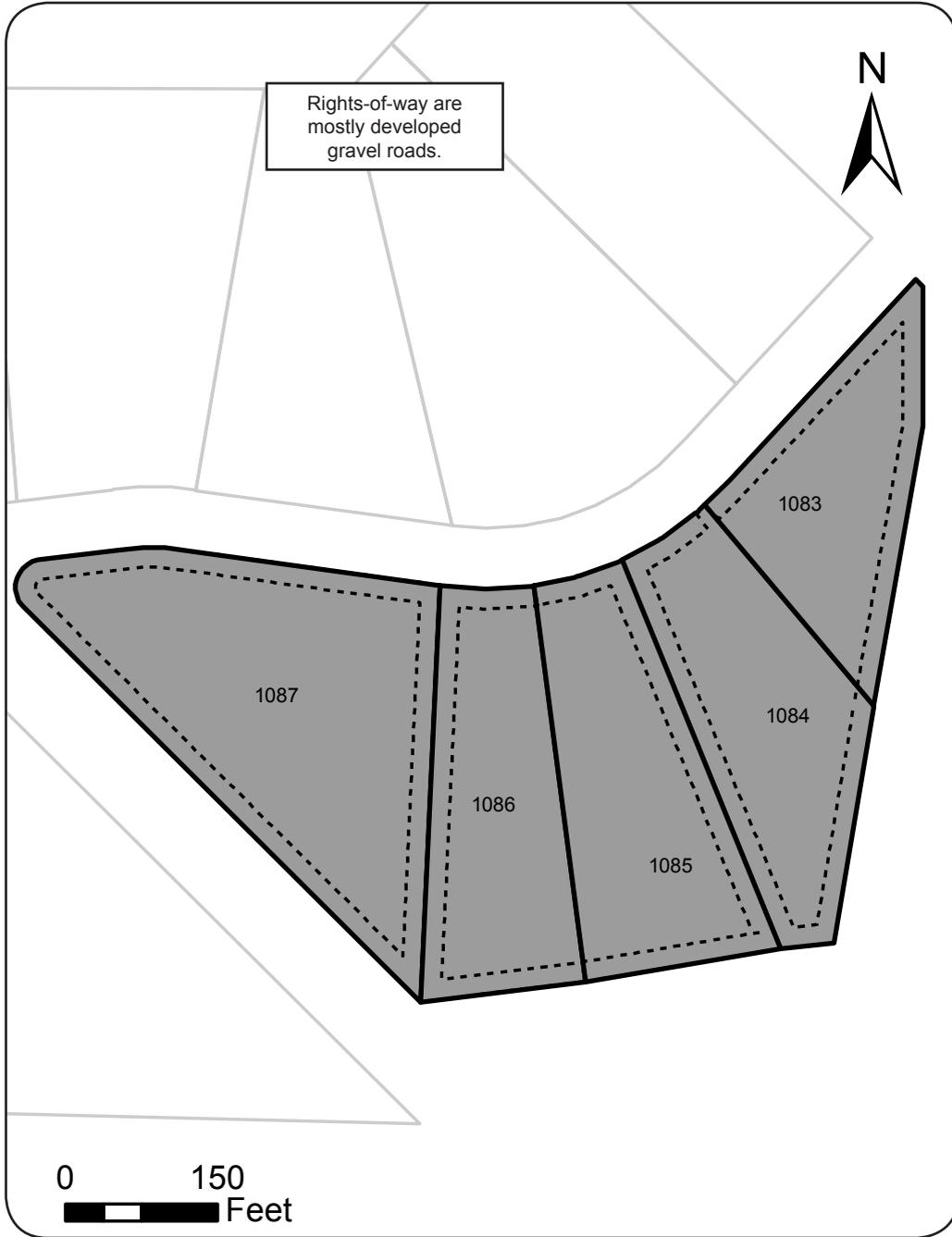
WHY BUY?
Dishna offers residential lots within McGrath with constructed roads.
LOCATION
Dishna is in the city of McGrath, a remote community west of the Alaska Range.
ACCESS
Access is by scheduled airline service to McGrath, then by road to the parcels.
SURVEY & MTRS
Dishna is survey ASLS 2005-45, located in S033N033W17. The survey has been filed as plat 2011-1 in the Mt McKinley Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.  Electricity is available near the subdivision, purchasers will be responsible for extending the existing lines.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Dishna



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1083	230641	1.01	1	3	\$3,500
1084	230642	1.28	2	3	\$3,500
1085	230643	1.31	3	3	\$3,500
1086	230644	1.17	4	3	\$4,400
1087	230645	2.27	5	3	\$7,500

*Fig. 10 Loggess's Sliding Rule*



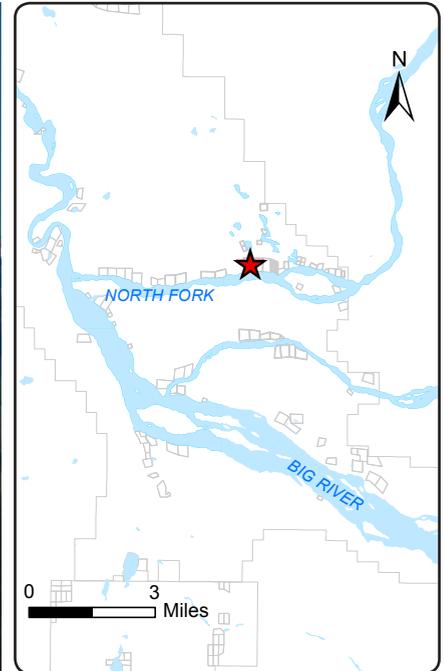
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# North Fork Big River RRCS



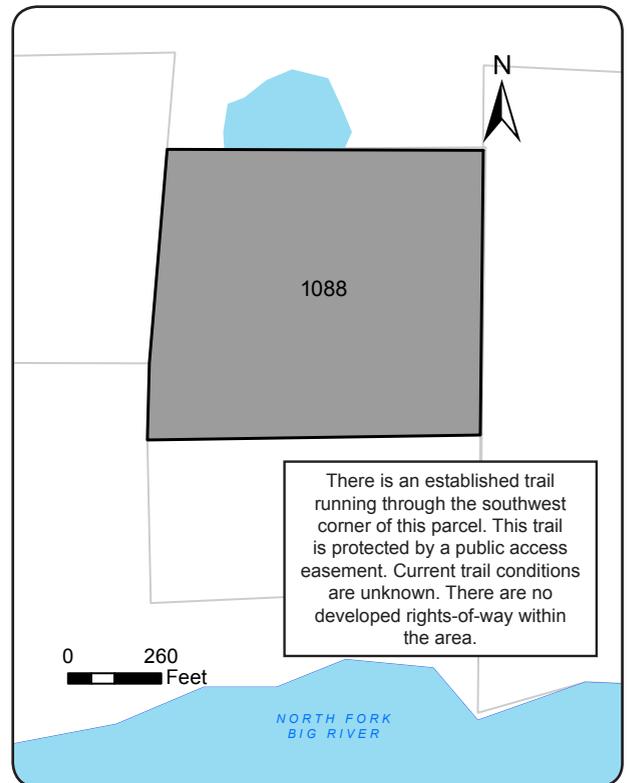
Aerial view of mountains east of Parcel 1088.



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY (ASLS)	MINIMUM BID
1088	231106	17	H	ASLS 2011-16	\$8,200

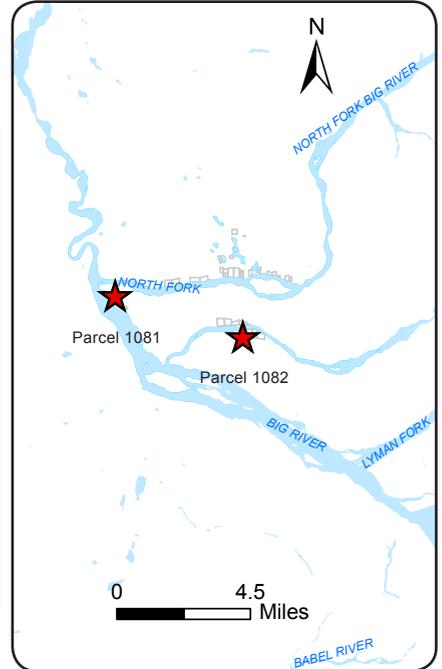
WHY BUY?
North Fork Big River area is known for hunting and other outdoor recreational opportunities.
LOCATION
Located along the North Fork Big River on the western slope of the Alaska Range, approximately 60 air miles southeast of McGrath.
ACCESS
Access is by plane to gravel bars along the North Fork Big River or by boat or snowmachine from Big River or the Kuskokwim River. Float plane access to lakes in the area may also be possible. This parcel is about 700 feet from the river.
SURVEY & MTRS
North Fork Big River RRCS is survey ASLS 2011-16, located in S022N028W30. The survey has been filed as plat 2014-2 in the Kuskokwim Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. There is a trail easement cutting through the southwest corner of the parcel. There are also lot line easements along all sides of the parcel. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

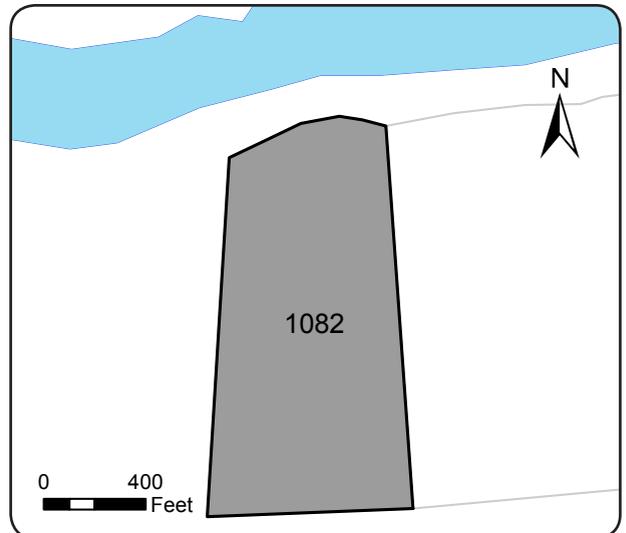
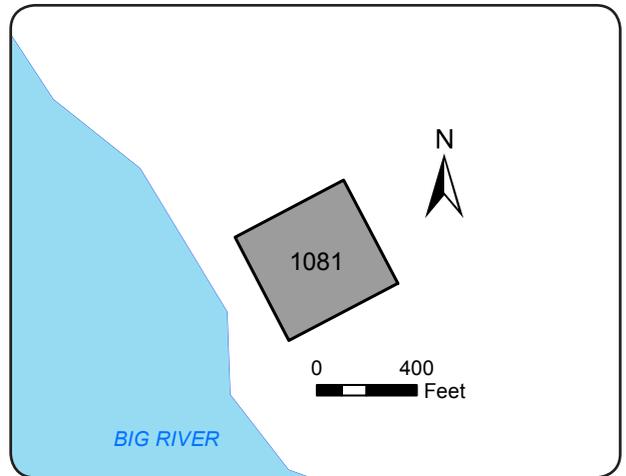


# Big River Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY (ASLS)	MINIMUM BID
1081	218258	5.308	D	84-76	\$12,700
1082	221660	24.61	A	85-212	\$30,700

LOCATION
Located along the Big River on the western slope of the Alaska Range, approximately 60 miles southeast of McGrath and 40 miles southwest of Farewell Lake Lodge.
ACCESS
Fly-in by wheeled aircraft to sandbars along Big River and by floatplane to some of the larger lakes in or near the area.
SURVEY & MTRS
Parcel 1081 is survey ASLS 84-76, located in S022N029W34, filed as plat 86-4 in the Kuskokwim Recording District. Parcel 1082 is survey ASLS 85-212, located in S021N028W05, filed as plat 88-2 in the Kuskokwim Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Copper River Valley
- Susitna Valley Remote
- Kenai
- Mat-Su Road
- Southeast AK

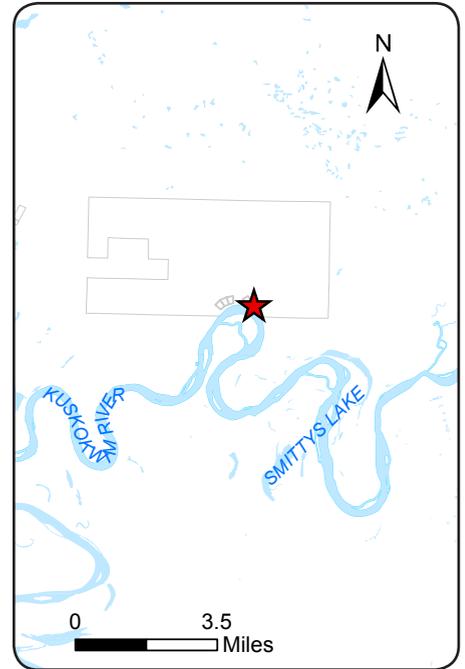
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Appel II



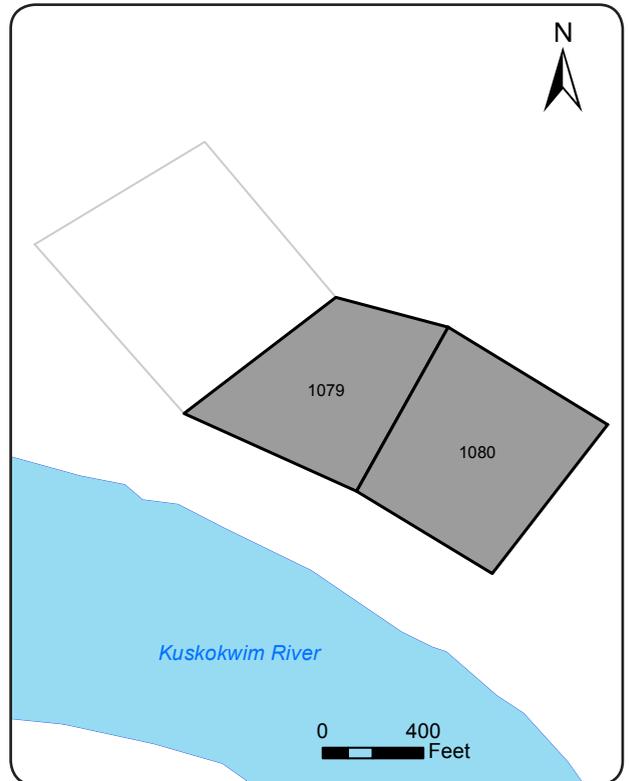
View up unnamed stream from the Kuskokwim River



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1079	229615	9.51	E	\$12,400
1080	229616	11.41	F	\$13,700

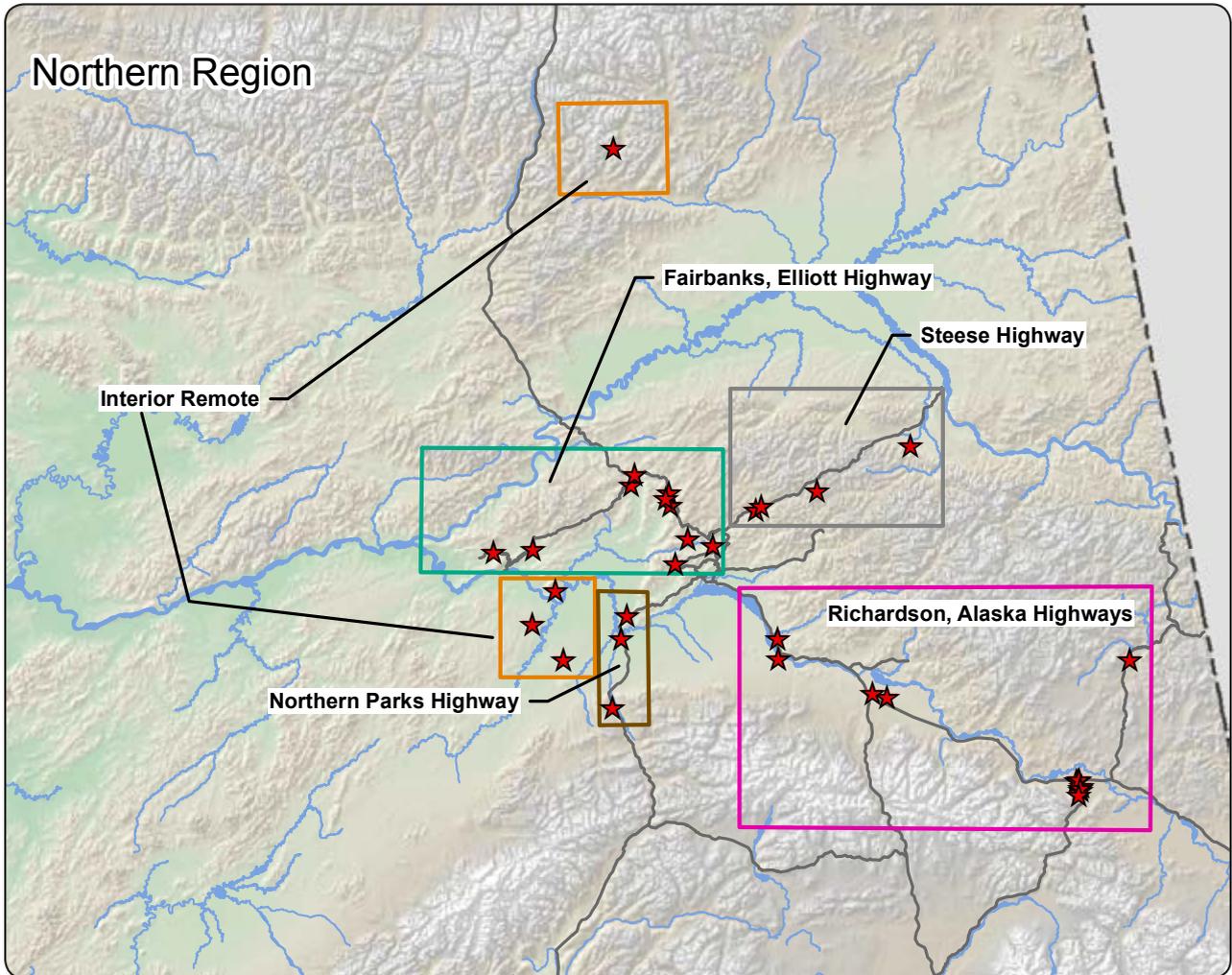
LOCATION
North of the Kuskokwim River, 8 air miles and 15 river miles northeast of the town of McGrath.
ACCESS
Airline service to McGrath. From McGrath, the Kuskokwim River will be the major transportation route to the staking area. Access is by boat or float plane during summer. Winter access is via snowmachine, dog sled, or ski plane.
SURVEY & MTRS
Appel II RRCS is survey ASLS 2005-23, located in K029S018E02. The survey has been filed as plat 2007-2 in the Mt McKinley Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
These parcels were burned in 2009. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# NORTHERN REGION



**Fairbanks, Elliott Highway**

**Pages 60 - 73**

Road Access & Remote

**Northern Parks Highway**

**Pages 75 - 81**

Road Access & Remote

**Steese Highway**

**Pages 82 - 88**

Road Access & Remote

**Richardson & Alaska Highways**

**Pages 89 - 104**

Road Access & Remote

**Interior Remote**

**Pages 105 - 112**

No Road Access

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River  
Valley

Susitna  
Valley  
Remote

South  
west  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

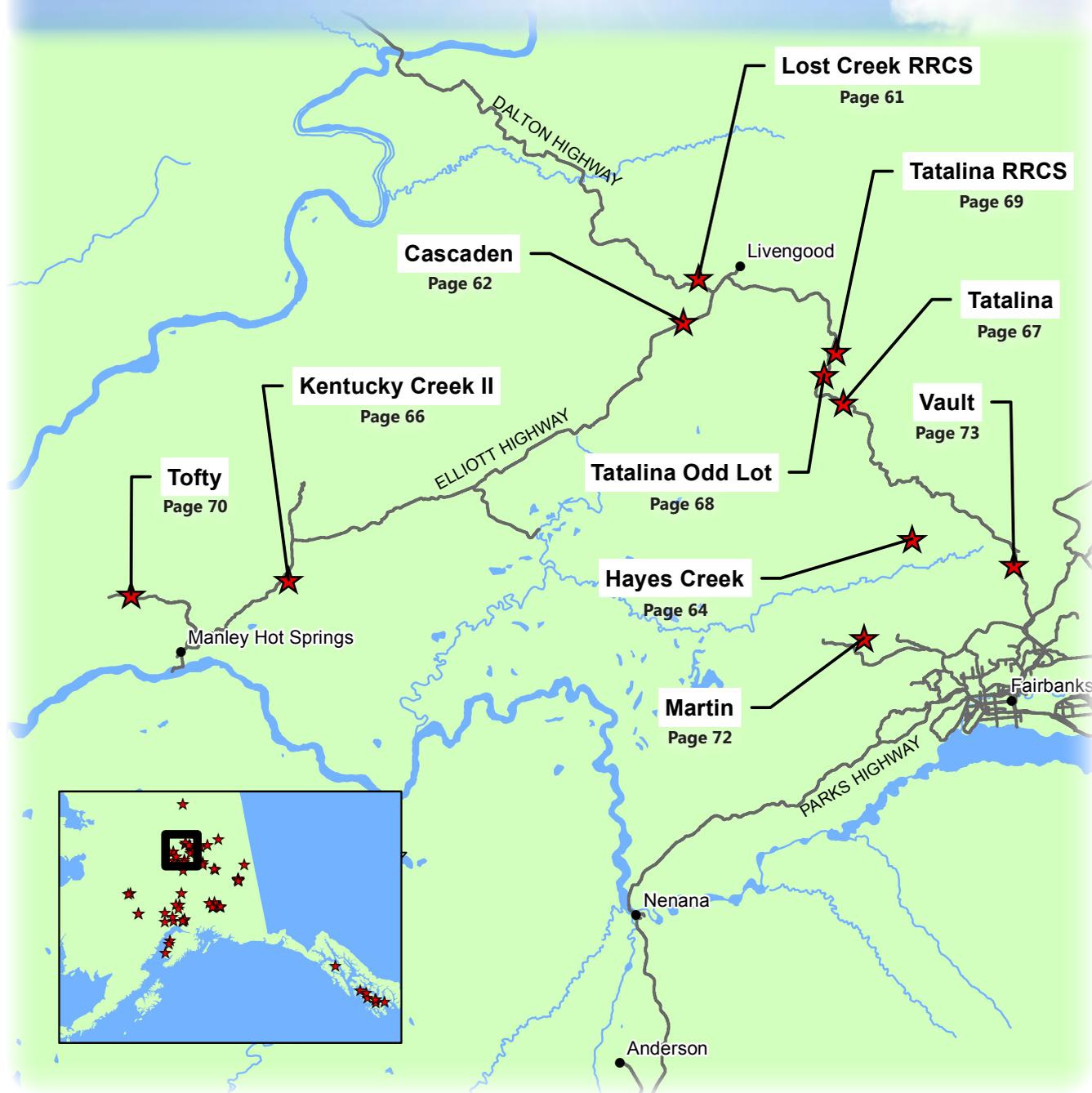
Interior  
Remote

General  
Information



# Fairbanks, Elliott Highway - Road Access & Remote

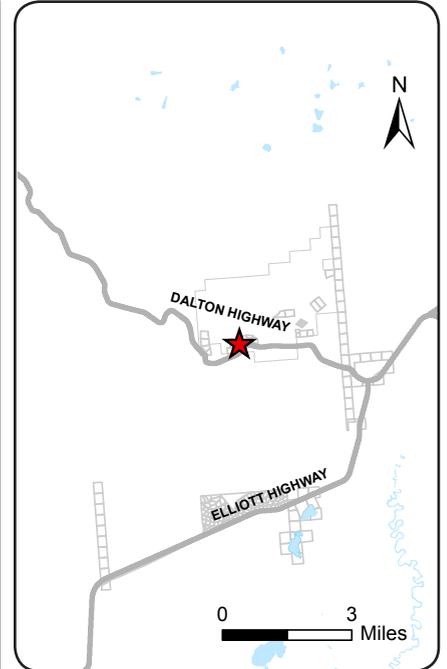
These parcels are located near the Elliott Highway northwest of Fairbanks. Most of them are located off of maintained roads and are accessed by established trails or un-built rights-of-way by all-terrain vehicle or snowmachine. These parcels are ideal for recreational or rural residential use.



Fairbanks,  
Elliott Hwy.



# Lost Creek RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1123	417933	15.59	N	\$25,200
1124	417984	7.95	Q	\$14,000

LOCATION
Lost Creek is located approximately 83 miles northwest of Fairbanks, along the north side of the Dalton Hwy, 2 miles west of the Elliott Hwy. junction.
ACCESS
Access is from the Dalton Hwy. across state land or on section lines. The TAPS right-of-way maintenance pad is not public access. Travel along the maintenance pad within the right-of-way is not allowed without specific permission from Alyeska Pipeline Service Co. The nearest public runway is Livengood Camp Airport, several road miles from the staking area.
SURVEY & MTRS
Lost Creek RRCS is survey ASLS 2007-9, located in F008N006W22. The survey has been filed as plat 2009-61 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access, utility, and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



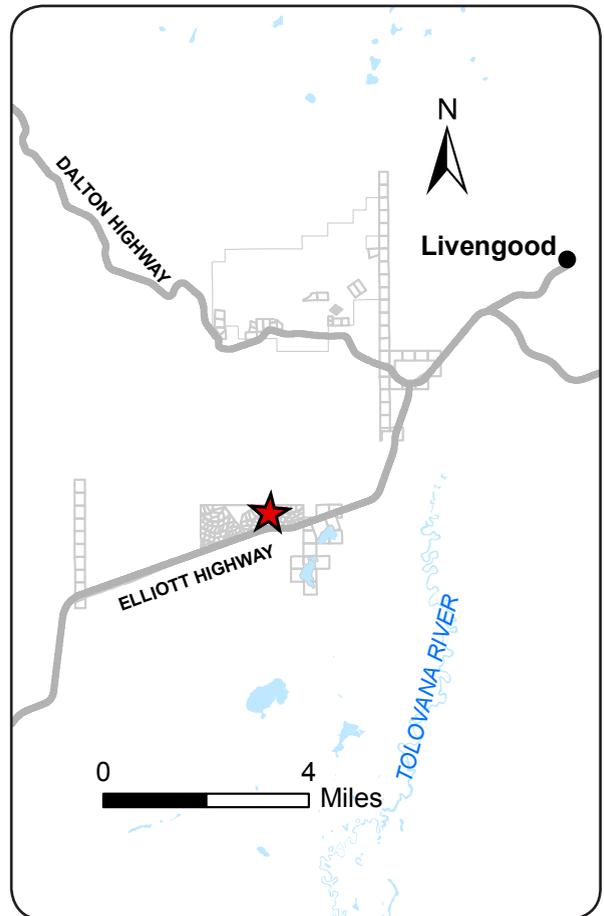
# Cascaden



Rocker Drive (platted right-of-way) in Cascaden Subdivision

Fairbanks,  
Elliott Hwy.

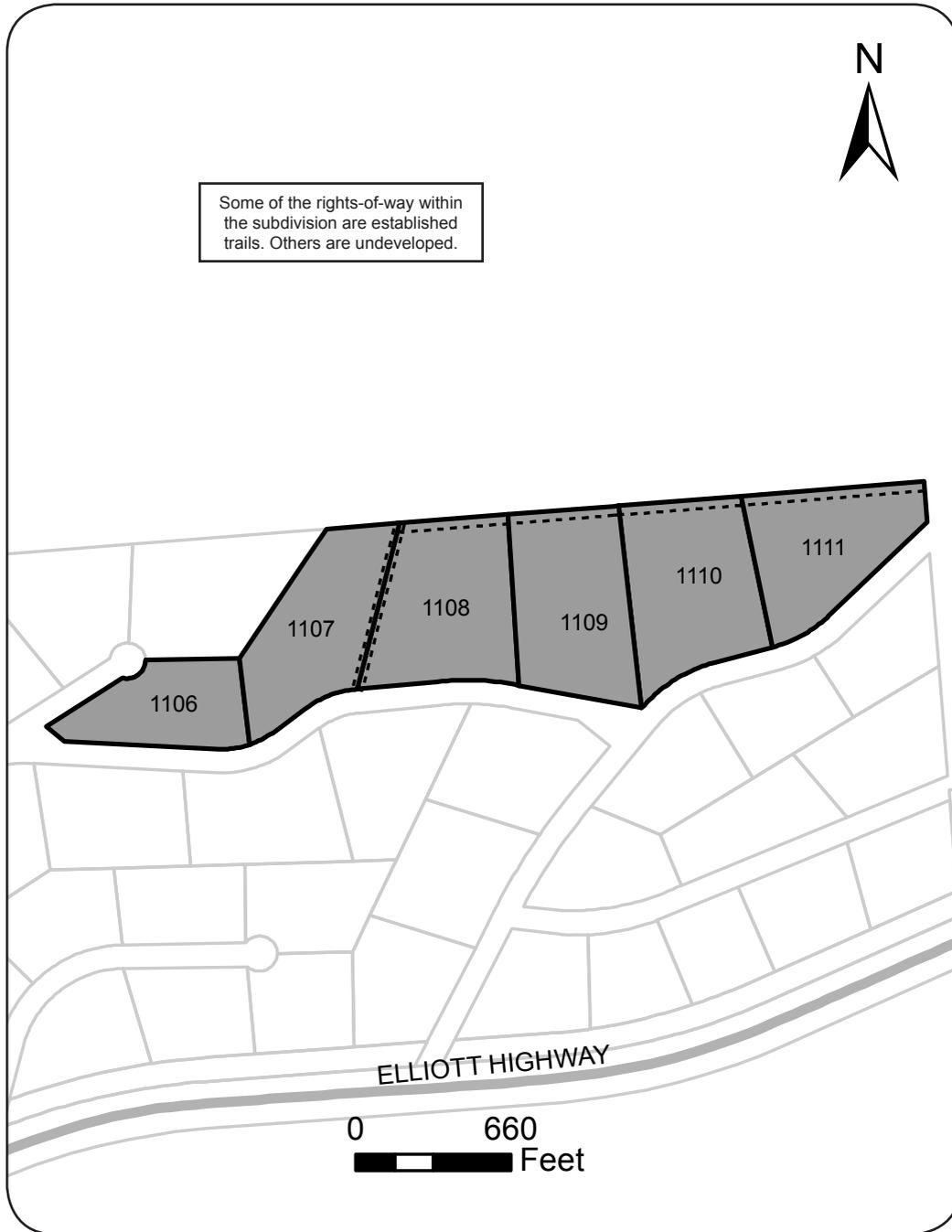
LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open onto the dedicated rights-of-way.
SURVEY & MTRS
Cascaden is survey ASLS 86-98, located in F007N006W10 and 11. The survey has been filed as plat 87-20 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, non-motorized trail easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
A previous firebreak encroaches onto some of the parcels. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1106	413873	5.489	13	6	\$12,600
1107	413874	8.062	14	6	\$15,800
1108	413875	9.107	15	6	\$17,800
1109	413876	8.974	16	6	\$17,500
1110	413877	9.192	17	6	\$18,000
1111	413878	7.763	18	6	\$15,200

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Southwest AK

**Fairbanks, Elliott Hwy.**

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General Information



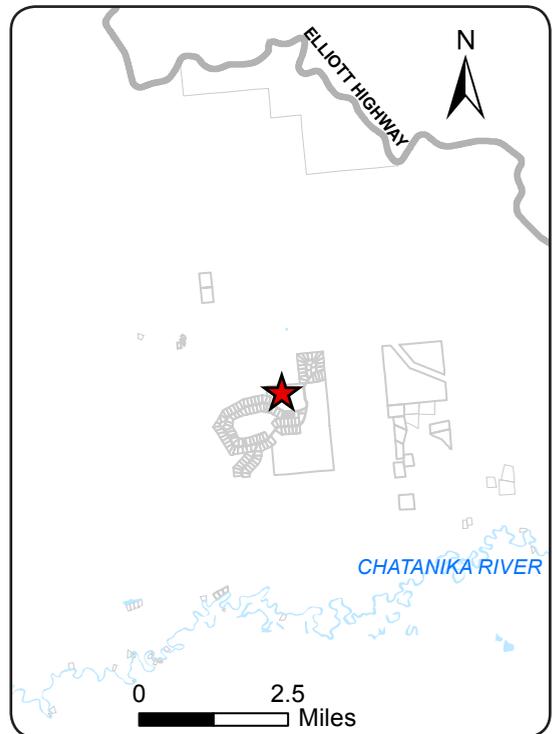
# Hayes Creek



Southern portion of Hayes Creek

Fairbanks,  
Elliott Hwy.

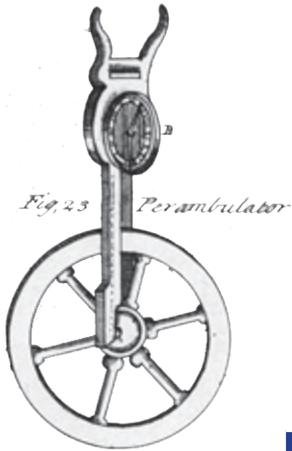
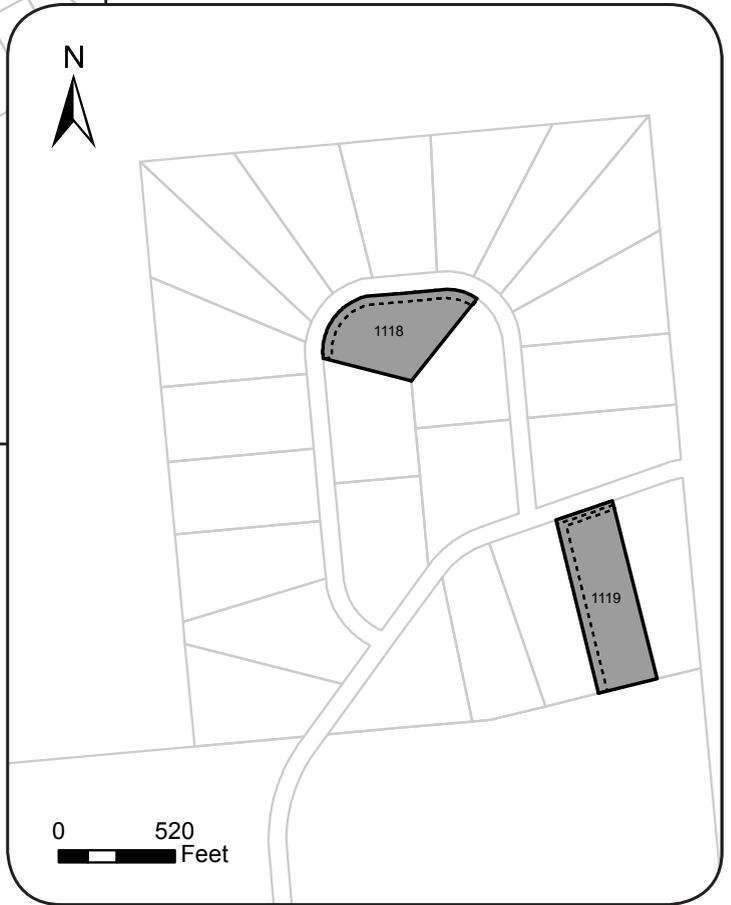
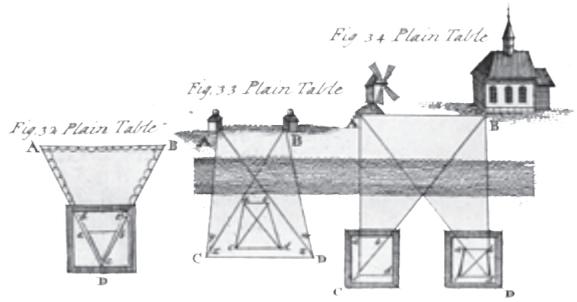
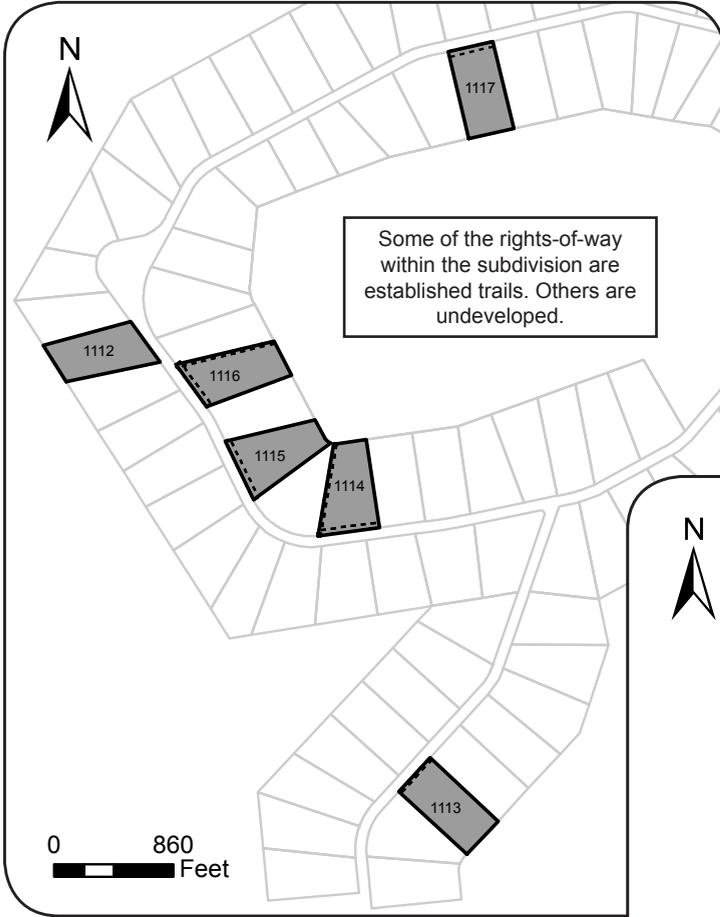
WHY BUY?
Hayes Creek offers a quick getaway from Fairbanks for relaxing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Washington Creek and Chatanika River nearby.
LOCATION
Hayes Creek subdivision is located approximately 18 miles north of Fairbanks and 7 miles west of the Elliott Highway on Himalaya Road. The final few miles to the parcels are via a trail accessible by snow machine and ATV.
ACCESS
Hayes Creek Subdivision is accessible by dirt/gravel road (Himalaya Road) for the first 4.5 miles, then via snow machine or ATV along a trail for approximately 2 miles.
SURVEY & MTRS
Hayes Creek is survey ASLS 81-20, located in F003N002W7,8,18. The survey has been filed as plat 82-124 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility, pedestrian, and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Hayes Creek

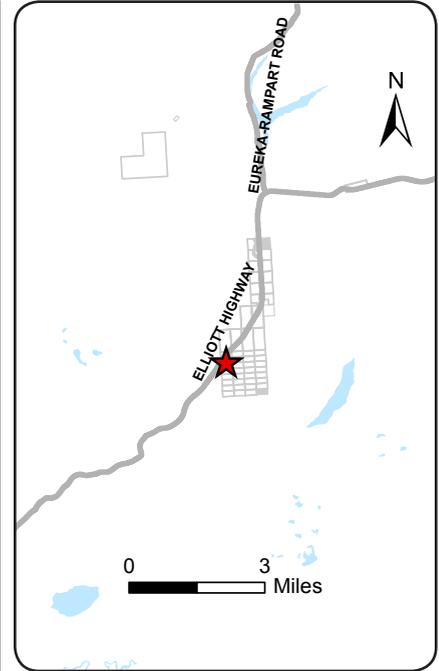


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1112	409269	5.023	20	1	\$7,300
1113	409290	5.0	3	2	\$7,300
1114	409301	5.0	8	3	\$7,300
1115	409303	5.0	10	3	\$7,300
1116	409305	5.0	12	3	\$7,300
1117	409315	5.0	22	3	\$7,300
1118	409341	4.183	3	6	\$6,100
1119	409347	5.0	4	7	\$7,300

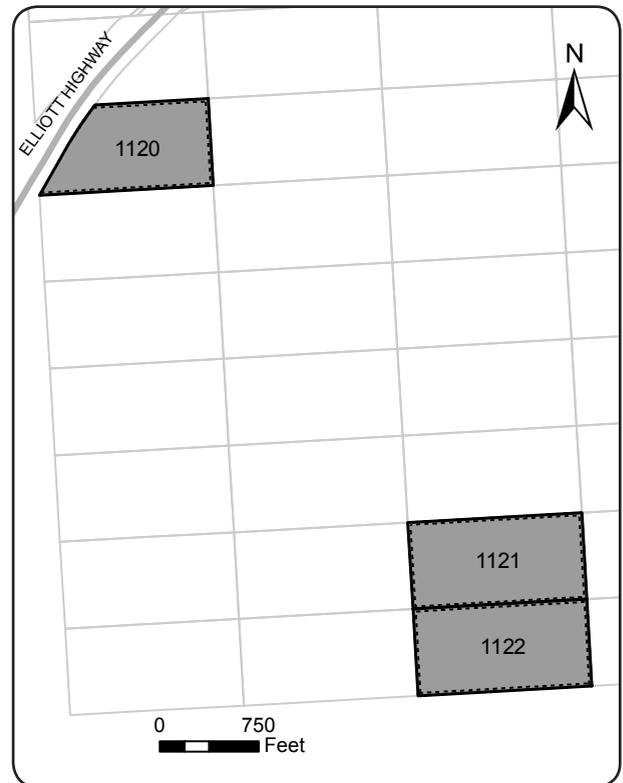
Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



# Kentucky Creek II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1120	417534	16.72	6	\$17,400
1121	417555	19.99	27	\$18,500
1122	417560	19.99	32	\$18,500



Fairbanks, Elliott Hwy.

LOCATION
Kentucky Creek II is located approximately 13 miles northeast of Manley Hot Springs, at mile 135.5 of the Elliott Hwy.
ACCESS
Access is from the Elliott Highway via platted rights-of-way and across state land.
SURVEY & MTRS
Kentucky Creek II is survey ASLS 2004-15, located in F003N013W08. The survey has been filed as plat 2005-1 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

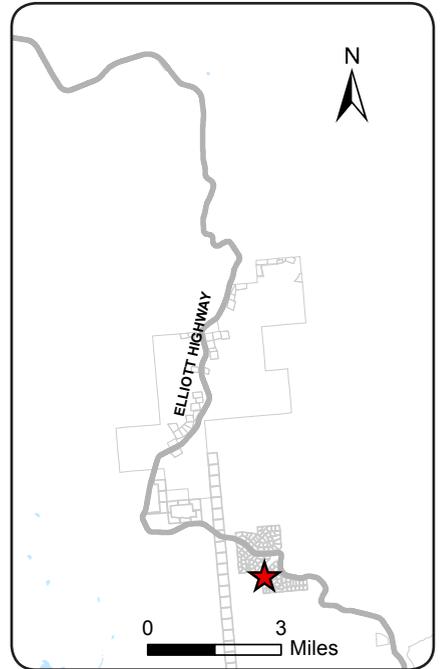
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Tatalina

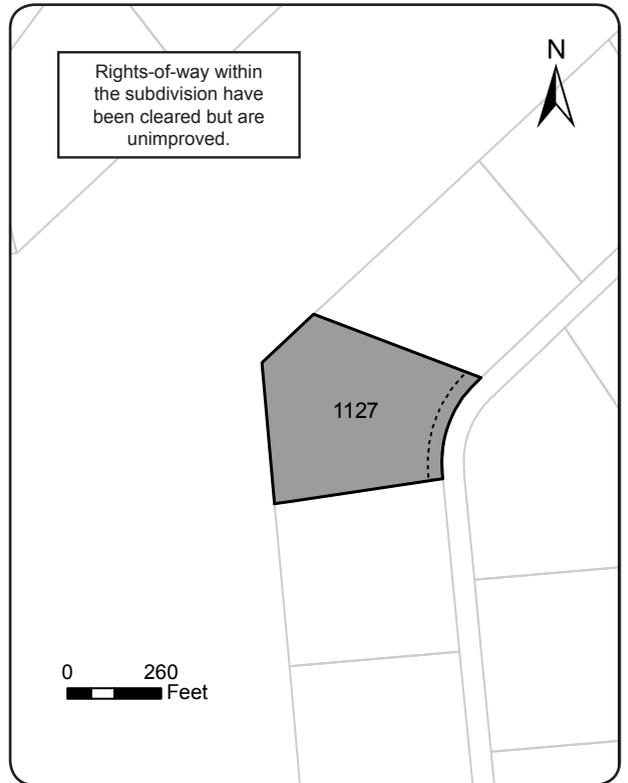


Birch stand in Tatalina Subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1127	417278	5.08	8	7	\$11,700

LOCATION
Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliott Hwy.
ACCESS
Access is via platted rights-of-way from mile 43 of the Elliott Hwy. Rights-of-way have been cleared but are unimproved. Direct access from the Elliott Hwy. to any lot is prohibited.
SURVEY & MTRS
Tatalina is survey ASLS 2003-14, located in F006N003W32. The survey has been filed as plat 2005-52 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Active mining claims exist in the vicinity of this subdivision.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

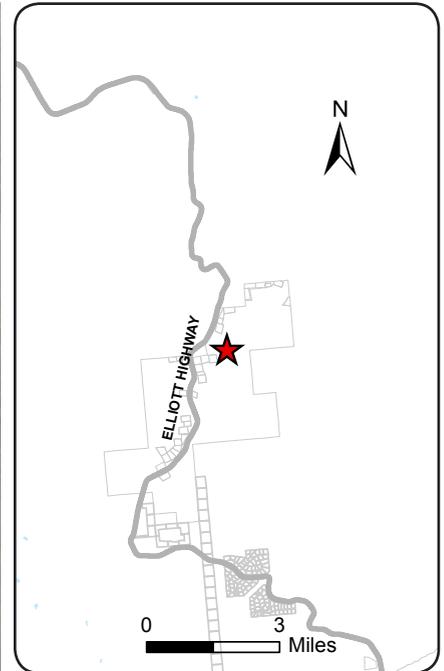
- SE
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- SW
- Fairbanks, Elliott Hwy.**
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information



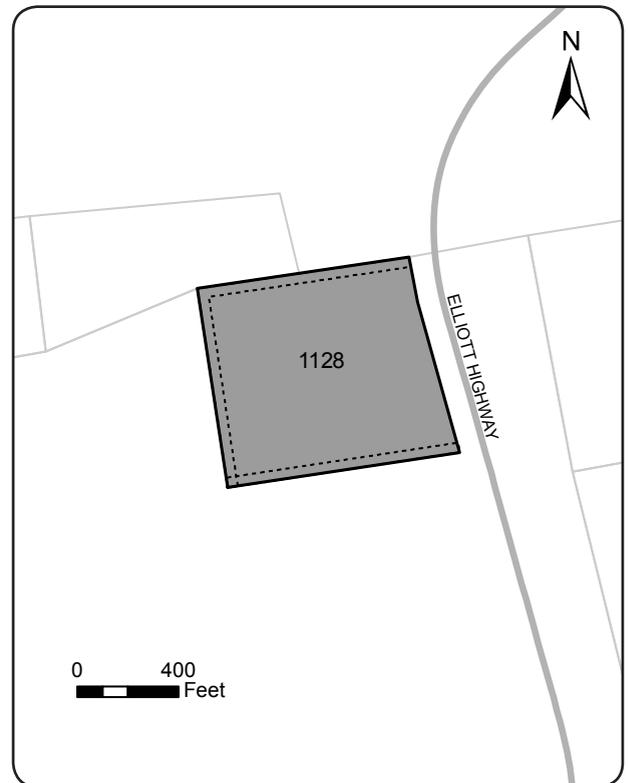
# Tatalina Odd Lot



Parcel 1128 (ADL 414719) along Elliott Highway.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1128	414719	16.18	\$26,000



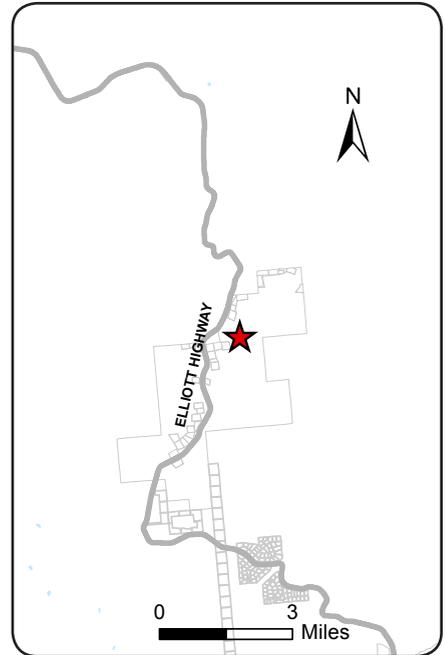
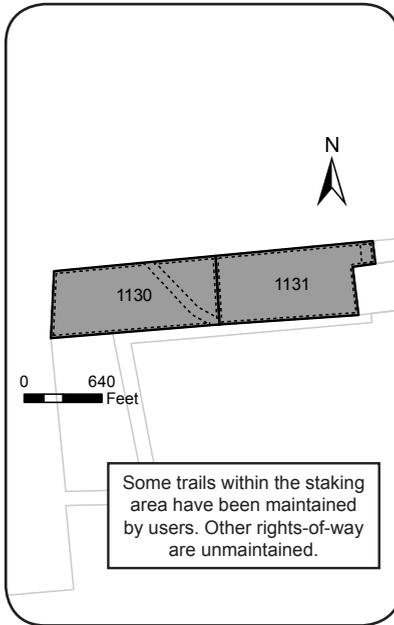
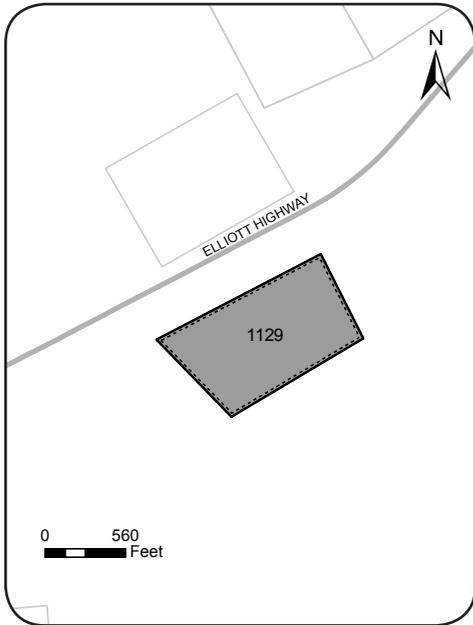
Fairbanks, Elliott Hwy.

WHY BUY?
The Tatalina Odd Lot is a parcel north of Fairbanks offering recreational and residential opportunities.
LOCATION
This parcel is along the Elliott Highway, between mile 49 and 50, approximately 60 miles from Fairbanks.
ACCESS
Access to this parcel is directly from the Elliott Highway.
SURVEY & MTRS
Tatalina Odd Lot is survey ASLS 2007-47, located in F006N003W06, F006N004W01. The survey has been filed as plat 2010-16 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Purchasers wishing to develop a driveway from the highway to the parcel will need to apply to the Department of Transportation and Public Facilities for a driveway permit.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Tatalina RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1129	417026	18.65	31	\$27,800
1130	417079	17.22	6	\$24,600
1131	417086	15.87	4	\$23,400

<b>WHY BUY?</b>
Tatalina RRCS is a popular staking area within 60 miles of Fairbanks.
<b>LOCATION</b>
Parcel 1129 is located along the east side of the Elliott Highway between mile 46 and 47. Parcels 1130 and 1131 are located 1/2 mile east of the Elliott Highway, between mile 51 and 52.
<b>ACCESS</b>
Access to parcel 1129 is directly from the Elliott Highway. Access to parcels 1130 and 1131 is via trails across state land around the northern and eastern boundary of a private parcel (US Survey 9252). As of 2014, these trails were difficult to distinguish from the highway.
<b>SURVEY &amp; MTRS</b>
Tatalina RRCS is survey ASLS 2003-44, located in F007N003W28,29, F006N004W13. The survey has been filed as plat 2006-192 in the Fairbanks Recording District.
<b>RESTRICTIONS</b>
Parcels are subject to all platted easements, setbacks, and reservations of record. There are public access and utility easements along the lot lines. There is also a trail easement through the southwest corner of parcel 1130. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>MUNICIPAL AUTHORITY</b>
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
<b>NOTES</b>
Purchasers wishing to develop a driveway from the highway to parcel 1129 will need to apply to the Department of Transportation and Public Facilities for a driveway permit. A driveway would also cross state land and would require an easement from DNR's Northern Regional Office.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



Parcel 1129 (ADL 417026) along Elliott Highway.

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



# Tofty



Tofty subdivision, parcel 1138

### LOCATION

The Tofty Subdivision is located approximately 85 miles (170 road miles) due west of Fairbanks, on seasonally DOT maintained Tofty Road.

### ACCESS

Access is via the Elliott Hwy. and Tofty Road, then to individual parcels via platted rights-of-way. Note that Tofty Road is not maintained in the winter.

### SURVEY & MTRS

Tofty is survey ASLS 2011-38, located in F003N016W15,16. The survey has been filed as plat 2012-5 in the Manley Hot Springs Recording District.

### RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line and public use easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

### UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.

There are no utilities (electric, phone, internet, etc.) currently in this area.

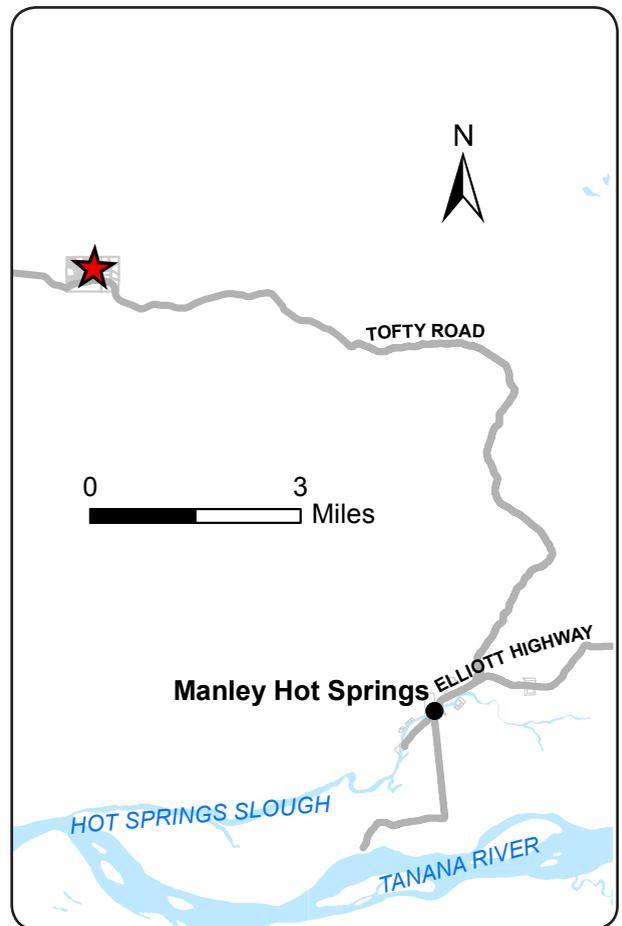
### MUNICIPAL AUTHORITY

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

### NOTES

Approach survey information for Cassiterite Court and Tin Belt Circle are available from DNR. Approaches are not constructed. DOT permits are required for work in the Tofty Road right-of-way. Parcels 1132, 1139, and 1140 are located on Tentatively Approved land, please see page 125 for details. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

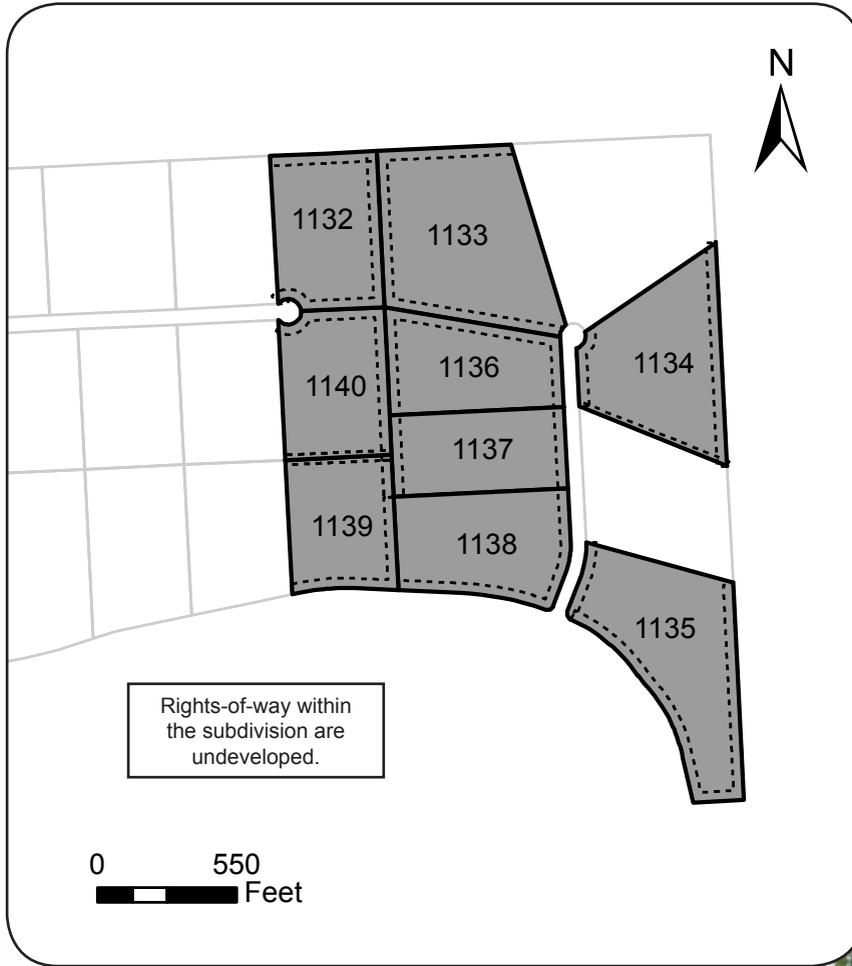
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Fairbanks,  
Elliott Hwy.

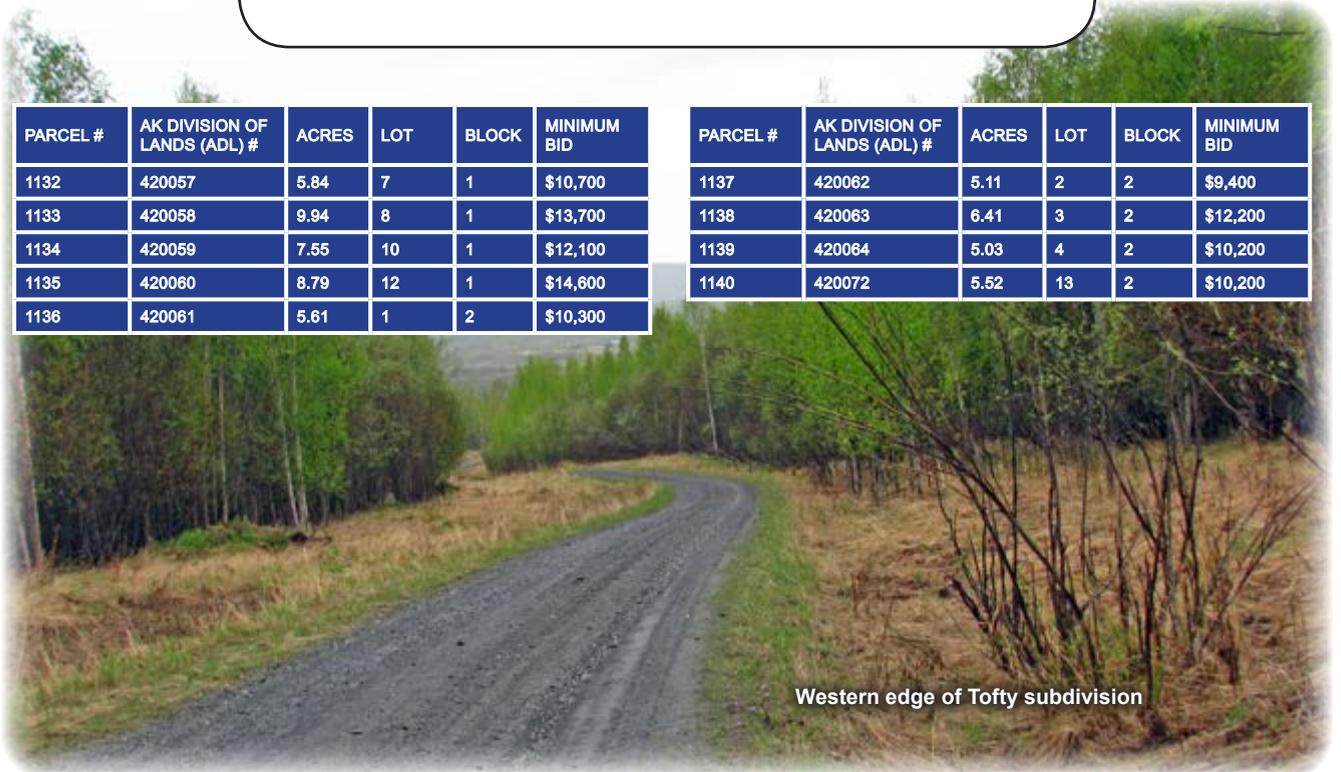


# Tofty



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1132	420057	5.84	7	1	\$10,700
1133	420058	9.94	8	1	\$13,700
1134	420059	7.55	10	1	\$12,100
1135	420060	8.79	12	1	\$14,600
1136	420061	5.61	1	2	\$10,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1137	420062	5.11	2	2	\$9,400
1138	420063	6.41	3	2	\$12,200
1139	420064	5.03	4	2	\$10,200
1140	420072	5.52	13	2	\$10,200



Western edge of Tofty subdivision

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

**Fairbanks,  
Elliott Hwy.**

N. Parks  
Highway

Steele  
Highway

Richardson,  
AK Highways

Interior  
Remote

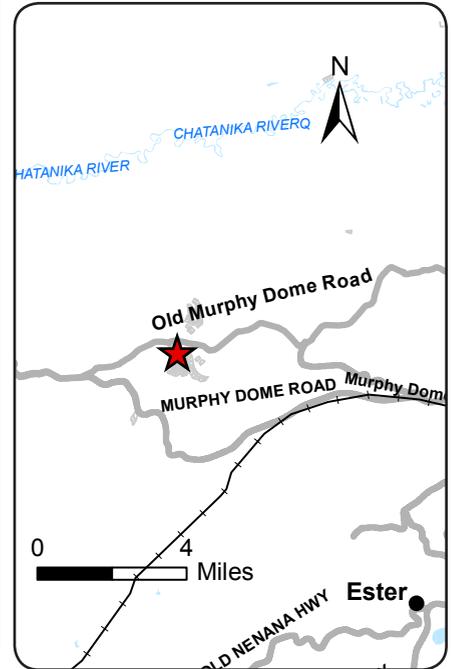
General  
Information



# Martin



Parcel 1126 (ADL 419088) along High Sierra Dr.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1126	419088	4.994	1	7	\$17,500

### WHY BUY?

This Martin Subdivision parcel is south facing and offers an out-of-town feel combined with easy access to Fairbanks.

### LOCATION

Martin Subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.

### ACCESS

Access to this parcel is along dirt roads within the subdivision, then along High Sierra Dr.

### SURVEY & MTRS

Martin is survey ASLS 84-21, located in F001N003W05, F002N003W31, 32. The survey has been filed as plat 84-275 in the Fairbanks Recording District.

### RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

### UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.

Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.

### MUNICIPAL AUTHORITY

This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.

### NOTES

This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.

The rights-of-way to these parcels have been constructed. Some other rights-of-way within the subdivision are undeveloped.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

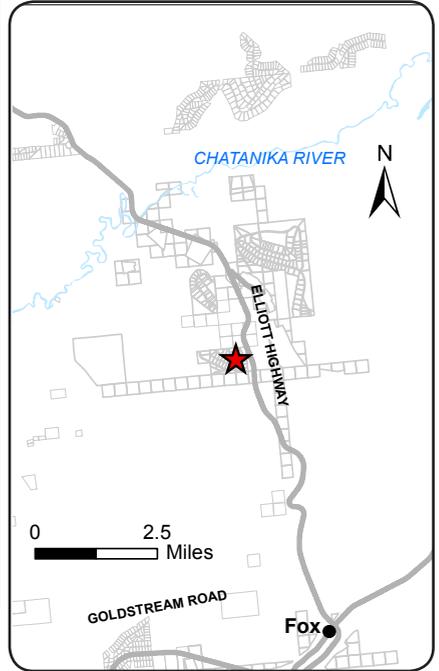
Fairbanks, Elliott Hwy.



# Vault

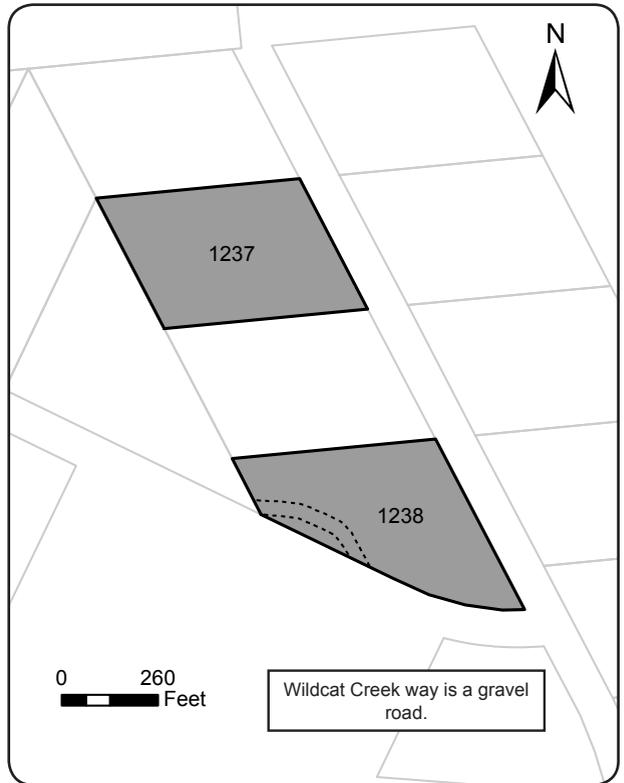


Parcel 1238 (ADL 407335) is on the left side of the photo, along Wildcat Creek Way.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1237	407313	4.636	2	1	\$23,200
1238	407335	4.548	4	1	\$22,700

LOCATION
Vault subdivision is located along the Elliott Highway, about 15 miles north of Fairbanks.
ACCESS
Access is from the Elliott Highway to Vault Dr, then north on Wildcat Creek Way.
SURVEY & MTRS
Vault is survey ASLS 80-189, located in F003N001W36. The survey has been filed as plat 81-142 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



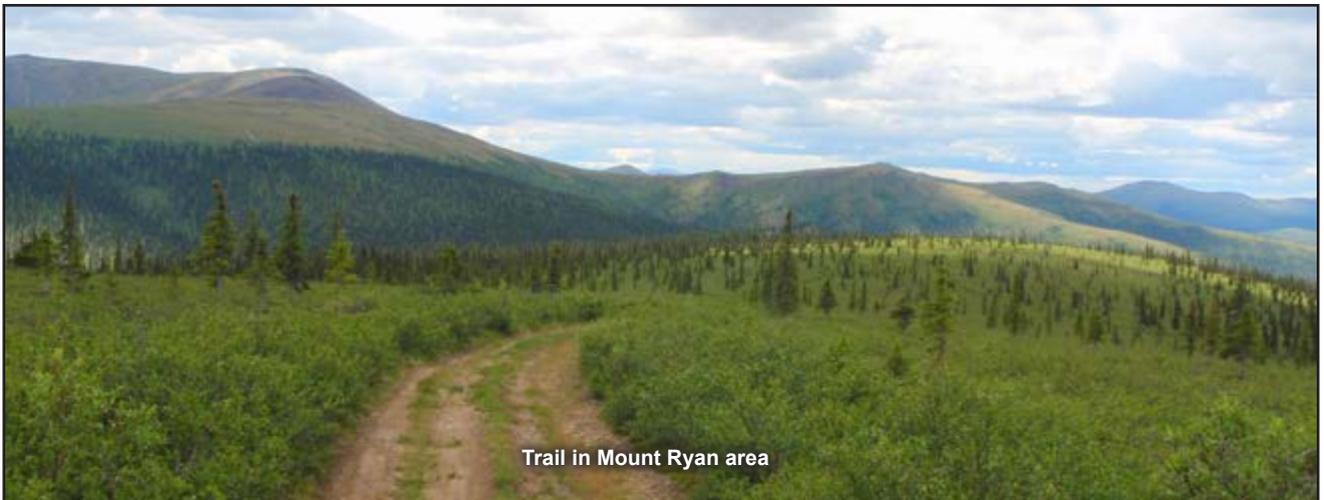
## Northern Region Photos



Scenic view near Delta Junction



Deadman Lake



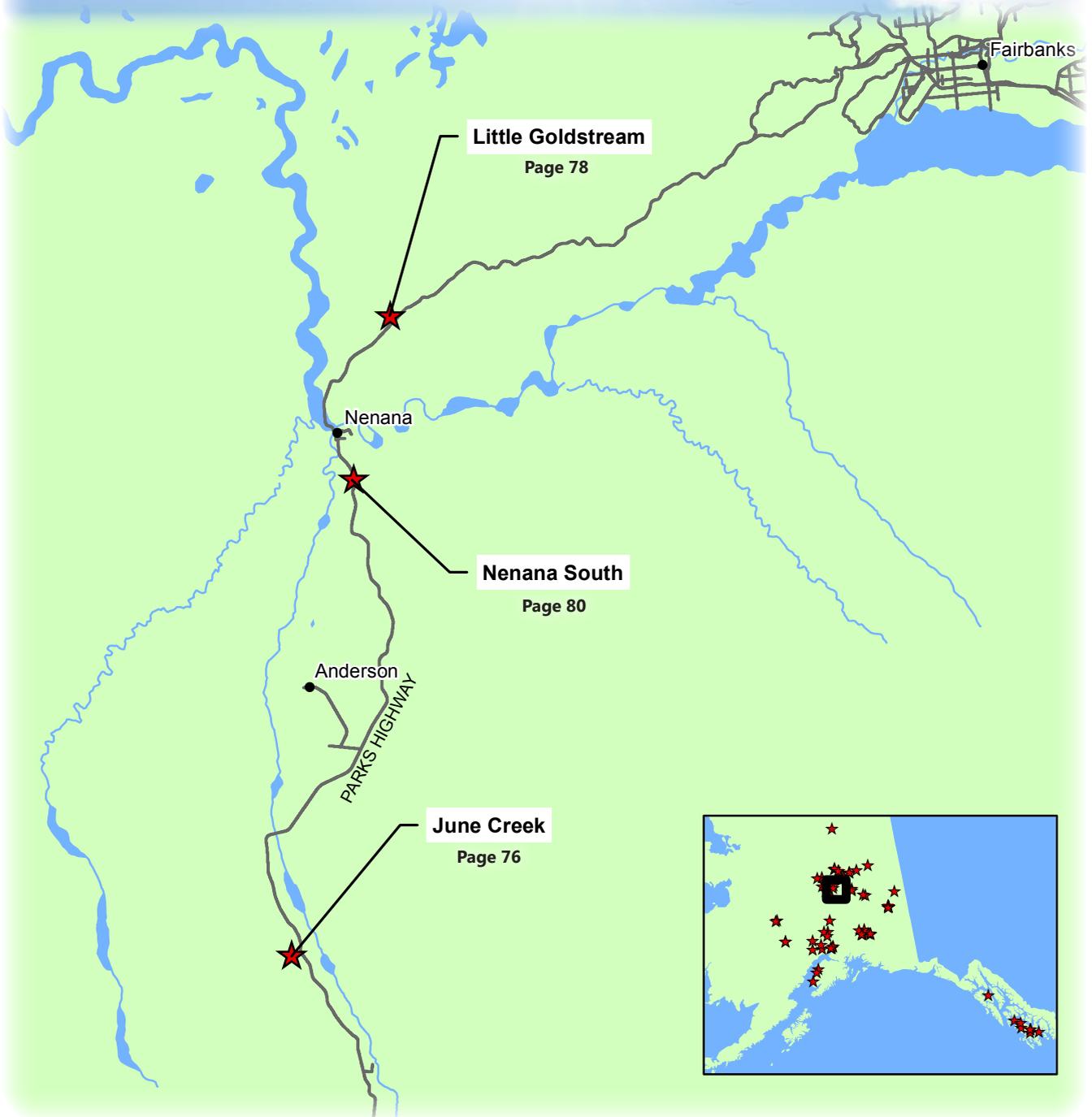
Trail in Mount Ryan area

Fairbanks,  
Elliott Hwy.



# Northern Parks Highway - Road Access & Remote

The parcels in this region are located near the Parks Highway, between Healy and Fairbanks. Little Goldstream subdivision includes 6 parcels with road access, near Nenana. The Nenana South parcels also have road access. Both Little Goldstream and Nenana South would be suitable for residential or recreational use. June Creek parcels are accessed by a combination of maintained roads, established trails, and un-built rights-of-way.



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway**
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



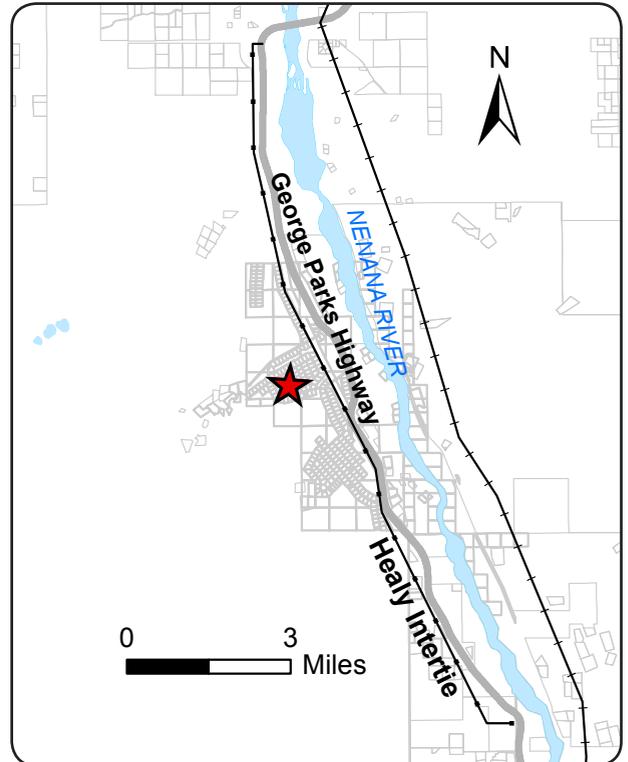
# June Creek



Cleared electric easement in northern portion of June Creek near Filmore Rd.

N. Parks Highway

LOCATION
June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.
ACCESS
Access is via the Parks Highway, from mile 266 to 269, to platted rights-of-way within the subdivision.
SURVEY & MTRS
June Creek is survey ASLS 79-166, located in F009S009W15, 22. The survey has been filed as plat 80-9 in the Nenana Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along Filmore Rd. in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
MUNICIPAL AUTHORITY
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Parcels 1143-1158 are located on Tentatively Approved land, please see page 125 for details.
This parcel is subject to oil and gas exploration license ADL 390606. For more information, please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

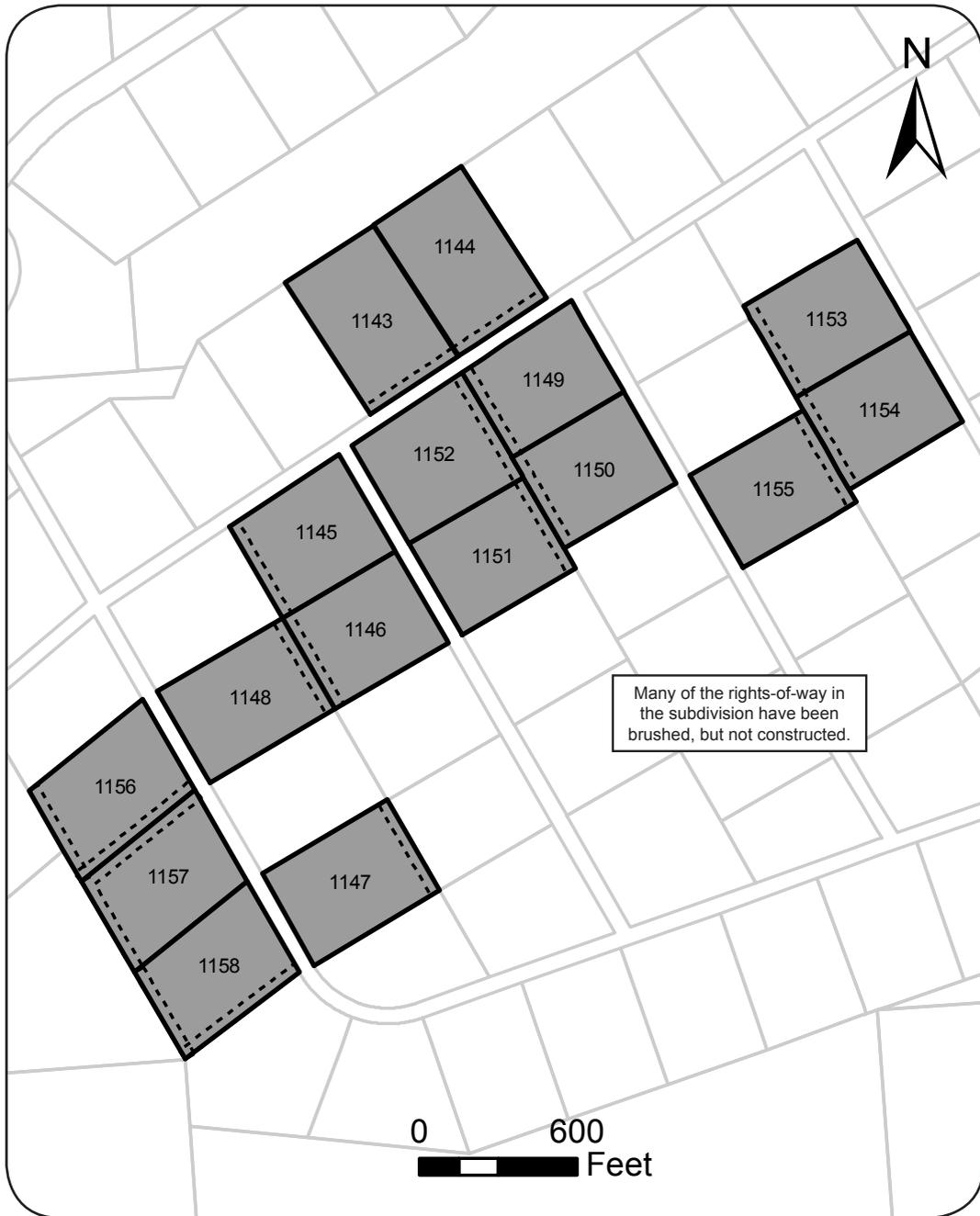


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# June Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1143	405180	5.51	4	4	\$10,000	1151	405206	4.591	10	6	\$6,700
1144	405181	5.51	5	4	\$10,000	1152	405207	5.079	11	6	\$8,300
1145	405188	4.742	1	5	\$7,800	1153	405209	4.591	2	7	\$7,500
1146	405189	4.591	2	5	\$6,700	1154	405210	4.591	3	7	\$6,700
1147	405193	5.051	6	5	\$6,800	1155	405217	4.591	10	7	\$6,000
1148	405195	5.051	8	5	\$7,400	1156	405240	5.054	4	11	\$7,400
1149	405197	4.405	1	6	\$7,200	1157	405241	5.054	5	11	\$6,600
1150	405198	4.591	2	6	\$7,500	1158	405242	5.054	6	11	\$6,600



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

**N. Parks  
Highway**

Steele  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



# Little Goldstream



Looking north near Little Goldstream

### WHY BUY?

Little Goldstream offers a getaway with great access for hunting, fishing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Little Goldstream Creek and the Tanana and Nenana Rivers nearby.

### LOCATION

Little Goldstream Subdivision is located approximately 54 miles southwest of Fairbanks and 7 miles north of Nenana, Alaska.

### ACCESS

Little Goldstream Subdivision is accessible off the Parks Highway by dirt/gravel road. The east boundary of the subdivision is approximately 0.3 miles from the Parks Highway.

### SURVEY & MTRS

Little Goldstream is survey ASLS 2006-13, located in F003S007W09. The survey has been filed as plat 2012-5 in the Nenana Recording District.

### RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

### UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.

There is electric service along the southern edge of the subdivision. Purchasers will be responsible for extending the lines at their own expense.

### MUNICIPAL AUTHORITY

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

### NOTES

This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

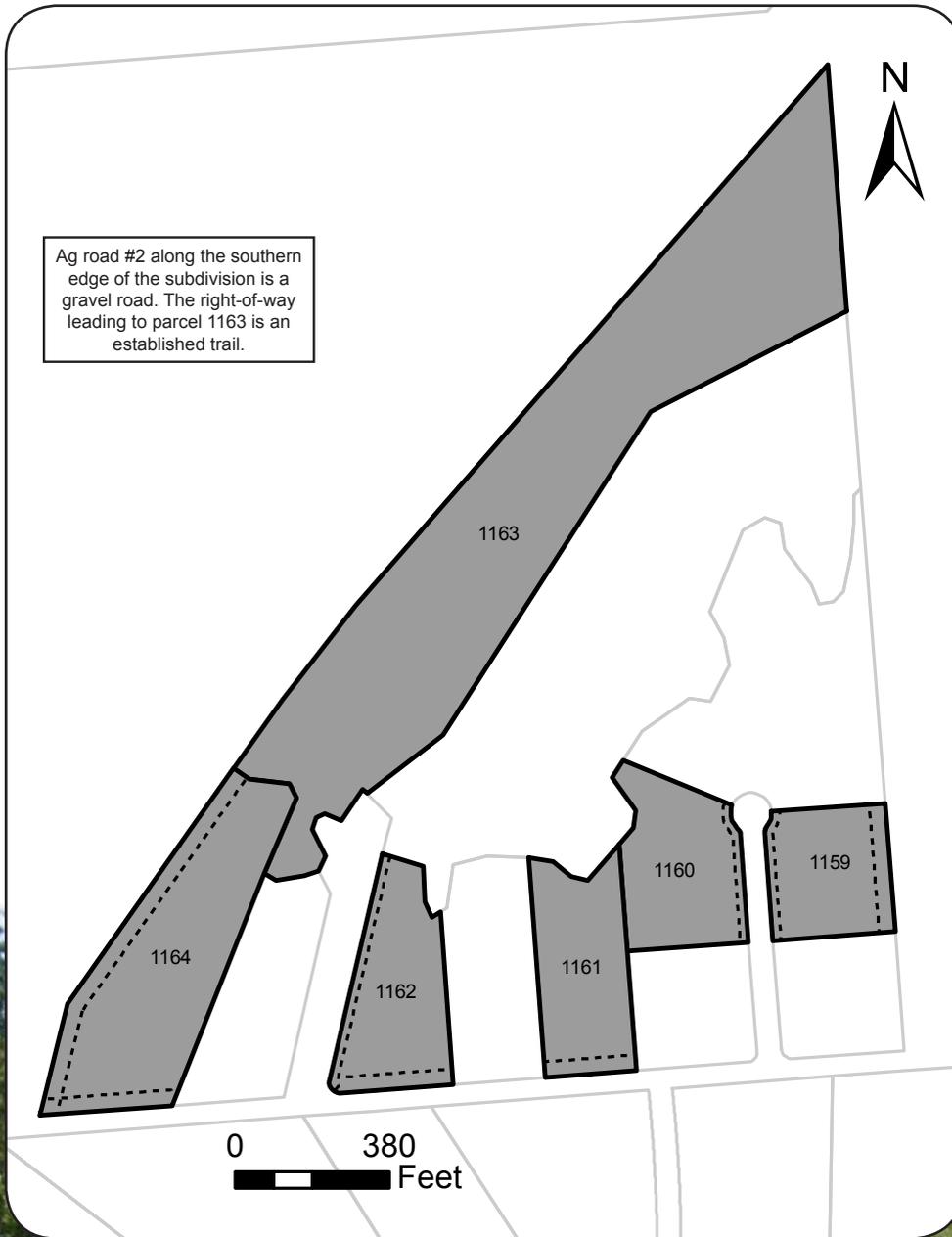


N. Parks Highway

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Little Goldstream



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1159	419421	2.17	2	\$5,000
1160	419423	2.68	4	\$7,500
1161	419425	2.65	6	\$12,000
1162	420001	2.82	8	\$12,500
1163	420003	15.57	10	\$14,200
1164	420005	5.51	12	\$18,700

Kenea Drive along Little Goldstream Subdivision

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

**N. Parks  
Highway**

Steele  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



# Nenana South



Parcel 1168 in Nenana South, to the left of the cul-de-sac. The Parks Highway is at the top of the picture.

### WHY BUY?

Nenana South offers a very accessible getaway with great access for hunting, fishing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with the Tanana and Nenana Rivers nearby.

### LOCATION

Nenana South Subdivision is located approximately 3 miles south of Nenana near Mile Marker 302.

### ACCESS

Nenana South Subdivision is accessible off the Parks Highway by dirt/gravel road (FAA Way and Tonsona Road).

### SURVEY & MTRS

Nenana South is survey ASLS 80-106, located in F004S008W36. The survey has been filed as plat 81-4 in the Nenana Recording District.

### RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line and lot line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.

### UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.

There is power into the subdivision. The extent of power infrastructure within the subdivision is unknown. Purchasers will be responsible for extending the existing power lines.

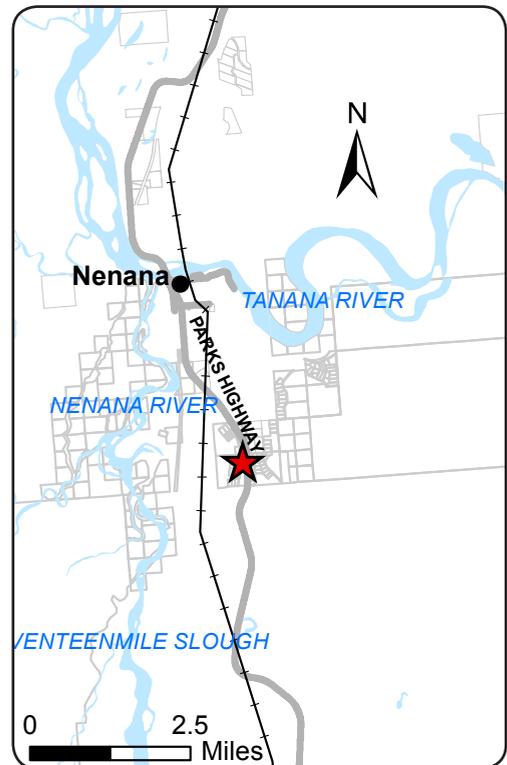
### MUNICIPAL AUTHORITY

This area is within the boundary of the City of Nenana and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.

### NOTES

This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Apr 13, 1981 in the Nenana Recording District.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

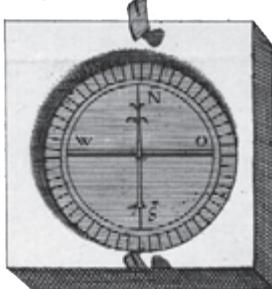
N. Parks Highway



# Nenana South



Fig. 15 Compass



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1165	406780	3.557	2	K	\$11,700
1166	407006	3.739	9	K	\$12,000
1167	407007	3.943	10	K	\$12,300
1168	407055	4.977	2	G	\$14,400
1169	407058	4.132	1	I	\$9,300
1170	407059	4.132	2	I	\$9,300

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

**N. Parks  
Highway**

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

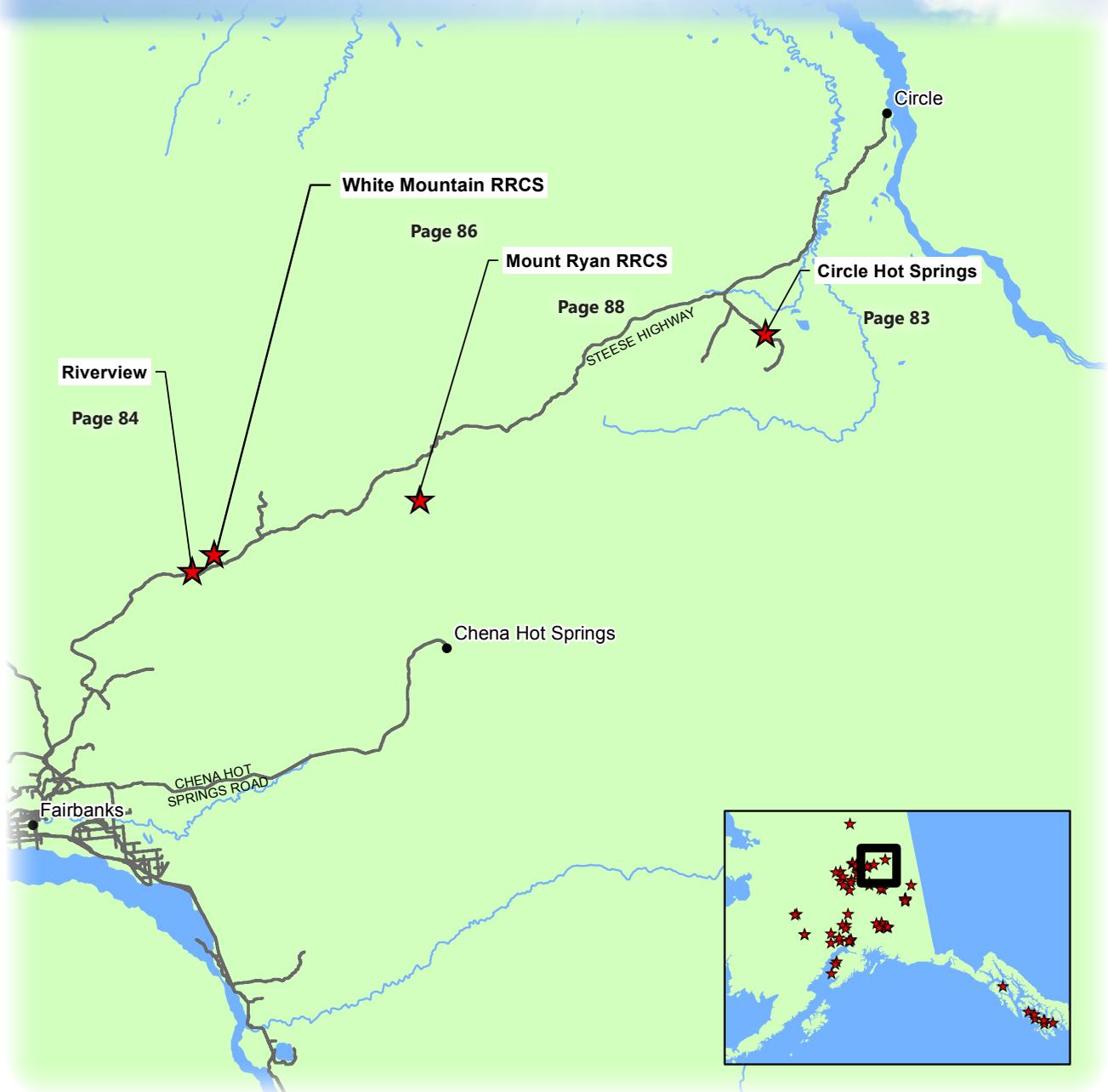
General  
Information



# Steese Highway - Road Access & Remote

The parcels in this region are located near the Steese Highway. Most of these parcels are located off of maintained roads, and are accessed from established trails or un-built rights-of-way by all-terrain vehicle or snowmachine.

These parcels offer recreational opportunities, including hunting, fishing, snowmachining, hiking, and ATV riding. Several of the areas may also be suitable for rural residential use.



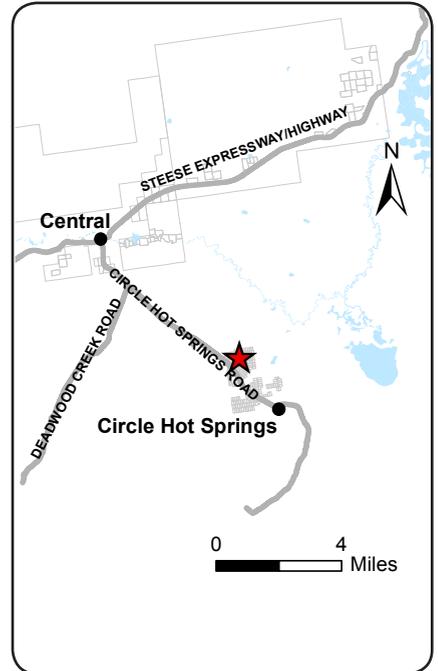
Steese Highway



# Circle Hot Springs

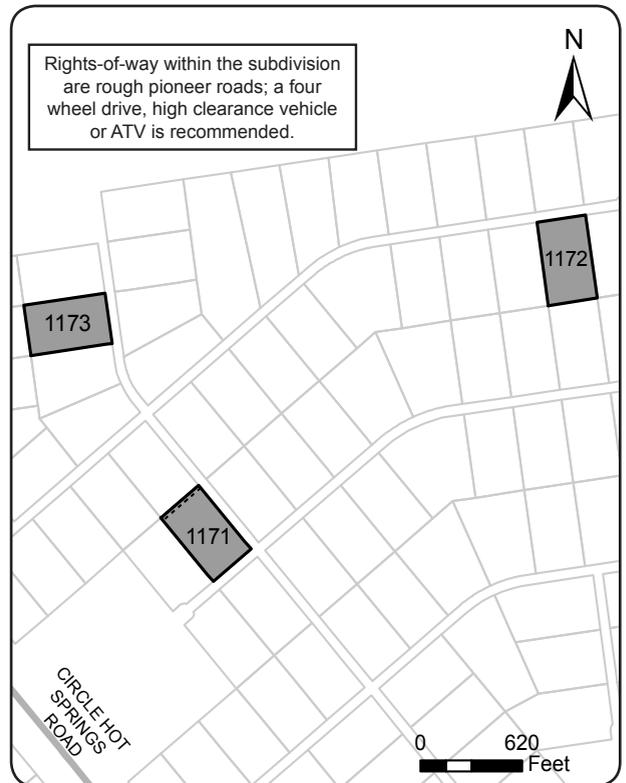


Collapsing structure on parcel 1173 (ADL 406271).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1171	402122	3.444	167	\$7,600
1172	406263	3.444	182	\$7,600
1173	406271	3.444	199	\$6,800

LOCATION
Circle Hot Springs Subdivision is located in the community of Circle Hot Springs northeast of Fairbanks. Circle Hot Springs is about 6 miles southeast of Central, and about 40 miles from the community of Circle.
ACCESS
Access is by the Circle Hot Springs Road approximately 6 miles from the Steese Highway.
SURVEY & MTRS
Circle Hot Springs is survey ASLS 78-163, located in F008N015E21. The survey has been filed as plat 97-83 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
<b>Parcel 1173 has the remains of an unusable cabin (see photo). Purchasers will be responsible for removing this structure at their own expense. Before submitting a bid, on-site inspection of this cabin is strongly recommended.</b>
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
**Steese Highway**  
 Richardson, AK Highways  
 Interior Remote  
 General Information



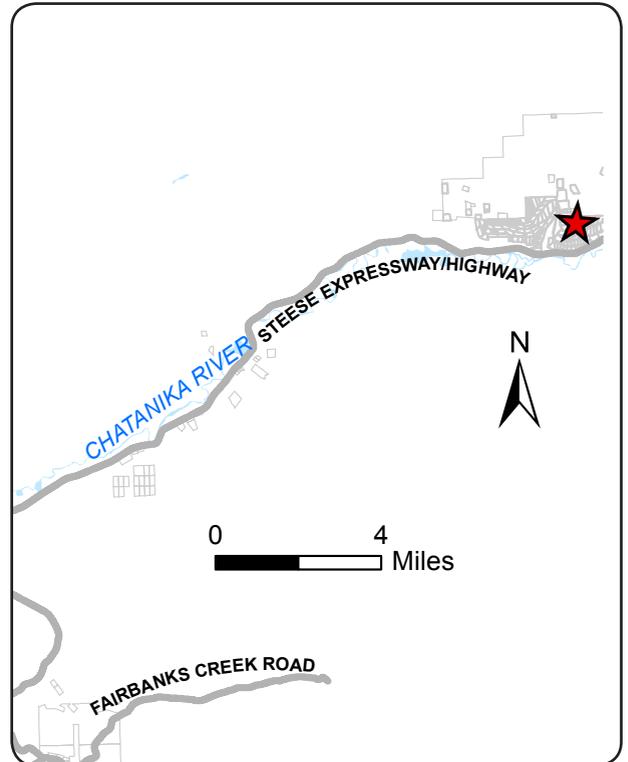
# Riverview



Steese Highway and Riverview Subdivision

LOCATION
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Hwy.
ACCESS
Access is from miles 43-48 of the Steese Hwy, then north on to rights-of-way. Access to Riverview Subdivision requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details.
SURVEY & MTRS
Riverview is survey ASLS 83-128, located in F005N004E29. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Direct access to the Steese Hwy. from any lot is prohibited.
There are active mining claims in the vicinity.
Parcels may have burned during the 2004 fire season. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

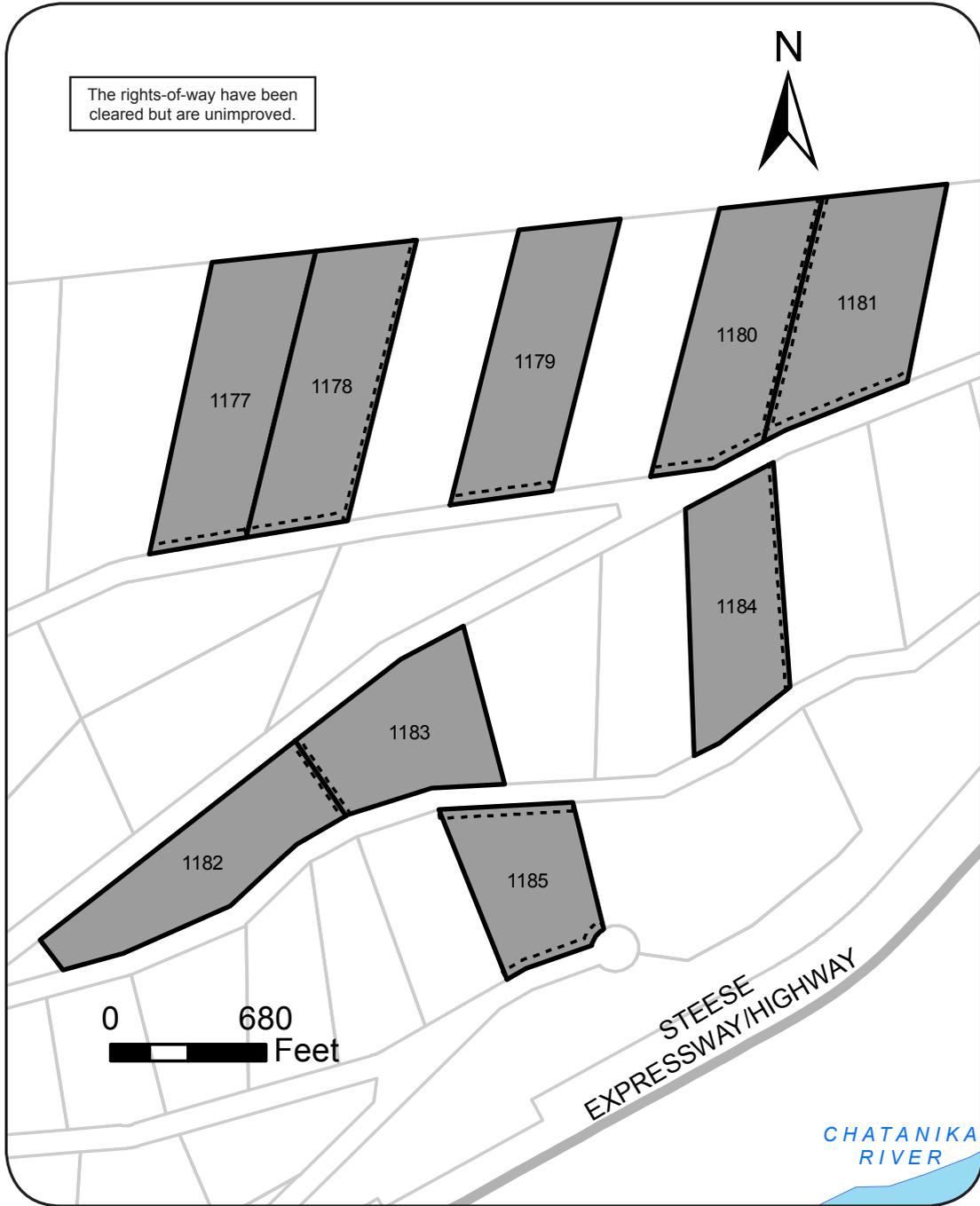
Steese Highway



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Riverview



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1177	411180	12.493	6	7	\$11,400
1178	411181	12.038	7	7	\$11,000
1179	411183	11.955	9	7	\$10,900
1180	411185	11.605	11	7	\$10,800
1181	411186	12.331	12	7	\$11,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1182	411196	11.153	1	9	\$10,600
1183	411197	10.05	2	9	\$9,800
1184	411200	10.233	5	9	\$10,000
1185	411215	8.391	8	10	\$9,100

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

**Steese Highway**

Richardson, AK Highways

Interior Remote

General Information

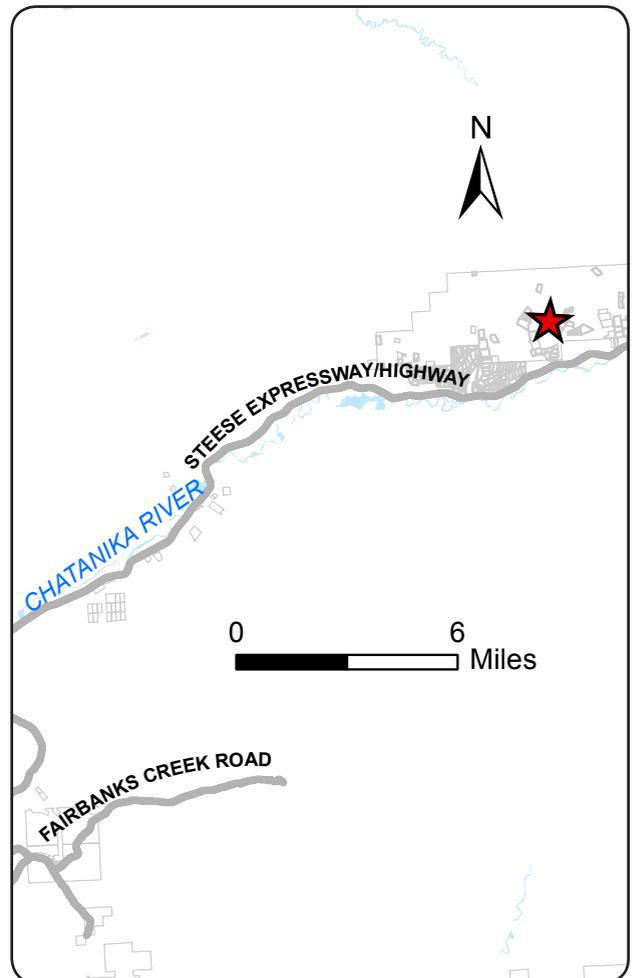


# White Mountain Remote/RRCS



White Mountain area

LOCATION
White Mountain is located approximately 45 miles northeast of Fairbanks, north of the Steese Hwy.
ACCESS
Access is from miles 43-48 of the Steese Hwy and along existing trails and platted rights-of-way. Access to White Mountain Remote Area requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details.
SURVEY & MTRS
There are two surveys for White Mountain RRCS; ASLS 2002-11, which has been filed as plat 2006-21, and ASLS 2011-18, which has been filed as plat 2013-94, both in the Fairbanks Recording District. The parcels are located in F005N004E14, 15, 22, 24.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access, utility, and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

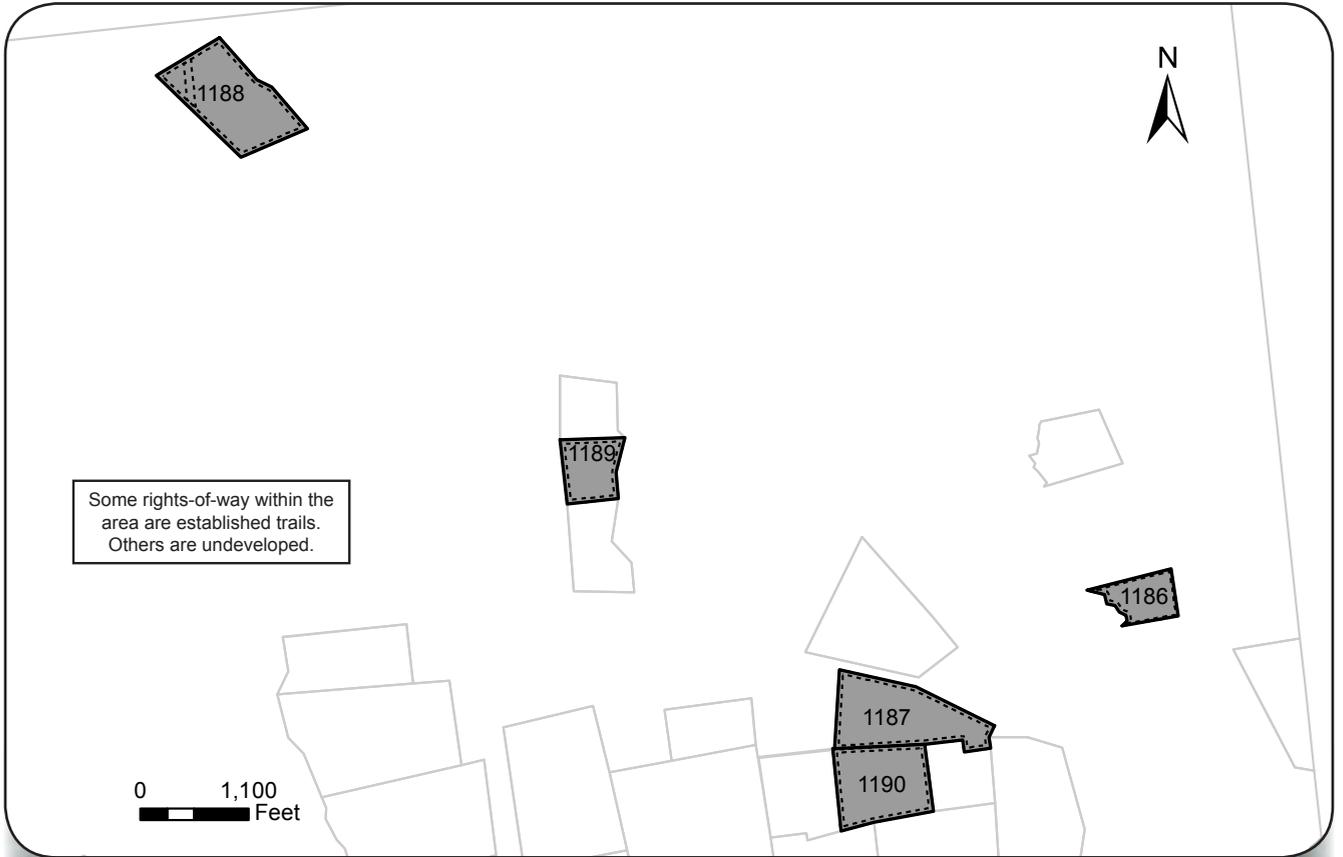


Steese Highway

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# White Mountain Remote/RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY (ASLS)	MINIMUM BID
1186	416723	6.79	H	2002-11	\$8,600
1187	418956	20	T	2011-18	\$11,900
1188	418961	20	P	2011-18	\$12,800
1189	419217	8.17	R	2011-18	\$6,200
1190	419218	16.2	V	2011-18	\$12,100



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

**Steese  
Highway**

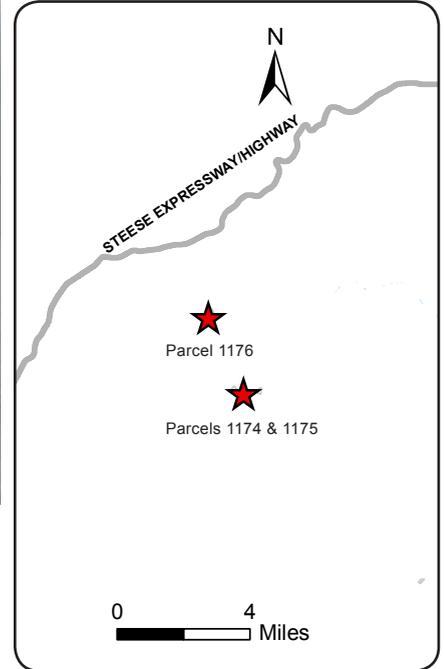
Richardson,  
AK Highways

Interior  
Remote

General  
Information

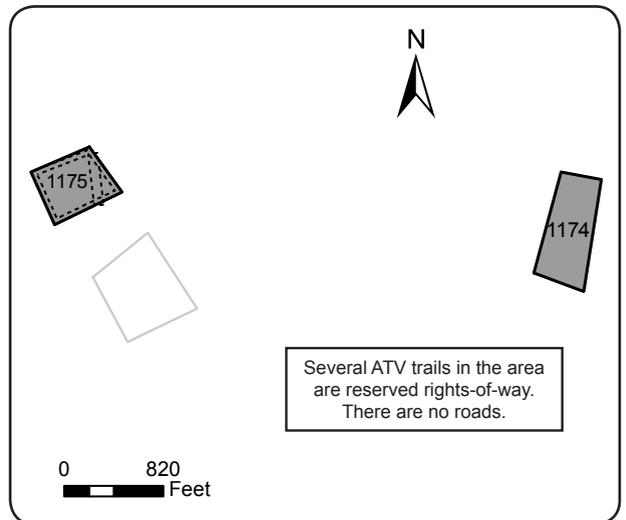
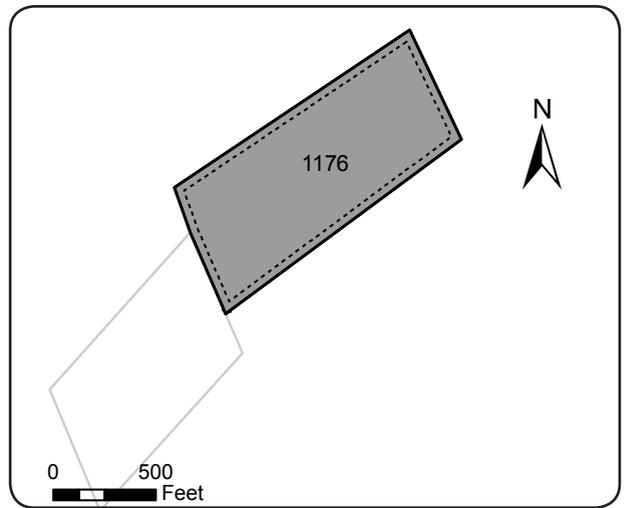


# Mount Ryan RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1174	418697	8.02	24	\$9,700
1175	418699	6.15	23	\$7,800
1176	418890	20.0	20	\$16,000

LOCATION
Mount Ryan is located 50 miles northeast of Fairbanks, southeast of the Chatanika River and McManus Creek, approximately between milepost 75 and milepost 85 of the Steese Highway, near the Twelvemile Summit Wayside.
ACCESS
Primary access to and through the area is overland via ATV on established trails along ridgelines and hilltops or by snowmachine.
SURVEY & MTRS
Mount Ryan RRCS is survey ASLS 2009-45, located in F005N008E03, F006N008E26. The survey has been filed as plat 2013-8 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Mount Ryan parcels are covered by a Leasehold Location Order (LLO 30), and mineral leasing (not mineral staking) may occur in the area. Please contact DNR's Public Information Centers (page 3) for more details. This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.



Steese Highway

**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Richardson & Alaska Highways - Road Access & Remote

These parcels are located near the Richardson or Alaska Highways, offering recreational and residential opportunities between Fairbanks and Tok. Most of them are located off of maintained roads and are accessed by established trails or un-built rights-of-way using an all-terrain vehicle or snowmachine.



Southwest AK
Richardson, AK Highways
Interior Remote
General Information
Steese Highway
N. Parks Highway
Fairbanks, Elliott Hwy.
Southwest AK
Susitna Valley Remote
Copper River Valley
Kenai
Mat-Su Road
Southeast AK

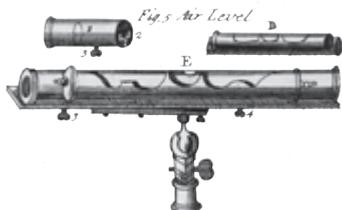
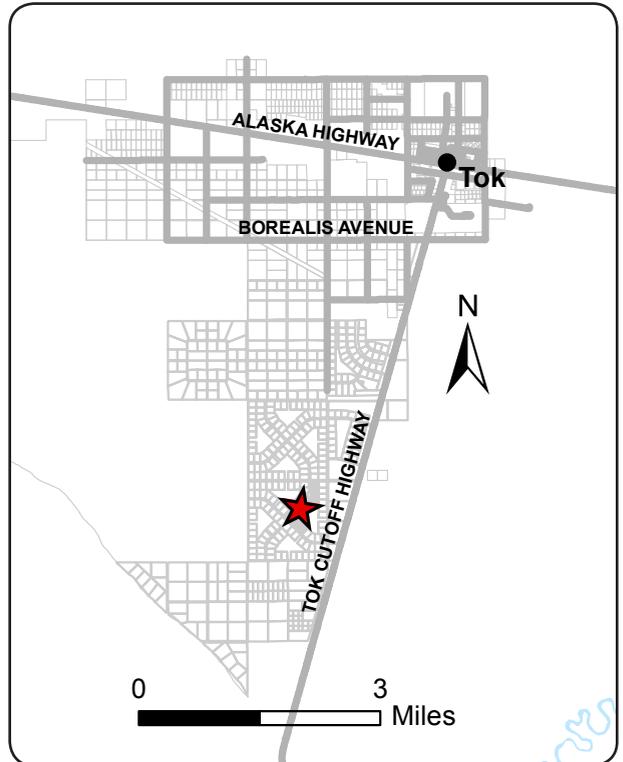


# Glenn



John Taylor Ave in Glenn Subdivision

LOCATION
The Glenn Subdivision is located approximately 4 miles south of Tok, west of the Tok Cut-Off (Glenn Highway).
ACCESS
From the Tok Cut-Off, access is by platted rights-of-way to the individual parcels.
SURVEY & MTRS
Glenn is survey ASLS 81-205, located in C017N012E01. The survey has been filed as plat 86-48 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Feb 23, 1983 in the Fairbanks Recording District.
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson,  
AK Highways



# Glenn



Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway

**Richardson, AK Highways**

Interior Remote

General Information

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1192	412773	5.0	1	1	\$15,500	1199	418375	4.99	22	6	\$9,200
1193	418369	5.0	16	6	\$8,800	1200	418385	5.0	10	7	\$8,800
1194	418370	5.0	17	6	\$8,800	1201	418386	5.0	11	7	\$8,800
1195	418371	5.0	18	6	\$8,800	1202	418387	5.0	12	7	\$8,800
1196	418372	4.99	19	6	\$8,700	1203	418388	5.0	13	7	\$8,800
1197	418373	5.0	20	6	\$8,800	1204	418407	5.0	3	9	\$9,000
1198	418374	5.0	21	6	\$8,800	1205	418408	5.0	4	9	\$9,000



# Delta Homesites



Power lines along Delta Homesites parcel.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1191	400995	2.6	J	1	\$9,000

LOCATION
Delta Homesites are located near the town of Delta Junction.
ACCESS
Access to this parcel is by Clearwater Rd. north from the Alaska Hwy. to Hanson Rd, and then on Schene Rd.
SURVEY & MTRS
Delta Homesites is survey ASLS 77-163, located in F010S011E36. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, road and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to parcel 1191 (ADL 400995) is currently blocked by a trespass gate across the right-of-way near the corner of this parcel. DNR is working to have this gate removed; please contact DNR Land Sales at 907-269-8594 for any updates.
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

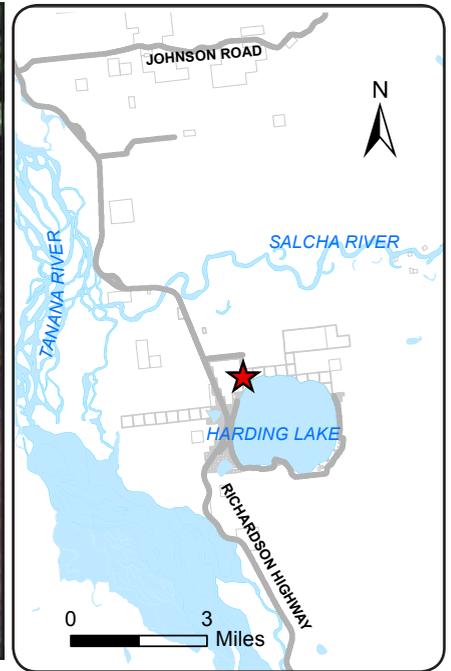
Richardson,  
AK Highways



# Harding Lake

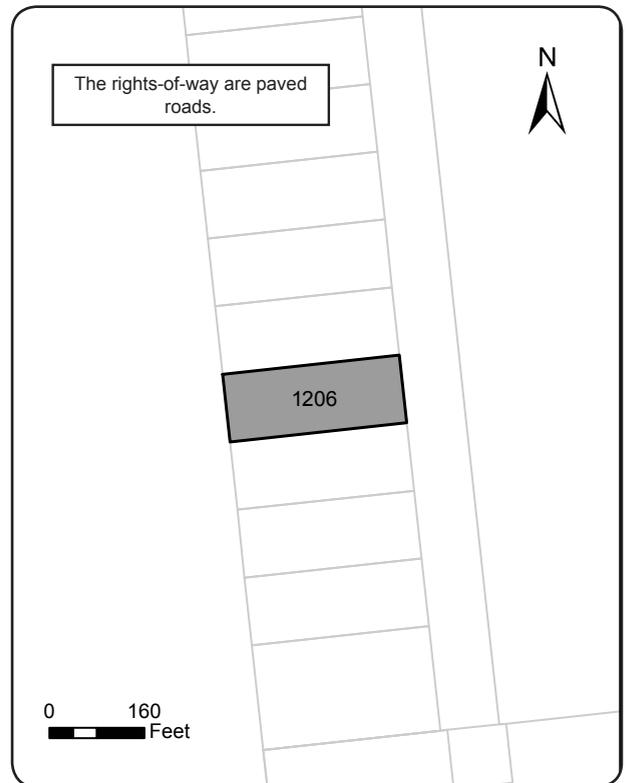


Abandoned structure on parcel 1206 (ADL 32921)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1206	32921	0.793	18	6	\$6,500

WHY BUY?
Harding Lake offers a very accessible getaway with great access for hunting, fishing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Harding Lake and the Salcha River and Tanana River nearby.
LOCATION
Harding Lake Subdivision is located approximately 43 miles southeast of Fairbanks near Mile Marker 321 of the Richardson Highway.
ACCESS
Harding Lake Subdivision is accessible off the Richardson Highway by paved road (Harding Drive) and Coolidge Street.
SURVEY & MTRS
Harding Lake is survey EPF 54-3, located in F005S004E36. The survey has been filed as plat 63-8458 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There is power into the subdivision. The extent of power infrastructure within the subdivision is unknown. Purchasers will be responsible for extending the existing power lines.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
<b>There is a driveway and an uninhabitable, collapsing structure on parcel 1206 (see photo). Before submitting a bid, on-site inspection of this cabin is strongly recommended.</b>
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.

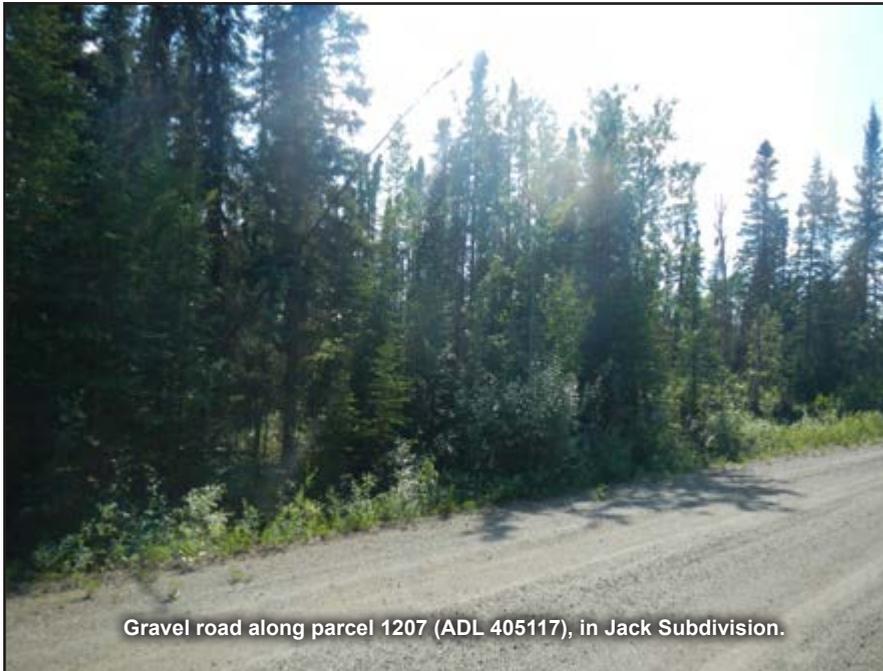


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

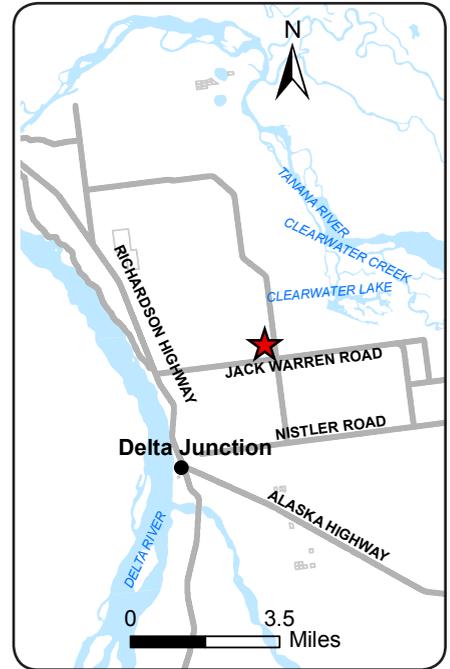
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# Jack



Gravel road along parcel 1207 (ADL 405117), in Jack Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1207	405117	4.6	17	4	\$10,000

WHY BUY?
Jack is a residential subdivision near Delta Junction.
LOCATION
Jack is 5 miles northeast of the town of Delta Junction.
ACCESS
From the Richardson Hwy., head east on Jack Warren Rd., then north on Tanana Loop Exn., and west on Post Rd.
SURVEY & MTRS
Jack is survey ASLS 79-165, located in F010S011E06. The survey has been filed as plat 80-71 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson, AK Highways

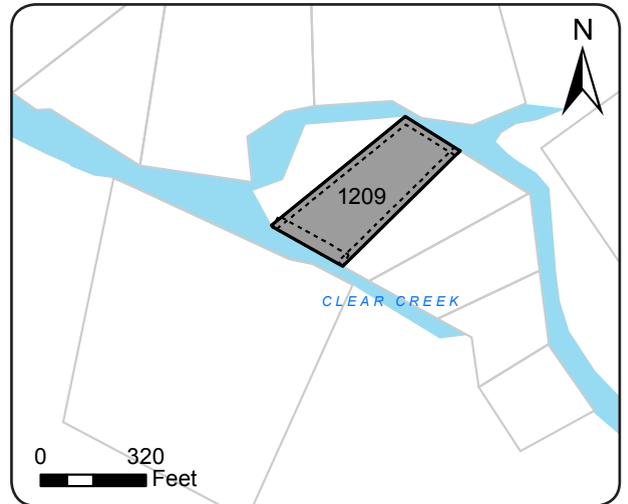
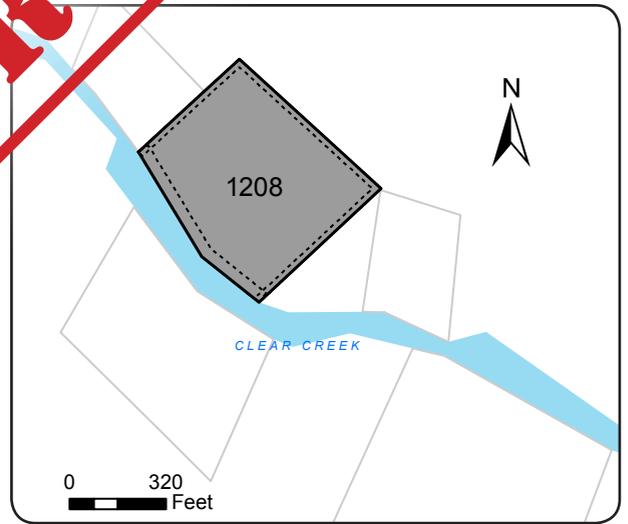


# Tanana River West II Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY (ASLS)	MINIMUM BID
1208	410904	7.74	D	87-198	\$4,000
1209	411718	2.57	I	87-200	\$2,700

LOCATION
Tanana River West II is on the west side of the Tanana River, approximately 45 miles south of Fairbanks.
ACCESS
Access is by snowmachine in the winter, or possibly by small boat (large) in the summer. The access routes have not been field inspected.
SURVEY & MTRS
Tanana River West II Remote includes surveys ASLS 87-198, ASLS 87-200 located in F007S004E03, 10, 13. The survey has been defined as parcels 89-114, respectively, in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, servitudes, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access easements. Information on restrictions, servitudes, reservations, and setbacks may be depicted on the plat, contained in the plat notes, and recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

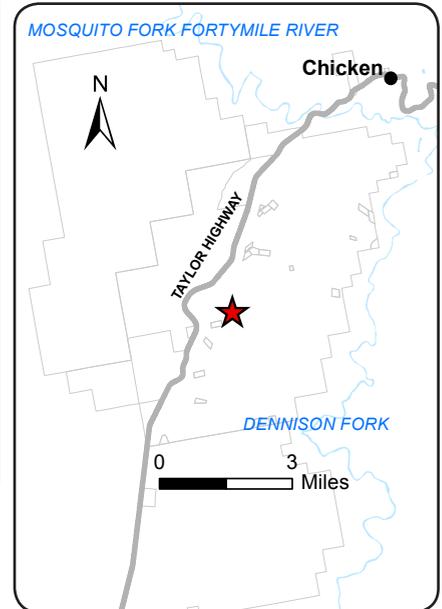
- SE Southeast
- AK Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- SW Southwest
- AK Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steele Highway
- Richardson, AK Highways**
- Interior Remote
- General Information



# Taylor Mountain North RRCS

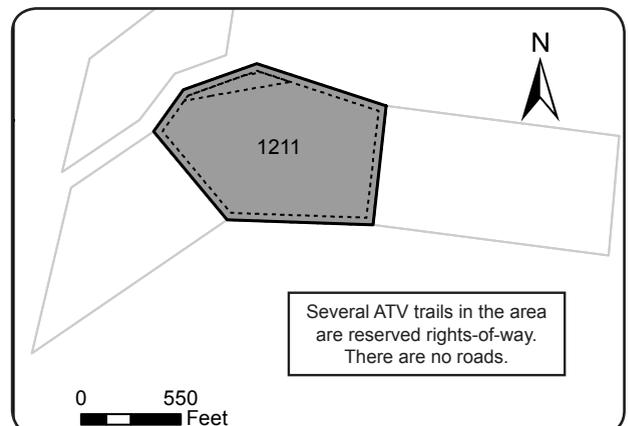
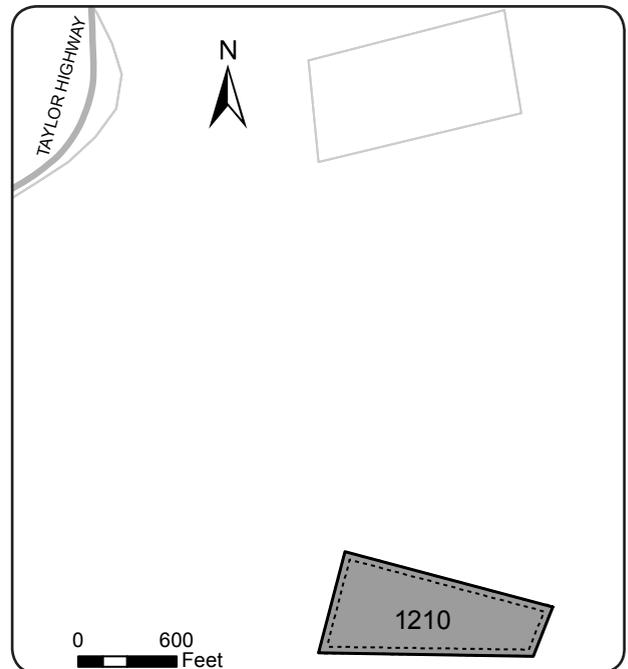


Parcel 1211 (ADL 417983) in Taylor Mountain North



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1210	417962	14.55	M	\$15,300
1211	417983	19.12	G	\$17,700

WHY BUY?
Taylor Mountain is a popular recreation area near the town of Chicken along the remote and scenic Taylor Highway.
LOCATION
Taylor Mountain North is located approximately 5 miles southwest of the community of Chicken along the east side of the Taylor Highway.
ACCESS
Access is by ATV, snowmachine, or foot from the Taylor Highway. Parcel 1211 is located along an ATV trail from approximately milepost 60 of the Taylor Highway. Access to parcel 1210 is across general state land from the highway.
SURVEY & MTRS
Taylor Mountain North RRCS is survey ASLS 2007-11, located in C025N017E05, 15, 22. The survey has been filed as plat 2010-68 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Parcels 1210-1211 are located on Tentatively Approved land, please see page 125 for details. This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.



Richardson, AK Highways

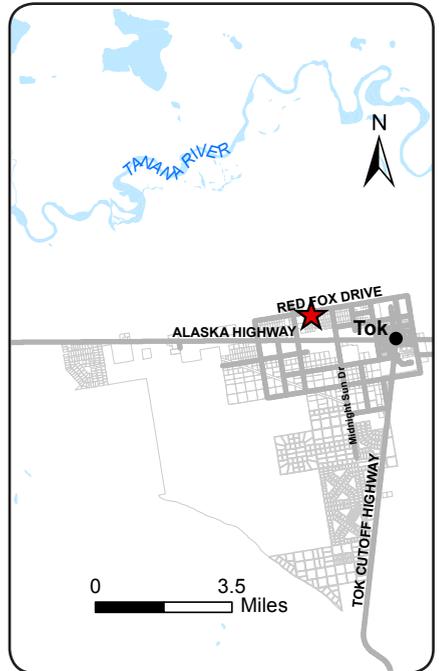
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Tok

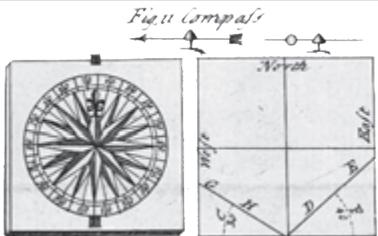
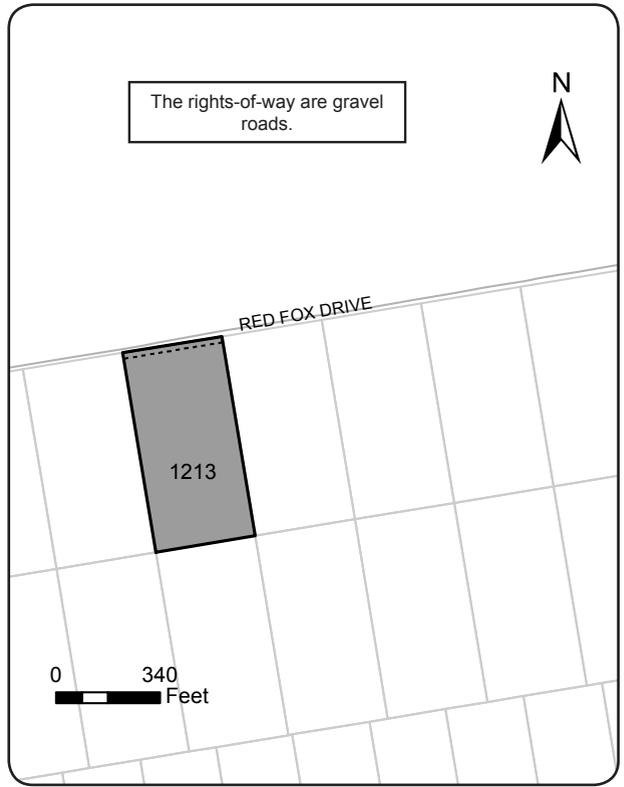


Looking west along the northern lot line of Parcel 1213 (ADL 405899)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1213	405899	5.0	4	\$10,800

LOCATION
Tok Subdivision is located 3 miles northwest of Tok.
ACCESS
Access is from the Alaska Highway north on Midnight Sun Dr., then west on Red Fox Dr.
SURVEY & MTRS
Tok is survey ASLS 79-136, located in C018N012E14. The survey has been filed as plat 80-27 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

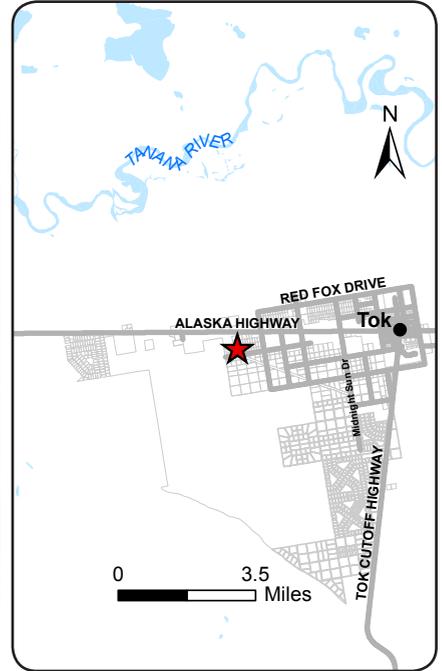
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK



# Tok (Tetlin Trail)

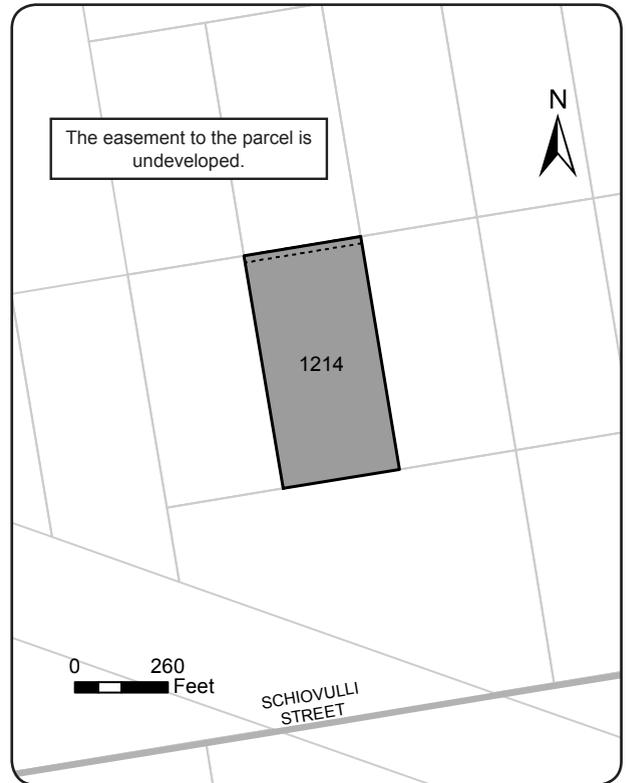


Trail along parcel 1214 (ADL 405852)

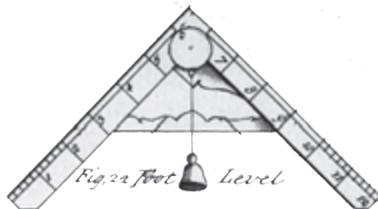


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1214	405852	5.0	6	3	\$9,000

LOCATION
Tok (Tetlin Trail) is located 5 miles west of Tok.
ACCESS
Access is from the Alaska Highway south on Fales Dr, then east along an undeveloped public access easement leading to the northern edge of the parcel.
SURVEY & MTRS
Tok (Tetlin Trail) is survey ASLS 79-134, located in C018N012E16. The survey has been filed as plat 80-25 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



Richardson, AK Highways



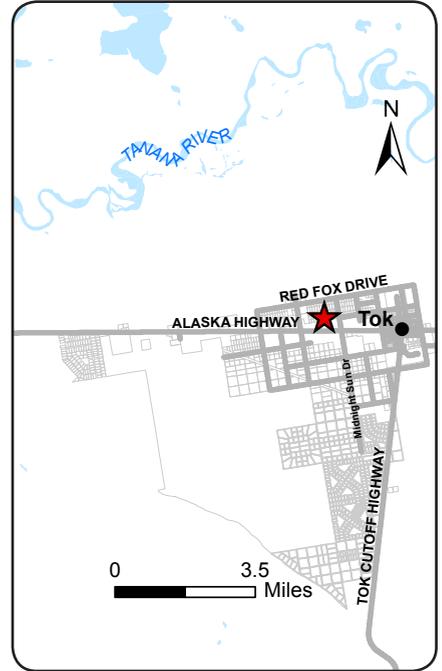
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Tok Tract 5

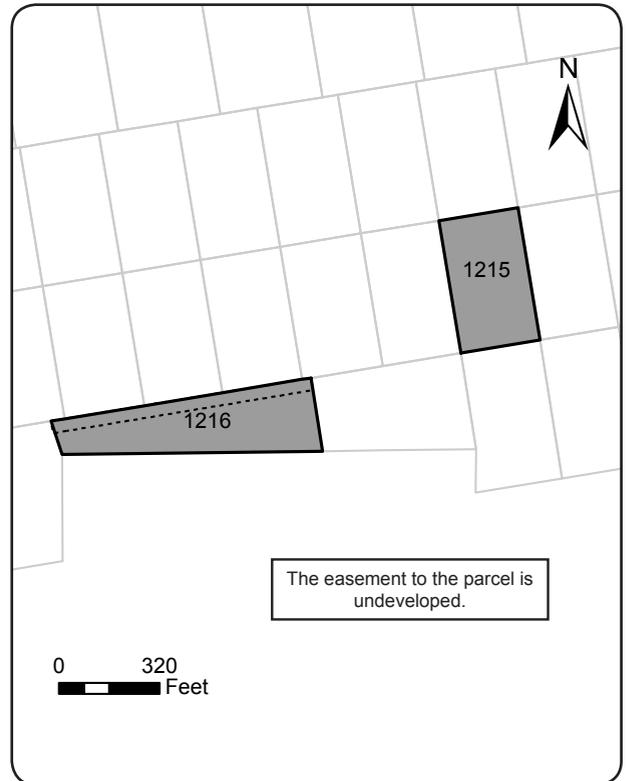


Southwest corner of Parcel 1215 (ADL 405984), Tok Tract 5 subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1215	405984	2.6	20	1	\$9,500
1216	405999	3.1	5	2	\$10,400

LOCATION
Tok Tract 5 is located 2 miles northwest of Tok.
ACCESS
Access is from the Alaska Highway north on Midnight Sun Dr., then West on Sourdough Dr.
SURVEY & MTRS
Tok Tract 5 is survey ASLS 79-199, located in C018N012E14. The survey has been filed as plat 80-88 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information

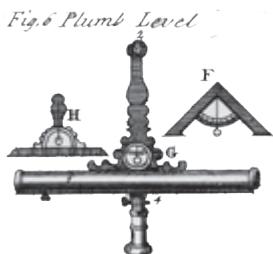
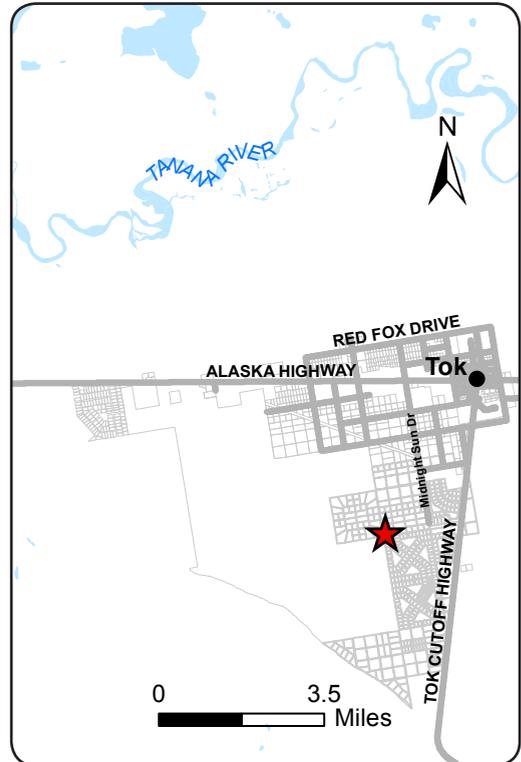


# Tok Triangle, Phase II



Road through Tok Triangle Phase II

LOCATION
Tok Triangle Phase II is located 3 miles south of Tok.
ACCESS
Access is along the constructed roads Sled Dog Way and Mushers Way to Mukluk Ave and Midnight Sun Dr.
SURVEY & MTRS
Tok Triangle, Phase II is survey ASLS 2007-15, located in C018N012E35. The survey has been filed as plat 2009-62 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.  Electricity is available along Midnight Sun Dr. Purchasers will be responsible for extending the lines at their own expense.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.

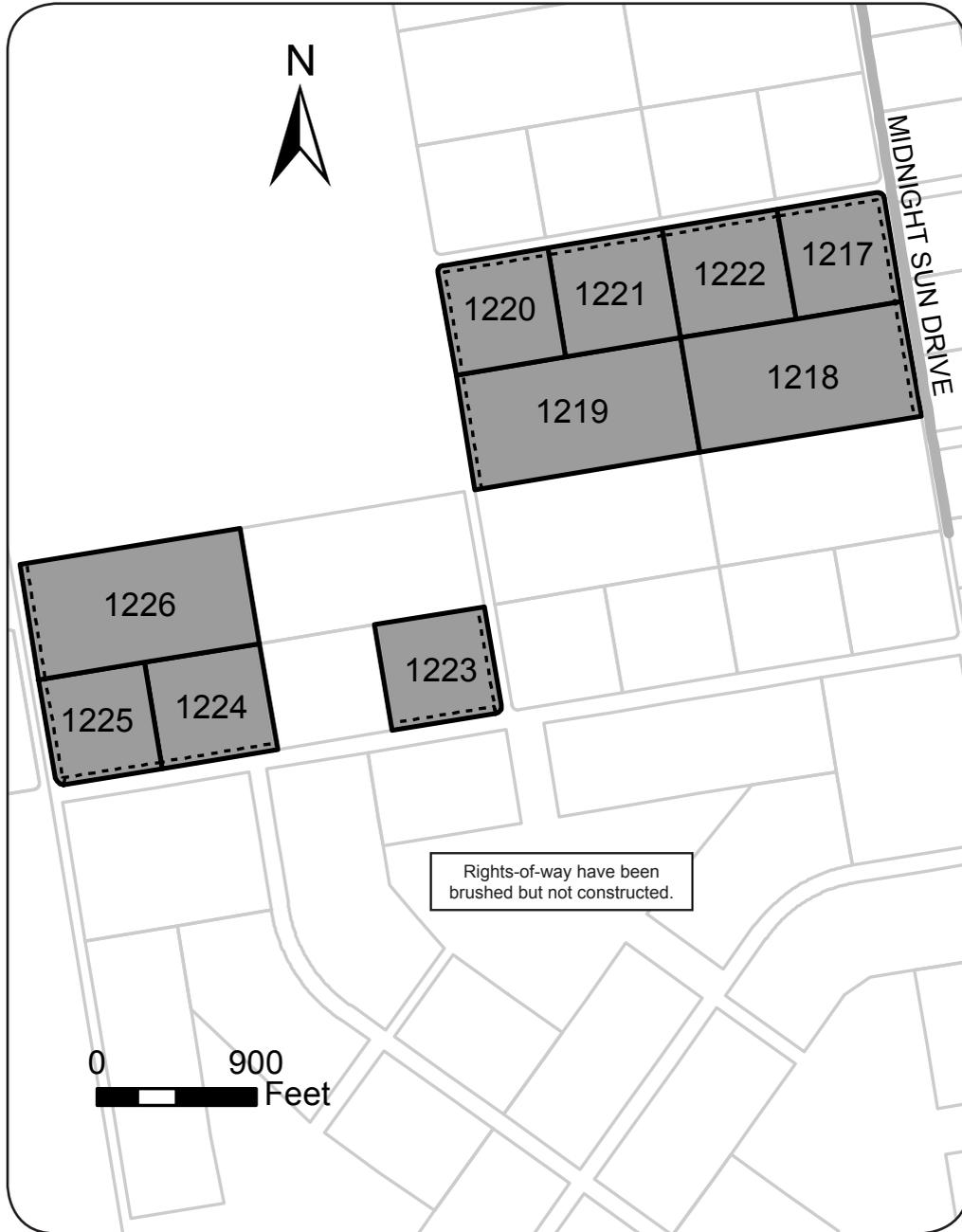


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson,  
AK Highways



# Tok Triangle, Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1217	418614	8.82	1	2	\$13,300	1222	418625	9.55	12	2	\$12,200
1218	418615	19.25	2	2	\$20,300	1223	418629	8.82	4	3	\$13,300
1219	418622	19.56	9	2	\$20,500	1224	418631	9.24	6	3	\$12,600
1220	418623	9.11	10	2	\$12,000	1225	418632	8.53	7	3	\$12,400
1221	418624	9.55	11	2	\$12,200	1226	418633	19.25	8	3	\$18,600

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

**Richardson,  
AK Highways**

Interior  
Remote

General  
Information

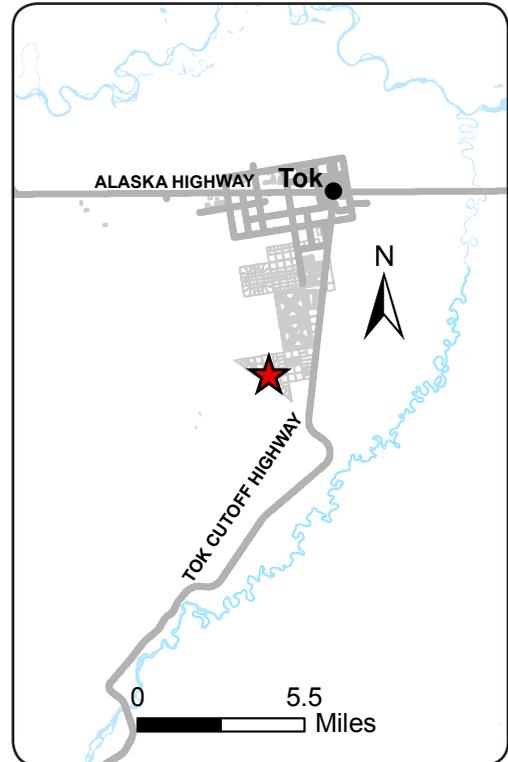


# Tok Triangle, Phase IV



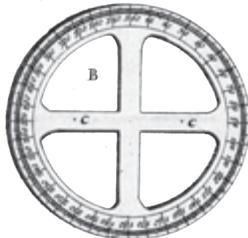
Road through Tok Triangle Phase IV

LOCATION
Tok Triangle Phase IV is located 6 miles south of Tok.
ACCESS
Access is from the Tok Cutoff (Glenn Highway) west on Moose Nugget Rd. or on the Eagle Trail.
SURVEY & MTRS
Tok Triangle, Phase IV is survey ASLS 2012-11, located in C017N012E15, 16, 22. The survey has been filed as plat 2013-17 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Parcels 1227-1236 are located on Tentatively Approved land, please see page 125 for details.
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.



Richardson,  
AK Highways

Fig. 25 Theodolite



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

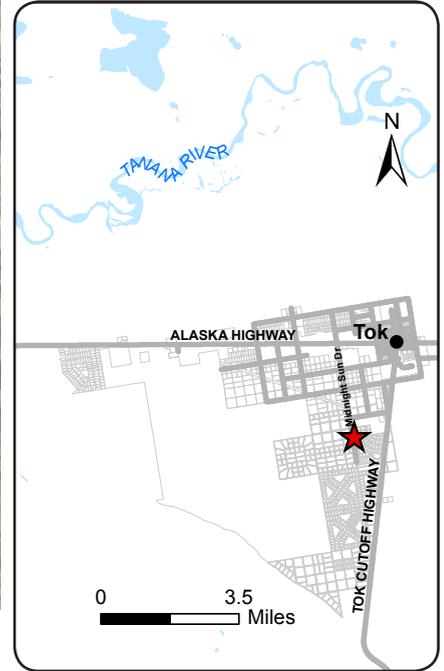




# Three Mile

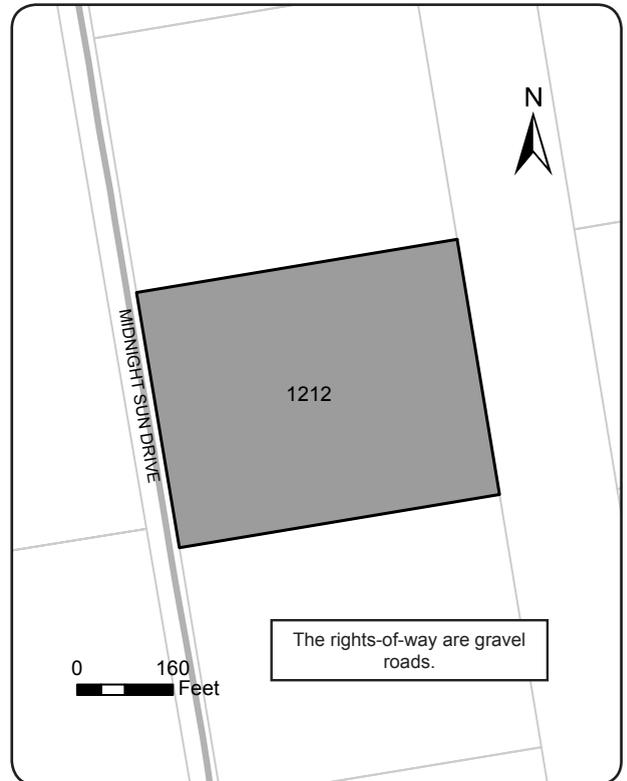


Parcel 1212 (ADL 409623) in Three Mile subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1212	409623	5.0	12	3	\$15,500

LOCATION
Three Mile subdivision is located 3 miles southwest of Tok.
ACCESS
Access is from the Tok Cutoff (Glenn Highway) north on Mushers Way to west on Mukluk Ave., then south on Midnight Sun Dr.
SURVEY & MTRS
Three Mile is survey ASLS 82-10, located in C018N012E36. The survey has been filed as plat 83-27 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
Utilities (electric, phone) are currently available in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Feb 23, 1983 in the Fairbanks Recording District.



Richardson, AK Highways

*Fig. 18 Logginals Sliding Rule*



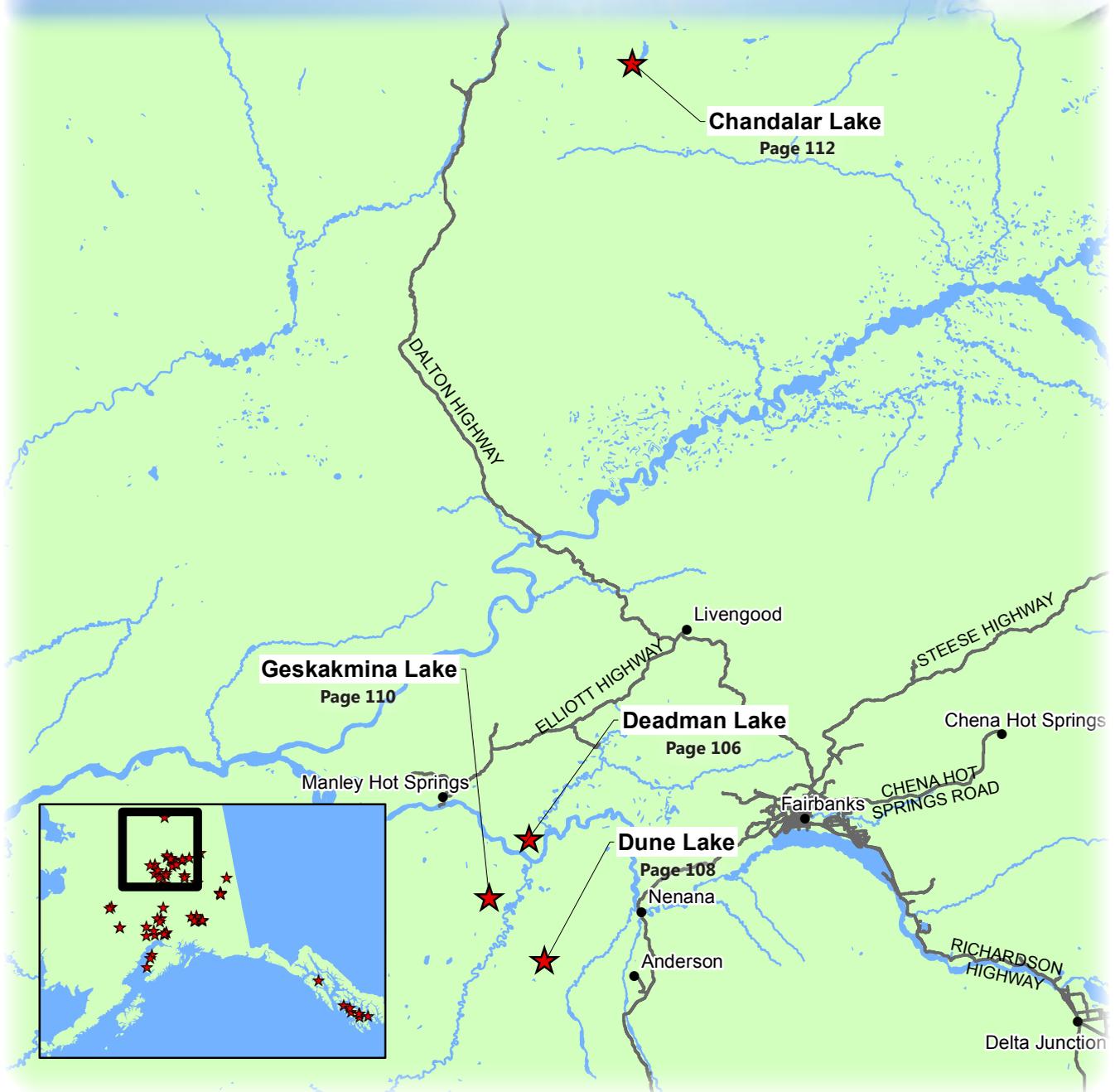
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



## Interior Remote

Chandalar Lake is a remote location in the Brooks Range accessible by wheel or float plane and offers spectacular scenery on some of the only land available for purchase in the Brooks Range.

Other Interior Remote parcels are located around remote lakes west of Fairbanks. These parcels offer recreational opportunities including hunting, fishing, boating, and snowmachining. The best access to these parcels is by float or ski plane to the lakes, though snowmachine access may be possible.



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

**Interior  
Remote**

General  
Information

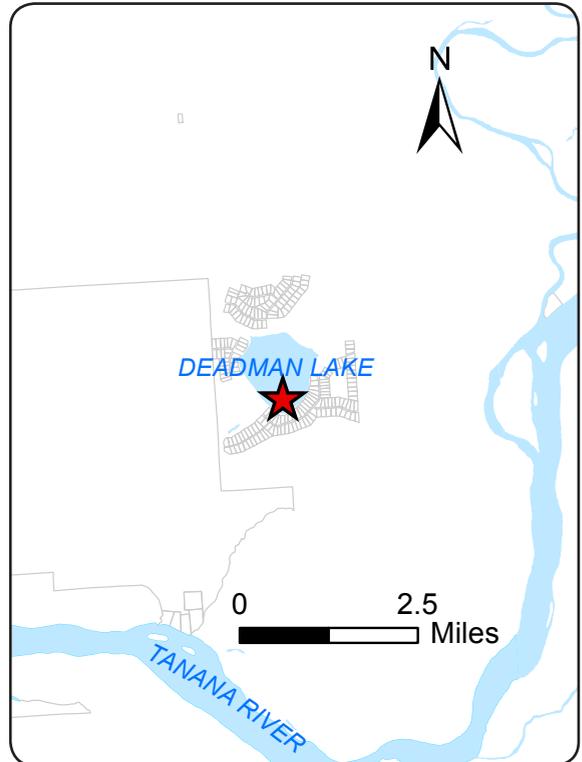


# Deadman Lake



Parcel 1240 (ADL 407606) is along the ridgeline rising up from Deadman Lake.

LOCATION
Deadman Lake is approximately 3 miles north of the Tanana River, about 60 miles west of Fairbanks.
ACCESS
Access is by float plane to Deadman Lake or by snowmachine in winter.
SURVEY & MTRS
Deadman Lake is survey ASLS 81-40, located in F001S012W04, 09, 10. The survey has been filed as amended plat 81-10 in the Manley Hot Springs Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Parcels 1239-1243 are located on Tentatively Approved land, please see page 125 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Aug 31, 1981 in the Manley Hot Springs Recording District.
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

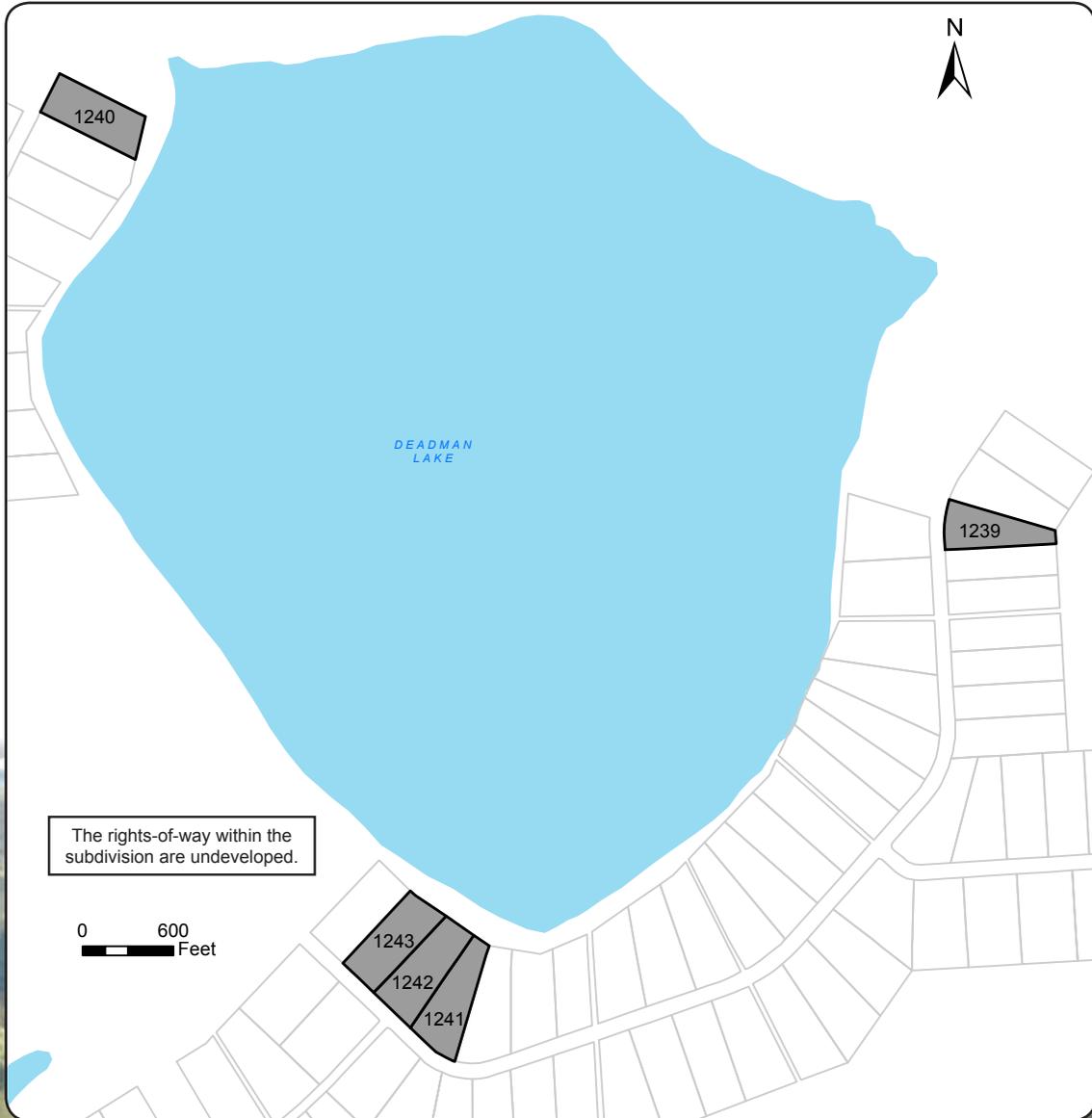


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote



# Deadman Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1239	407585	3.714	3	10	\$3,300
1240	407606	4.597	1	6	\$14,700
1241	407616	4.374	18	7	\$14,000
1242	407617	4.557	19	7	\$14,600
1243	407618	4.464	20	7	\$14,300

Parcels 1241, 1242, and 1243 (ADLs 407616, 407617, and 407618) are along the shore

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

**Interior  
Remote**

General  
Information

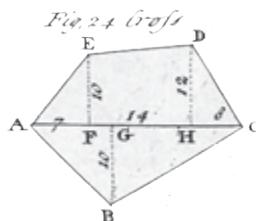
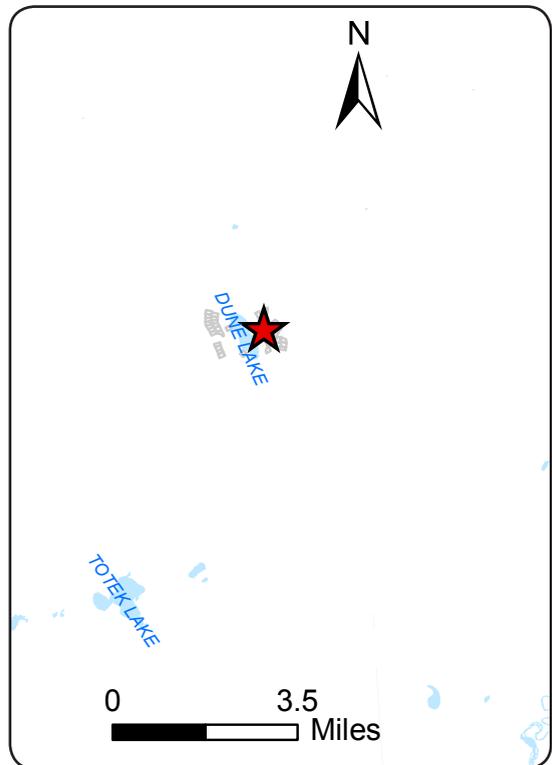


# Dune Lake



Dune Lake shoreline, area burned in 2009.

LOCATION
Dune Lake is located approximately 45 air miles southwest of Fairbanks.
ACCESS
Access is by plane to Dune Lake or by snowmachine from Nenana.
SURVEY & MTRS
Dune Lake is survey ASLS 81-56, located in F006S012W02. The survey has been filed as amended plat 82-112 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.
These parcels are subject to an oil and gas lease (ADL 392436). For more information please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.

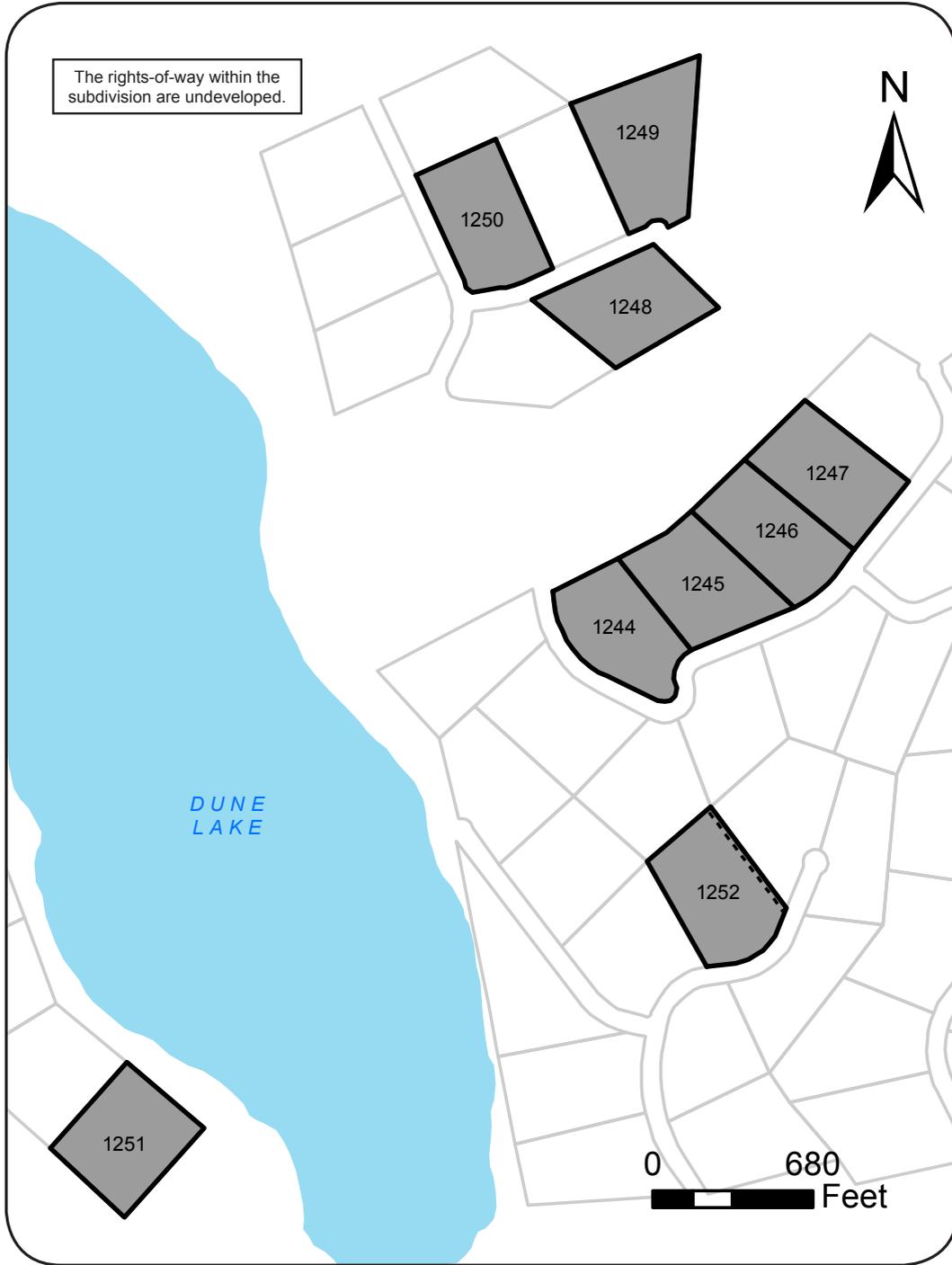


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote



# Dune Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1244	409090	4.747	1	3	\$3,400
1245	409091	4.876	2	3	\$3,500
1246	409092	4.801	3	3	\$3,500
1247	409093	4.874	4	3	\$3,500
1248	409104	4.975	2	4	\$3,600

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1249	409105	4.957	3	4	\$3,600
1250	409107	4.983	5	4	\$3,600
1251	409113	4.962	11	5	\$15,900
1252	409148	4.929	20	2	\$2,800

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

**Interior Remote**

General Information

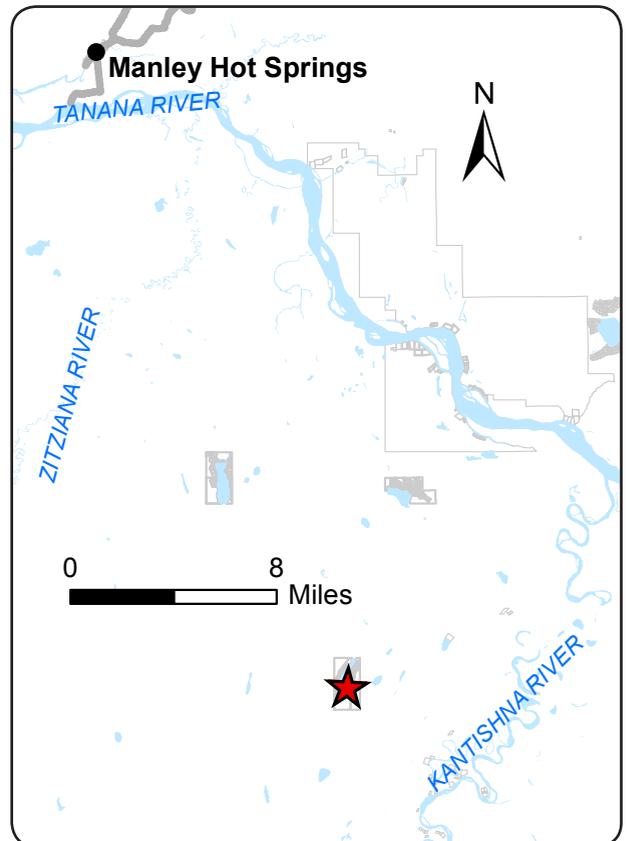


# Geskakmina Lake



Geskakmina Lake

LOCATION
Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.
ACCESS
Access is by plane to Geskakmina Lake or via snowmachine trail from Nenana or Manly Hot Springs.
SURVEY & MTRS
Geskakmina Lake is survey ASLS 81-55, located in F003S014W14 &23. The survey has been filed as plat 81-129 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
A 2002 fire burned some of the land around the lake. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Aug 31, 1981 in the Fairbanks Recording District.

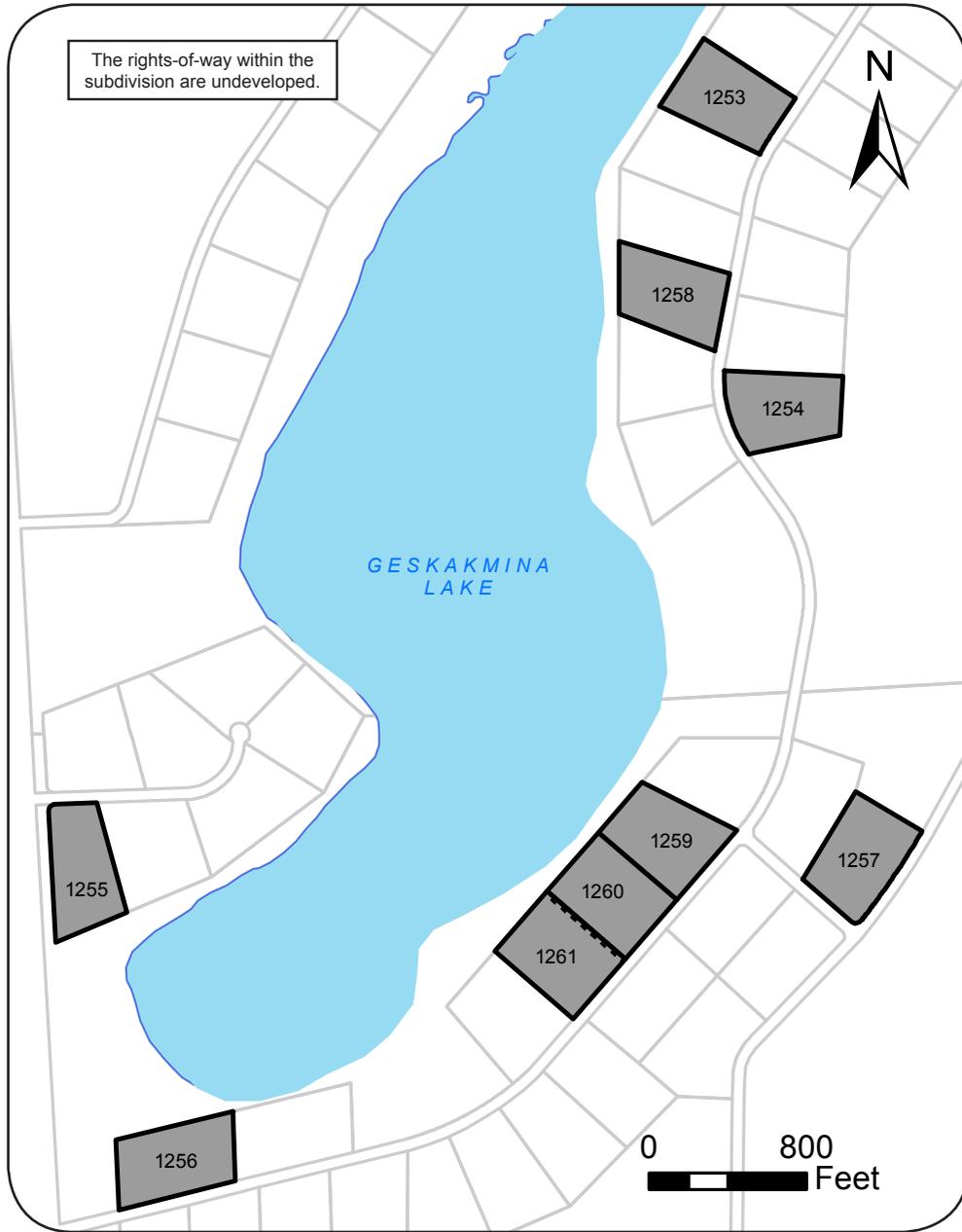


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior  
Remote



# Geskakmina Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1253	407350	4.878	6	2	\$7,000
1254	407356	4.767	1	3	\$3,000
1255	407364	4.739	1	4	\$6,800
1256	407370	4.998	7	5	\$7,200
1257	407383	4.953	2	7	\$3,600

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1258	407386	4.809	3	2	\$6,900
1259	407390	4.959	2	5	\$7,900
1260	407391	4.962	3	5	\$8,100
1261	407392	4.962	4	5	\$7,900

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

**Interior  
Remote**

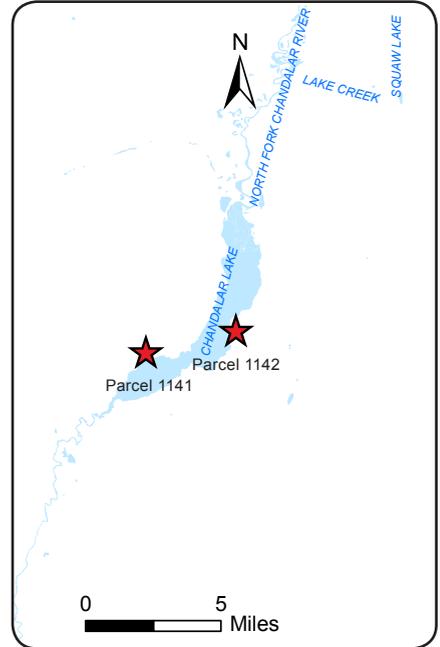
General  
Information



# Chandalar Lake

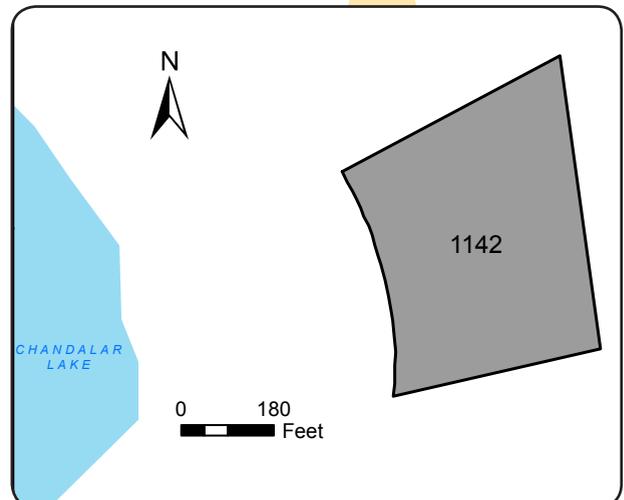
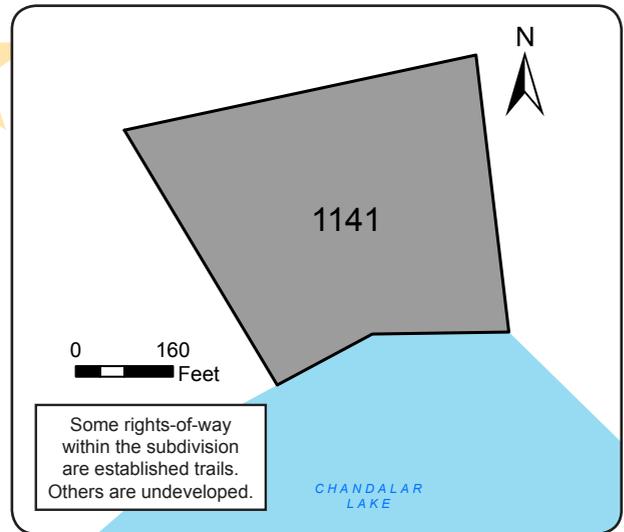


State maintained airstrip in Chandalar. Parcel 1142 (ADL 412927) is behind the airstrip.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1141	412915	5.0	6	\$35,000
1142	412927	5.02	21	\$30,000

WHY BUY?
Chandalar Lake offers remote scenic parcels with hunting opportunities in the Brooks Range.
LOCATION
Chandalar Lake is located in the Brooks Range, approximately 190 air miles north of Fairbanks.
ACCESS
Access to Chandalar Lake is by plane to the lake or to the gravel airstrip. Parcel 1141 is along the lake. Parcel 1142 is close to the airstrip, and can be accessed by trails in the area.
SURVEY & MTRS
Chandalar Lake is survey ASLS 85-224, located in F031N004W17, F031N005W22. The survey has been filed as plat 86-53 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure on page 122 for details.
These parcels are sold subject to a permit (LAS 19102) issued to the University of Alaska for possible rocket debris. The permit covers several hundred square miles, and is used for research rockets by the University's Geophysical Institute.

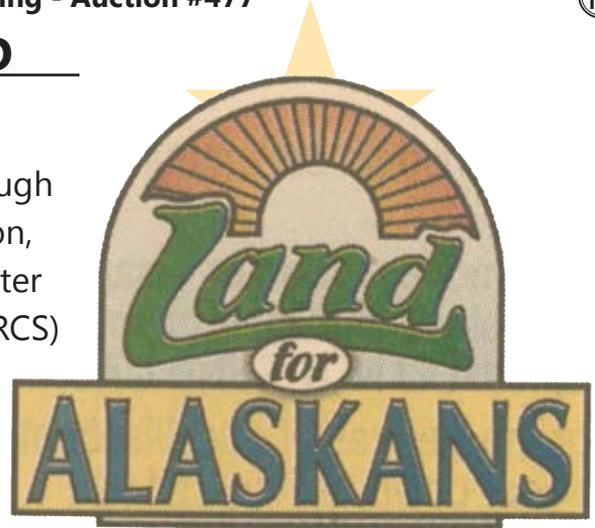


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior  
Remote

## HOW THE STATE SELLS LAND

The State of Alaska sells land to the public through several different programs: a Sealed-Bid Auction, Initial Over-the-Counter (IOTC), Over-the-Counter (OTC), and Remote Recreational Cabin Sites (RRCS) staking. The following is a brief description of each of these types of sales to help you understand which is right for you.



*For all land sale programs, DNR will finance the purchase through a land sale contract with a down payment of 5% of the purchase price. Please see the contracts section of this brochure for details of contract length and interest rates.*

### Sealed Bid Auction

The **Sealed Bid Auction**, detailed in this brochure, consists of parcels which have already been surveyed and appraised. The auction will have a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. There is a limit of 2 parcels per bidder in this year's annual auction. See page 128 for DNR's revised procedure on buying multiple parcels in the auction. This year, DNR will accept bids from March 25 to July 8, 2015 and the bids will be opened on July 15.

### Initial Over-the-Counter (IOTC)

The **Initial Over-the-Counter (IOTC)** is an offering that follows the auction and includes parcels which did not sell in the auction. There is an application period during which anyone, including non-Alaska residents and businesses, can submit applications to purchase these parcels. After the application period DNR holds a drawing for each parcel, and the winner of each drawing has the opportunity to purchase that parcel at the appraised value. There is no limit on the number of parcels you can win in the IOTC drawing. This year, the list of IOTC parcels will be available by July 29 and the application period for IOTC will run from July 29 to September 9, 2015, followed by the drawing on September 16, 2015.

### Over-the-Counter (OTC)

The **Over-the-Counter (OTC)** offering follows the IOTC drawing, and includes parcels which did not sell in the IOTC sale. Parcels are sold first-come, first-served at the appraised value. Anyone can purchase OTC parcels, and there is no limit to the number of parcels you can purchase. There are OTC parcels available from prior auctions year-round, visit <http://landsales.alaska.gov> for the latest inventory, or contact the public information center. This year, newly released OTC parcels will be made available on September 30.

### Remote Recreational Cabin Sites (RRCS)

The **Remote Recreational Cabin Sites (RRCS)** staking program offers Alaskans a chance to stake their own parcel in a remote area. The next offering is scheduled for 2016. Alaska residents can apply for one or more areas that are of interest to them, but may only win an authorization to stake in one area. DNR then holds a drawing for each area being offered and drawing winners will have the opportunity to stake their own parcel within the staking area. Stakers will receive detailed instructions shortly after the drawing with general information as well as specific restrictions on the area in which they are authorized to stake. Stakers must mark the corners of their parcel and brush the lot lines, to prepare the parcel for survey and appraisal. Participants then lease the parcel from the state while DNR surveys and appraises the parcel. After the parcel has been surveyed and appraised, the staker then has the opportunity to purchase the parcel at the appraised value.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## History of State Land Sale Offerings

Here is a brief history of our programs and how they have evolved over time.

**1959 Public outcry auctions** From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.

**1964 State auction sales** of borough land. From 1964 to 1975, DNR also subdivided and sold parcels for new boroughs.

**1966 Open-to-entry program.** Between 1966 and 1974, the State's first stake-it-yourself program allowed individuals to stake, survey, and purchase their own parcel of State land in remote areas. Agricultural land sales encouraged development of land suitable for agriculture.

**1977 Homesite program.** The State's first "prove-up" program allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.

**1978 Lottery Sales.** Between 1978 and 1990, DNR subdivided and sold large tracts of State land by lottery. Alaska residency was required for most parcels, with sale at the appraised fair market value. Lotteries were held in the vicinity of the land being offered, and applicants had to attend in person.

**1979 Remote parcel program** replaced the open-to-entry (OTE) program. This program allowed for larger parcels than the OTE program and restricted eligibility to Alaska residents.

**1984 Homestead program** replaced the remote parcel program, with many similarities. There was a prove-up option, in addition to the ability to purchase the parcel outright.

**1988 Land sales stalled** until 1999 due to various issues, including Mental Health Trust Land litigation and a lack of funding.

## Current Programs

**2000 Sealed-bid auction sales.** DNR began reoffering its inventory of unsold and foreclosed parcels.

**2000 Over-the-Counter.** Non-residents and businesses may join Alaskans in purchasing parcels not sold at the sealed-bid auction.

**2001 Remote Recreational Cabin Sites (RRCS)** revived the staking program without the prove-up requirement. DNR completes the survey and appraisal of the parcel during the lease period, after which the staker has the opportunity to purchase their parcel at fair market value.

**2004 Sealed-bid auctions** of new subdivisions. DNR offers a combination of newly surveyed subdivisions, parcels being reoffered from previously-surveyed subdivisions and parcels created through the RRCS program.



# GENERAL INFORMATION



## Table of Contents for General Information

General Information.....	115-125	Sealed-Bid Auction Procedures.....	136-137
Considerations for All Participants.....	126	Veterans' Land Discount.....	138-142
Participating in the Sealed-Bid Auction ....	127-129	Purchase Information .....	143-144
Participating in the Veteran's Preference Auction .....	130-131	Online Resources.....	145
Participating in the Over-The-Counter (IOTC & OTC) Offerings.....	132	Auction Bid and OTC Forms.....	146-156
Instructions to Bidder/Applicant.....	133-135	Auction Parcel Photo Album.....	157
		Over-the-Counter (OTC) Offering .....	158-159

### Brochure Changes and Errata

If any errors in this brochure are discovered after publication, DNR will issue errata to this brochure. Errata and corrected brochures will be available at <http://landsales.alaska.gov> and from DNR's Public Information Centers in Anchorage, Fairbanks and Juneau. It is your responsibility to stay informed of any changes or corrections to this brochure prior to submitting a bid or application and prior to the auction.

### 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 on page 116 of this brochure for more information.

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General 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 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/ssd/recoff/>

For more information on finding and using basic parcel information sources like surveys and casefile information, see the "Online Resources" section of this brochure on page 145 or visit one of the DNR Public Information Centers.

## 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 or imply any warranty as to the land's fitness, use, or suitability, 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 his 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. Rights-of-way 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 rights-of-way, 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 highway 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/land\\_fs/gen\\_allow\\_use.pdf](http://dnr.alaska.gov/mlw/factsht/land_fs/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.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



### **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 rights-of-way or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel 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 rights-of-way over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some rights-of-way 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 rights-of-way 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 rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, 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 the mineral estate, including 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 close an area to mineral entry, where they have been established, close that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to new mineral entry prior to sale to minimize potential conflict between surface and subsurface users. **Such mineral orders do not apply to non-locatable 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. Information on current activity is included in the "Notes" section of the area-specific data summaries.

## 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/>

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteeze  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## 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://notice.alaska.gov> and [http://dnr.alaska.gov/mlw/landsale/public\\_notice](http://dnr.alaska.gov/mlw/landsale/public_notice)

## 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 on page 116 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:

<http://commerce.alaska.gov/dnn/cbpl/home.aspx>

## Borough/Municipality Authority

Parcels may be subject to zoning, restrictions, easements, and setbacks imposed by the local government (borough or city). Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate. Additional information may 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:

<http://commerce.alaska.gov/dnn/cbpl/home.aspx>

## 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 below 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:

<http://www.poa.usace.army.mil/>

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## 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, descriptions of fire management options, 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>

Municipalities may provide fire protection services. Contact the local borough or municipality for information on fire protection services for specific parcels. Volunteer fire departments may exist in areas within or without a borough or municipality. Local community organizations may have information on these resources.

## 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:

<http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

<http://www.adfg.alaska.gov/index.cfm?adfg=livewith.moose>

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.

## 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.

## 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/>

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information

## 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://www.adfg.alaska.gov/index.cfm?adfg=uselicense.main>

Activities include, but are not limited to stream diversion; streambank or streambed disturbance (boat launches 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 rights-of-way of record.** This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements.

## Nomination of Land for Future Offerings

The Department of Natural Resources accepts 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:

<http://dnr.alaska.gov/mlw/landsale/>  
and [http://dnr.alaska.gov/mlw/factsht/land\\_fs/land\\_nominating.pdf](http://dnr.alaska.gov/mlw/factsht/land_fs/land_nominating.pdf)





## Nomination of Land for Future Offerings (continued)

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.

## Tentatively Approved Lands

The State of Alaska may not yet have received final patent from the federal government for some of the land in this offering. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land 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, the division (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. A sale, lease, or grant on this conditional basis will be cancelled if the state is denied title to the land. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel.

Based on the date of cancellation, a pro rata portion of money paid in advance to sell such land will be refunded, or may be applied to the sale of another parcel. 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, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the lessee, purchaser, or any third party for termination of the contract.

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

In this offering, the following subdivisions are all or in part on tentatively approved land:

**Ridgeview Addition I Parcels 1048-1050, Ridgeview Phase 1 Parcels 1051-1053,**

**Ridgeview RRCS Parcels 1054-1055, Indian River Parcels 1096-1100, Tofty Parcels 1132, 1139, 1140,**

**June Creek Parcels 1143-1158, Taylor Mountain North RRCS Parcels 1210-1211,**

**Tok Triangle, Phase IV, Parcels 1227-1236, and Deadman Lake Parcels 1239-1243**

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## 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.**

### 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) 269-8916, informed of their current address. A change of address must be submitted in writing and be signed by the bidder or purchaser.** 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 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](mailto: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).

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. 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], AS 38.05.055 Auction Sale Procedures, 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, including obtaining a driver's license from another state.
- 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 "Required Proof of Residency for Auction Bidders and Veterans' Land Discount Applicants" 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 OTC Offerings and to purchase commercial parcels** (see list below).

Past participation in state land sales does not prohibit you as an individual from participating in the sealed-bid auction or over-the-counter sale. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application. Please note that both the veteran's preference auction and veteran's discount are once in a lifetime benefits. Please see those sections of the brochure for details.

### **Residential Parcels—Alaska Residents ONLY May Submit Auction Bid**

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). Note that the residency requirement does not apply to commercial parcels; see below for details.

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, including obtaining a driver's license from another state.

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 Form 2058 State of Legal Residence Certificate, 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 auction. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, including obtaining a driver's license from another state, you do not qualify as an Alaska resident for this program.

### **Commercial Parcels—All Individuals and Corporations May Submit Auction Bid**

Bidding on parcels that are commercial or industrial is open to both Alaska residents and non-residents and to businesses which are authorized to do business in Alaska. For Annual Auction #477, the following parcels qualify as commercial: Beaver Creek, parcels #1039 and 1040

If a business is the winning bidder on either or both of these parcels, it will be required under 11 AAC 67.005 (a)(3) to submit proof that:

- The representative of the business is authorized to act on behalf of the business
- Proof of valid registration with the Department of Commerce, Community, and Economic Development.

If an Alaska resident is the winning bidder on either or both of these parcels, it will count towards the limit of winning two parcels in auction #477.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **Required Proof of Residency for Auction Bidders and Veterans' Land Discount Applicants**

Participants in the Sealed Bid Auction are required to be Alaska residents by AS 38.05.055 in addition to other qualifications. Applicants for the Veterans' Land Purchase Discount under AS 38.05.940 also must be Alaska residents in addition to other qualifications. AS 01.10.055 and 11 AAC 67.010 describe the requirements for establishing residency and providing proof of residency.

Apparent high bidders in the auction and veterans' discount applicants will be required to submit proof of residency and proof that they meet the other requirements. It is your obligation to prove that you are eligible for the program you wish to participate in.

**All documents submitted as proof of residency must have dates clearly showing that you are currently an Alaska resident and that you were a resident of Alaska from July 15, 2014 (one year prior to the date of the auction) with 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 and document handling fees. Bidders are strongly encouraged to gather their required documentation well in advance of the auction.** Bidders will be required to submit this proof upon notification that they are the apparent high bidder.

**Proof of residency must include:**

**A copy of your valid and current Alaska Driver's License or State Issued ID card.** (If you do not have a valid, current Alaska Driver's License or State ID card, please contact DNR Land Sales team before bidding to inquire about acceptable substitutions.)

**and ONE of the following items (relevant to the year prior to the date of auction):**

- Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
- Employment, unemployment, or military records;
- Current and valid occupational licenses issued by the State of Alaska;
- Income tax records showing employment in Alaska;
- School records;

The Director may accept other forms of proof. Applicants are required to submit as many items of proof of residency as needed to document the minimum, one full year of Alaska residency. If you are relying on an item not specifically listed above or have questions about residency, please contact the Land Sales team before bidding in the auction or applying for a Veterans' Land Discount.

## **Bidding on Multiple Parcels in the Sealed-Bid Auction**

You may win up to two parcels in the Annual Auction. You may bid on as many parcels as you like. You will be named the apparent winner of the first two parcels for which you have made the highest qualifying bids.

**New for 2015: If you are the apparent winner on two parcels, and only wish to purchase one of those two parcels, you will be allowed to choose which of those two parcels you wish to purchase. If you notify DNR within 5 calendar days from the date of the auction that you wish to relinquish one of the two parcels for which you were the apparent high bidder, DNR will refund your down payment for that one parcel. For Auction #477 you would need to notify DNR of your wish to relinquish one of the two parcels by 5:00 pm on Monday, July 20, 2015.** The next qualified highest bidder will then be offered the opportunity to purchase the parcel at their original bid amount. **Please note that the down payment for one of the two parcels you were the apparent winner of will still be non-refundable.**

**The order of opening sealed bids is determined by the number of bids received per parcel. The bid opening order is not determined until after the end of the bidding period. If you bid on more than two parcels you may not end up with your first choices.** For example:

Jane Doe bids on four parcels in the Annual Auction. She will be awarded the first two parcels on which she is the apparent high bidder, as determined by the bid opening order. After she has been identified as the apparent high bidder on two parcels, any remaining bids she submitted will be rejected.

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

New Rules

## 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.

If a qualified successful bidder chooses not to purchase the land for any reason, the deposit (up to a maximum of 5% of the total bid) will be non-refundable, with the exception of a bidder who is the apparent winner of two parcels, as explained in the "Bidding on Multiple Parcels" section above. For those apparent high bidders who are not qualified to purchase, due to failure to meet residency or age requirements or 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 bid in the annual auction. **ALL BIDDERS MUST BE ALASKA RESIDENTS and meet all other requirements. All individuals whose names are on the bid will be required to submit proof of residency.** Please see the "Proof of Residency" section for details of what is acceptable proof of residency.

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of the \$100 assignment fee.**

All of your bids will count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual's limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.

## 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.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **PARTICIPATING IN THE VETERAN'S PREFERENCE AUCTION**

The 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).

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, July 15, 2015, at the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Attendance at the auction is not required and will not affect the outcome.

### **Parcels Qualifying for the Veteran's Preference Auction**

To qualify for offering in the Veteran's Preference Auction, parcels are required to be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. As a result of these requirements, **ONLY** the following parcels qualify for offering in the Veteran's Preference Auction for the 2015 Alaska State Land Offerings – Auction #477:

- **Vallenar Bay parcels 1016-1019**
- **Harding Lake parcel 1206**

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 to immediately follow.

### **Prove-up requirements for parcels purchased in the Veteran's Preference Auction**

To ensure that land sold in the Veteran's Preference Auction is for bona fide residential use and not for speculation, parcels purchased through the Veteran's Preference Auction have specific "prove-up" requirements that must be met:

- 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.**

### **No Requirement to Exercise Preference on Qualifying Parcels**

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attached (as described above), 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.**

### **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 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.

## 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 two parcels in Auction #477.** Apparent winners of Veteran's Preference Auction #477 are eligible to win a second parcel (but not a third) in the General Sealed-Bid Auction #477. 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.

**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 of proof of eligibility for the Veteran's Preference auction 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.**

## Clearly Mark Bids for Veteran's Preference Auction

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, **"2015 VETERAN'S PREFERENCE AUCTION #477 - 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.**

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **PARTICIPATING IN THE OVER-THE-COUNTER (IOTC & OTC) OFFERINGS**

Parcels not sold at this auction may be made available in the subsequent Initial Over-the-Counter (IOTC) offering where they will be available for sale at the appraised value (minimum bid price) as listed in this brochure or subsequent Errata. **At 10:00 a.m., Wednesday, July 29, 2015, 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://landsales.alaska.gov>.** Prospective purchasers can apply for IOTC parcels from 10:00 a.m., July 29 to 5:00 p.m. September 9, 2015. A drawing will be held on September 16, 2015 at 10:00 a.m. in DNR's Public Information Center in Anchorage for the right to purchase any IOTC parcel which has two or more applicants.

Parcels not sold in the IOTC sale may be made available in the subsequent general Over-the-Counter (OTC) offering. In the OTC offering, parcels are offered first-come, first-served at the appraised value (the minimum auction bid). **At 10:00 a.m., Wednesday, September 30, 2015, a complete list of all parcels to be included in the OTC Offering will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov/>.** DNR will begin accepting applications to purchase newly available OTC parcels at that time.

### **IOTC and OTC Applicant 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 DNR land sales does not prohibit you as an individual or business from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Individuals purchasing in the IOTC or OTC offerings must certify and prove that you are 18 years of age or older on the date of application (11 AAC 67.005 General Qualifications), and will be asked to submit a copy of a government issued ID clearly showing your full legal name and date of birth.

Corporations must certify and prove (11 AAC 67.005 General Qualifications) that they are authorized to conduct business under the laws of the State of Alaska and must submit:

- proof that the representative of the company is authorized to act on behalf of the company and
- proof of valid registration with the Alaska Department of Commerce, Community, and Economic Development.

### **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 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://landsales.alaska.gov> 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://landsales.alaska.gov> 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.**

### 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:

#### 1. a completed 2015 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 on page 127).
- 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 bid amount, before applying the Veterans' Land Discount.\* (**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.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
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:**

**2015 ALASKA STATE LAND AUCTION #477 - 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 "**2015 ALASKA STATE LAND AUCTION #477 - 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:

**2015 ALASKA STATE LAND AUCTION #477  
SEALED BID ENCLOSED**

State of Alaska, DNR Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, Alaska 99501

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 "**2015 ALASKA STATE LAND AUCTION #477 - SEALED 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.



**Illustration of a Sealed Bid**



**1. PLACE A, B, & C INTO INTERNAL SEALED BID ENVELOPE**

**A. BID FORM**

**B. DOWN PAYMENT**

**C. SELF-ADDRESSED STAMPED ENVELOPE**

**2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE**

**INTERNAL SEALED BID ENVELOPE**

2015 Alaska State Land Auction #477  
SEALED BID ENCLOSED  
Parcel # 1555  
Subdivision: Sample  
All Bidder Name(s): John Doe  
Primary Bidder Address: 123 Example St, Somewhere, AK  
Primary Bidder Phone Number: 907-555-5555  
Primary Bidder Email (optional):

Sample Bidder Envelope  
2015 Alaska State Land Auction #477  
SEALED BID ENCLOSED  
State of Alaska DNR Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, Alaska 99501



- Southwest AK
- Interior Remote
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kenai
- Mat-Su Road
- Southeast AK

**General Information**



## **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 "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 2015 Alaska State Land Sealed-Bid Auction #477 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, March 25, 2015 and no later than 5:00 p.m., Wednesday, July 8, 2015. 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, July 15, 2015, 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.**

### **Order of Bid Opening Determined by Number of Bids Received for Each Parcel**

For the 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 valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #477. 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.**

## Sealed-Bid Auction Results

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

<http://landsales.alaska.gov>

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 on page 127).
  - 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 required documentation (see "Qualifications for Veterans' Land Discount" section of this brochure on page 139);
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 abandoned and they may forfeit all deposits and fees paid.

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 OTC offering. **All parcels made available OTC will be priced at the minimum auction bid.**

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



# VETERANS' LAND DISCOUNT

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 is listed in a table in this section. The reimbursable cost per parcel for remote parcels is listed in a separate table. Below are examples of discount calculations for each type of parcel.

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:	
Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
<b>Total Reimbursable Costs</b>	<b>\$ 1,796.34</b>
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
<b>Amount Eligible for Discount</b>	<b>\$ 38,203.66</b>
Amount Eligible for Discount	\$ 38,203.66
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 2,000.00</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment-	\$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>
*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:	
<b>Total Reimbursable Costs</b>	<b>\$ 5,140.00</b>
Bid Price	\$ 15,000.00
Less Reimbursable Cost	- \$ 5,140.00
<b>Amount Eligible for Discount</b>	<b>\$ 9,860.00</b>
Amount Eligible for Discount	\$ 9,860.00
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
<b>Discounted Purchase Price</b>	<b>\$ 12,535.00</b>
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 750.00</b>
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
<b>Balance Due</b>	<b>\$ 11,785.00</b>
*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.** For example:

Example: John 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. John 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. John'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.



## Veterans' Land Discount (continued)

**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 ( $\$10,000 - (\$10,000 \times 25\%)$ ), 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 ( $\$7,500 \times 5\%$ ), 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 ( $\$10,000 \times 5\% = \$500$ ).

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

In addition to the Sealed-Bid Auction Bidder 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.

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



### **Qualifications for Veterans' Land Discount (continued)**

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 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. DNR must receive the following items 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 stated requirements by the deadline, their application will be considered abandoned.** After abandonment, the next alternate winner for the parcel may be given the opportunity to purchase the parcel.

For the sealed-bid auction, applicants who are above the age of 18 and fulfill the stated requirement for Alaska residency but are unable to provide a Form DD 214 or its equivalent will be required to proceed with purchase of the parcel at the full, non-discounted bid amount.

For IOTC and OTC purchases, applicants who are unable to comply with Veterans' Discount requirements will be required to proceed with purchase of the parcel at the full, non-discounted purchase price.

**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

Subdivision Name	Survey	Reimbursable Costs / Acre
<b>Southeast</b>		
Clark Bay North	ASLS 2006-73	\$678
Freshwater Bay	ASLS 2010-44	\$565
Naukati Bay West Addition 1	ASLS 2004-3	\$570
Port Protection	ASLS 2004-44	\$1,220
South Thorne Bay Addition 1	ASLS 2006-72	\$1,460
Thorne Bay	ASLS 80-121	\$465
Vallendar Bay	ASLS 85-86	\$783
Whale Passage Addition 2	ASLS 2000-26	\$350
<b>Mat-Su Road</b>		
Birklund	ASLS 2009-17	\$6,069
Chignaki Pond	ASLS 2004-17	\$15,087
Chignaki Pond Phase II	ASLS 2006-12	\$6,422
Mystery	ASLS 2002-28	\$3,809
Mystery Phase II	ASLS 2004-32	\$5,058
Vita*	ASLS 2008-23	\$7,904
<b>Kenai</b>		
Beaver Creek	EPF 3-9	\$29
Happy Creek	ASLS 2009-11	\$896
Kasilof	EPF 54-12	\$14
<b>Copper River Valley</b>		
Glennallen Area I	ASLS 79-144	\$122
Glennallen OTE	ASLS 79-36	\$122
Ridgeview Addition I	ASLS 2005-16	\$137
Ridgeview Phase 1	ASLS 2004-42	\$312
Tazlina Northwest	ASLS 79-226	\$349
The Lakes	USS 3493, USS 3504	\$0
<b>Susitna Valley Remote</b>		
Alexander Creek West	ASLS 79-209	\$225
Chase II	ASLS 79-149	\$236
High Mountain Lakes	ASLS 80-154	\$273
Kutna Creek	ASLS 80-157	\$264
Indian River	ASLS 80-131	\$229
Shell Lake North	ASLS 80-174	\$437
Trapper Creek Glen	ASLS 79-242	\$265

Subdivision Name	Survey	Reimbursable Costs / Acre
<b>Southwest</b>		
Dishna	ASLS 2005-45	\$1,911
<b>Fairbanks, Elliott Highway</b>		
Cascaden	ASLS 86-98	\$367
Hayes Creek	ASLS 81-20	\$302
Kentucky Creek II	ASLS 2004-15	\$116
Martin	ASLS 84-21	\$257
Tatalina	ASLS 2003-14	\$198
Tofty	ASLS 2011-38	\$340
Vault	ASLS 80-189	\$335
<b>North Parks Highway</b>		
June Creek	ASLS 79-166	\$88
Little Goldstream	ASLS 2006-13	\$350
Nenana South	ASLS 80-106	\$225
<b>Steese Highway</b>		
Circle Hot Springs	ASLS 78-163	\$71
Riverview	ASLS 83-128	\$262
<b>Richardson, Alaska Highways</b>		
Delta Homesites	ASLS 77-163	\$142
Glenn	ASLS 81-205	\$410
Harding Lake	EPF 54-3	\$197
Jack	ASLS 79-165	\$61
Three Mile	ASLS 82-10	\$405
Tok Tract 5	ASLS 79-199	\$288
Tok Triangle, Phase II	ASLS 2007-15	\$55
Tok Triangle, Phase IV	ASLS 2012-11	\$46**
<b>Interior Remote</b>		
Chandalar Lake	ASLS 85-224	\$408
Deadman Lake	ASLS 81-40	\$268
Dune Lake	ASLS 81-56	\$292
Geskakmina Lake	ASLS 81-55	\$277

\*Note that the reimbursable costs exceed the value of Vita parcels, so no veteran's discount is available on these parcels.

\*\*Brushing costs are pending



Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

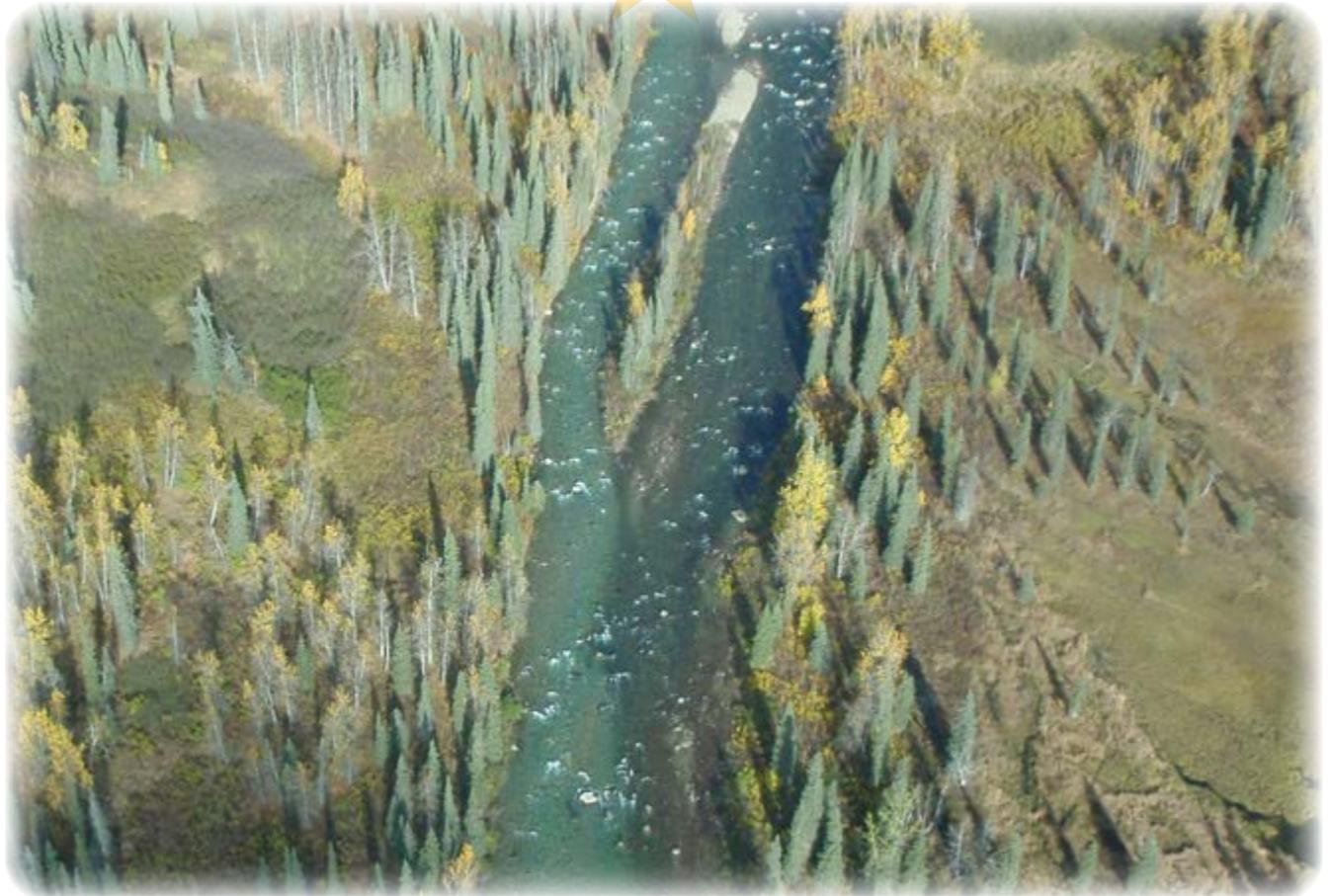
General  
Information



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

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
<b>Copper River Valley</b>			
Ridgeview RRCS	ASLS 2009-46	1054	\$1,919
"	ASLS 2009-46	1055	\$1,726
<b>Southwest</b>			
Appel II RRCS	ASLS 2005-23	1079	\$5,027
"	ASLS 2005-23	1080	\$5,208
Big River Remote	ASLS 84-76, 85-212	1081	\$0
North Fork Big River RRCS	ASLS 2011-16	1088	\$5,249
<b>Fairbanks, Elliott Highway</b>			
Lost Creek RRCS	ASLS 2007-9	1123	\$2,886
"	ASLS 2007-9	1124	\$2,500
Tatalina RRCS	ASLS 2003-44	1129	\$3,686
"	ASLS 2003-44	1130	\$2,617
"	ASLS 2003-44	1131	\$2,551
Tatalina Odd Lot	ASLS 2007-47	1128	\$330

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
<b>Steese Highway</b>			
Mount Ryan RRCS	ASLS 2009-45	1174	\$2,421
"	ASLS 2009-45	1175	\$2,329
"	ASLS 2009-45	1176	\$3,009
White Mountain RRCS	ASLS 2002-11	1186	\$3,199
"	ASLS 2011-18	1187	\$3,350
"	ASLS 2011-18	1188	\$3,350
"	ASLS 2011-18	1189	\$2,797
"	ASLS 2011-18	1190	\$3,174
<b>Richardson, Alaska Highways</b>			
Tanana River West II Remote	ASLS 87-198	1208	\$0
"	ASLS 87-200	1209	\$0
Taylor Mountain North RRCS	ASLS 2007-11	1210	\$2,823
"	ASLS 2007-11	1211	\$3,013
Tok	ASLS 79-136	1213	\$4
Tok (Tetlin Trail)	ASLS 79-134	1214	\$4





## **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. If you are purchasing more than one parcel with a qualifying balance, separate contracts will be issued for each parcel.

### **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.**

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## 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, by phone, or online. Checks returned for any reason may invalidate the transaction and result in penalty or termination.

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.

## ONLINE RESOURCES

These websites are listed 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 Home Page

<http://alaska.gov>

### 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://landsales.alaska.gov>

### 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 Rights-of-way

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

### Alaska Railroad Corporation

<http://alaskarailroad.com>

### U.S. Government

<http://usa.gov>

### U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska

<http://www.ak.blm.gov/ak/st/en.html>

### BLM AK Land Records and Surveys

<http://sdms.ak.blm.gov/sdms/>

### U.S. Army Corps of Engineers, Alaska District, Regulatory Branch

<http://www.poa.usace.army.mil/>

### U.S. Fish and Wildlife Service

<http://fws.gov>

### Matanuska-Susitna Borough

<http://www.matsugov.us/>

### Alaska Mapped - Statewide Digital Mapping Initiative

<http://www.alaskamapped.org/>

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## DNR APPRECIATES YOUR FEEDBACK!

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

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

Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_

2. What land sale programs are you interested in?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. Are the brochures easy to read and understand?

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

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

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

Additional comments:

---

---

---

---

---

---

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 bid. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, except on commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

I hereby submit a bid to purchase Parcel#

The amount of my bid is (please write out the amount in words and numbers): \$ \_\_\_\_\_ Dollars\*\*\*\*\*

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

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

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit may be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older;
- I have checked for any errata 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 the 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 issues 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 issue by the department, and;
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

**CREDIT CARD USERS: This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.**

Circle one: VISA Mastercard Discover Credit Card Number: ---

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

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

Verification Code (optional; last 3 digits in signature block, on back of card): \_\_\_\_\_  
(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
(Rev. 3/15) (Note: Please provide a phone number where you may be reached on the day of the auction)



## DNR APPRECIATES YOUR FEEDBACK!

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

1. How did you first hear about the State of Alaska's land sale programs?  
Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_
2. What land sale programs are you interested in?  
Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_
3. Have you ever purchased land from the state? Yes \_\_\_ No \_\_\_ If yes, which land sale program did you use?  
Sealed-Bid Auction \_\_\_ Over-the-Counter Sales \_\_\_ Remote Recreational Cabin Sites Staking \_\_\_
4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?  
With road access \_\_\_ Without road access \_\_\_
5. For parcels with no direct road access, what type of access would you prefer?  
Nearby Airstrip \_\_\_ Floatplane \_\_\_ Boat \_\_\_ ATV/Snowmachine \_\_\_ Hiking \_\_\_
6. In a remote area without road access, what size parcel would most interest you?  
1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?  
Less than 1 acre \_\_\_ 1 to 5 acres \_\_\_ 5 to 10 acres \_\_\_ 10 to 20 acres \_\_\_ 20 + acres \_\_\_
8. What time of the year would you choose to see state land sales held?  
Winter (December - February) \_\_\_ Spring (March - May) \_\_\_ Summer (June - August) \_\_\_ Fall (September - November) \_\_\_
9. Have you used the DNR land sales website ([www.dnr.state.ak.us/mlw/landsale](http://www.dnr.state.ak.us/mlw/landsale)) to obtain information on state land sale programs?  
Yes \_\_\_ No \_\_\_
10. Was the website organized so that information was easy to find?  
Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
11. Did you find all the information you needed on the website?  
Yes \_\_\_ No \_\_\_ Did not use website \_\_\_
12. Have you used the newspaper-style state land brochures to find information on state land sales?  
Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_
13. Are the brochures easy to read and understand?  
Yes \_\_\_ No \_\_\_ Did not use brochures \_\_\_
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?  
Yes \_\_\_ No \_\_\_

Additional comments:

---

---

---

---

---

---

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 bid. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, except on commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

I hereby submit a bid to purchase Parcel #

The amount of my bid is (please write out the amount in words and numbers): \$ \_\_\_\_\_ Dollars\*\*\*\*\*

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

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

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit may be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older;
- I have checked for any errata 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 the 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 issues 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 issue by the department, and;
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

**CREDIT CARD USERS:** This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.

Circle one: VISA Mastercard Discover Credit Card Number: ---

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

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

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

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

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



## DNR APPRECIATES YOUR FEEDBACK!

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

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

Friend \_\_\_ Newspaper \_\_\_ Radio \_\_\_ Flyer \_\_\_ Website \_\_\_ Advertisement \_\_\_ Brochure \_\_\_  
Other (please specify) \_\_\_\_\_

2. What land sale programs are you interested in?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. Are the brochures easy to read and understand?

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

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

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

Additional comments:

---

---

---

---

---

---

## 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.

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
CONTRACT ADMINISTRATION  
550 W. 7<sup>th</sup> AVENUE, SUITE 640, ANCHORAGE, AK 99501  
907-269-8594

**DECLARATION OF INTENT**

ADL Number   
Division of Mining, Land & Water File No.

***\*AN INCOMPLETE AND/OR UNSIGNED APPLICATION MAY DELAY PROCESSING.  
Fill in required information on all pages as applicable.\****

**Purchaser 1: ENTER FULL LEGAL NAME (PLEASE PRINT)**

\_\_\_\_\_  
Last Name                      First Name                      Middle Name                      Suffix

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City    State    Zip Code

\_\_\_\_\_  
Contact Phone No.    Alternative Contact Phone No.

\_\_\_\_\_  
Email address    Fax number

**Marital Status (check one)**

- Single Person  
 Married Person

**Citizenship**

- U.S. Citizen  
 Non U.S. Citizen  
 Alien Registration No. \_\_\_\_\_

**Business Organization**

(Over-the-Counter purchases only)

EIN No. \_\_\_\_\_

**\*You must include date of birth and social security number on Page 3.\***

**Are you applying for a Veteran's Discount under AS 38.05.940?**

- Yes  No

**Purchaser 2: ENTER FULL LEGAL NAME (PLEASE PRINT)**

\_\_\_\_\_  
Last Name                      First Name                      Middle Name                      Suffix

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City    State    Zip Code

\_\_\_\_\_  
Contact Phone No.    Alternative Contact Phone No.

\_\_\_\_\_  
Email address    Fax number

**Marital Status (check one)**

- Single Person  
 Married Person

**Citizenship**

- U.S. Citizen  
 Non U.S. Citizen  
 Alien Registration No. \_\_\_\_\_

**Business Organization**

(Over-the-Counter purchases only)

EIN No. \_\_\_\_\_

**\*You must include date of birth and social security number on Page 3.\***

**Are you applying for a Veteran's Discount under AS 38.05.940?**

- Yes  No

\*If more than two purchasers, copy pages 1, 2, and 3 for applicable information and signatures.\*

**TENANCY** (See explanation 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 persons, as tenants in common

How do you want to pay? Please check either **CONTRACT** (*must meet eligibility under 11 AAC 67.008*) or **PAYOFF**.

Payment options include money order, check, or credit card. Required credit card info is on Page 3.

<input type="checkbox"/> <b>CONTRACT:</b> <span style="float: right;"><i>(receipt code)</i></span>  Down Payment Enclosed **      \$ _____ (19) + Document Handling Fee Individual (\$100.00)            + _____ (5B) For a <b>TOTAL</b> of                    \$ _____	<input type="checkbox"/> <b>PAYOFF:</b> <span style="float: right;"><i>(receipt code)</i></span>  Amount Enclosed **            \$ _____ (19) + Document Handling Fee Individual (\$100.00)            + _____ (5B) For a <b>TOTAL</b> of                    \$ _____
--	--

**\*\*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 financed principal amounts pursuant to 11 AAC 67.875:*

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 Purchasers. 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 law.**

**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.**

\_\_\_\_\_  
Signature, Purchaser 1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature, Purchaser 2

\_\_\_\_\_  
Date

**SOCIAL SECURITY NUMBER**

*Social Security information will not become public information from the 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.*

\_\_\_\_\_  
Purchaser 1 – Name

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Purchaser 2 – Name

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date of Birth

---

**CREDIT CARD PAYMENT**

*\*Credit card information is not kept on file and will be destroyed upon the completion of your application.\**

**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 down payment amount plus document handling fees. If at the time your Declaration of Intent form is processed and 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     MasterCard     Discover

Credit card number:  -  -  -

Expiration date: \_\_\_\_\_

Customer name as embossed on card: \_\_\_\_\_

Billing address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Amount of charge: \$ \_\_\_\_\_

Signature of card holder: \_\_\_\_\_

Card holder contact phone number: \_\_\_\_\_

*\*This page will be destroyed after payment has been processed.\**

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)(8) and confidentiality is requested, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310 by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

**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. THE 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 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 received 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 Land Sales and Contract Administration at 907-269-8594.

**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:** Those 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 P. Jones, a married person, Sandra S. Smith, a single person, and Andrew X. Read and Barbara A. Read, 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.*

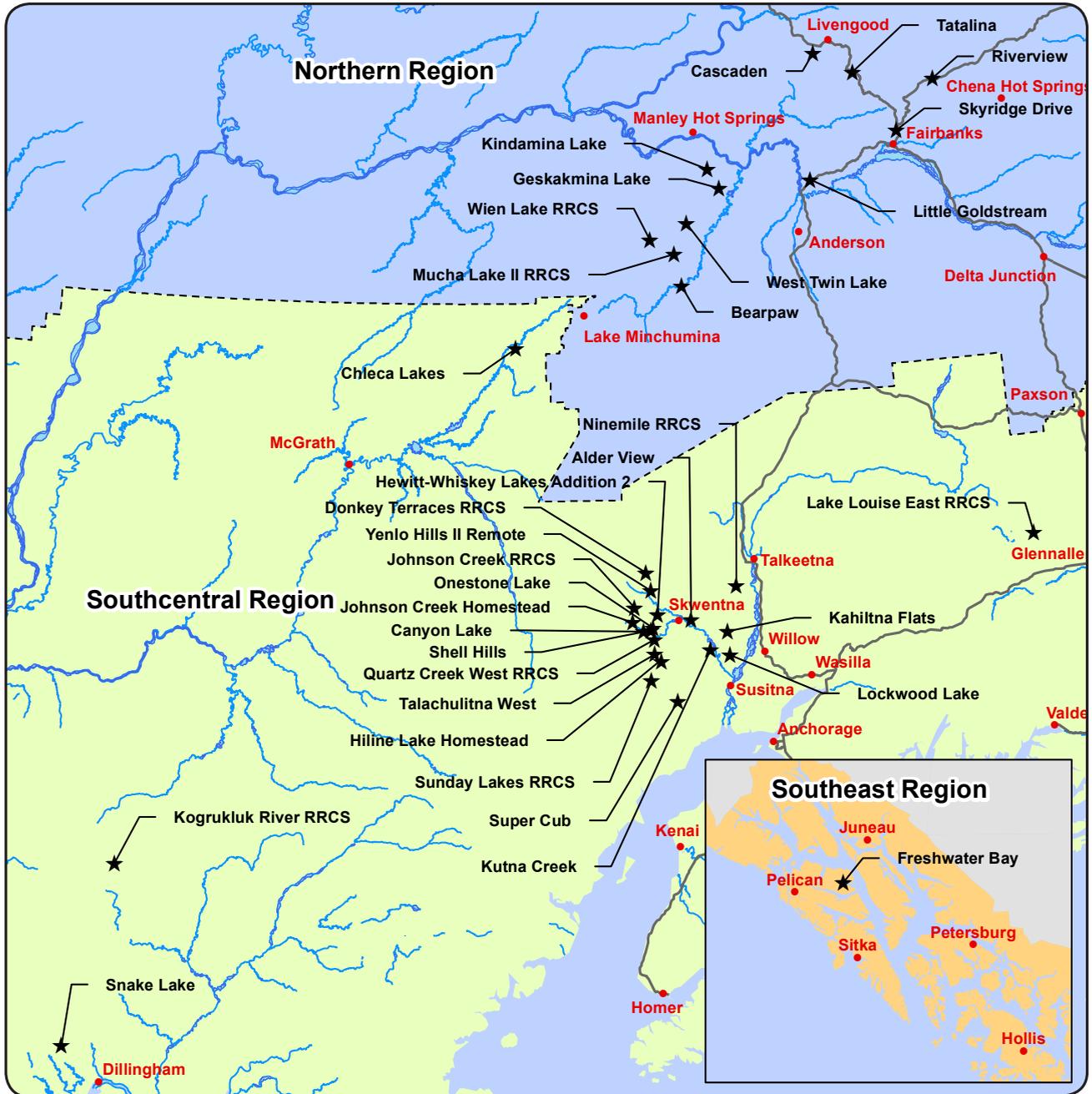


# Photo Album





# Over-the-Counter (OTC) Parcels Available



The Department of Natural Resources currently has over one hundred 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.

General Information

Southeast  
AKMat-Su  
Road

Kenai

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information

## How to Submit a General Over-the-Counter Application by Mail or in Person

Applications and forms are available online at: <http://landsales.alaska.gov> 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.



## **AUCTION #477 DATES**

### **Annual Auction #477 Bidding Period**

Begins 10:00 a.m., March 25, 2015

Ends 5:00 p.m., July 8, 2015

**Opening of Sealed-Bids for Annual Auction #477 - 10:00 a.m., July 15, 2015**

### **Initial Over-the-Counter Offering #477 Application Period**

Begins 10:00 a.m., July 29, 2015

Ends 5:00 p.m., September 9, 2015

**Initial Over-the-Counter Drawing - 10:00 a.m., September 16, 2015**

**General Over-the-Counter Parcel List Available and Sales Begin**

**10:00 a.m., September 30, 2015**

This publication, produced in Alaska at a cost of \$1.20 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about Auction #477.

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 **COLOR** on the web at: <http://landsales.alaska.gov> "Like" us on Facebook at <http://facebook.com/alaskaland/> and follow us on Twitter as [@AlaskaLand4Sale](https://twitter.com/AlaskaLand4Sale).