

# 2019 ALASKA STATE LAND OFFERING

AUCTION #486



Southeast • Mat-Su • Southwest  
Copper River Valley • Susitna Valley  
Fairbanks & Elliott Highway • Steese Highway  
Northern Parks Highway • Richardson, Alaska Highways • Interior Remote

<http://landsales.alaska.gov>

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## Dear Fellow Alaskans,

For many of us, owning a piece of “The Last Frontier” is the Alaskan dream, but that dream looks different to everyone. For some, it is a remote parcel in the interior for hunting or snow machining, and others it is an ocean front property for fishing in Southeast. Whatever your goal may be, with over 215 parcels for sale, there is no shortage of options! The settlement of our great state is embedded in our culture, with the Homestead Act ending just 33 years ago. It is also protected and promoted by the State Constitution under Article VIII, Section I of the Alaska State Constitution. The 2019 Alaska State Land Offering, Auction #486, is the Department of Natural Resources’ latest effort to fulfill this duty to the residents of Alaska.

I am very pleased to announce this land purchasing opportunity. Alaskans are as dynamic and varied as the landscapes we live on, but our pride in our independence is one ideal that has always united us. I invite you now, after carefully reviewing the procedures and properties listed here, to go online to the Land Sales website at <http://landsales.alaska.gov> to purchase your very own piece of Alaska.

Sincerely,

*Michael J. Dunleavy*  
Governor



## Dear Alaskans,

Making State lands available to Alaskans is one of the essential services provided by the Department of Natural Resources.

Our 2019 Annual Alaska State Land Offering brochure showcases over 215 parcels available in this sale. It 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 regards,

*Corri A. Feige*  
Commissioner  
Alaska Department of Natural Resources



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## INTRODUCTION

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This year's State of Alaska Annual Land Auction #486 features approximately 215 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 104 for an introduction to the Sealed-Bid Auction, Over-the-Counter, and Remote Recreational Cabin Sites programs. **Over-the-Counter sales will be online or in-person only. See page 119 for details of Over-the-Counter procedures.**

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 programs. The last portion of the brochure has auction bid 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.

See page 117 of the brochure for an explanation of DNR's policies regarding common errors and refunds in regard to our land sales.

Please visit us online at <http://landsales.alaska.gov> where you can join our email lists to receive notifications when new information and updates are available for land sale events, public notices, decisions, and agricultural land offerings.

Additional copies of the brochure are also available from the Public Information Centers or Online. 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.

**To view corrections made to this brochure after the publication date see the Errata sheet on our website at <http://landsales.alaska.gov>.**

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. 1360, 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

[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)

Send your bids and applications here!

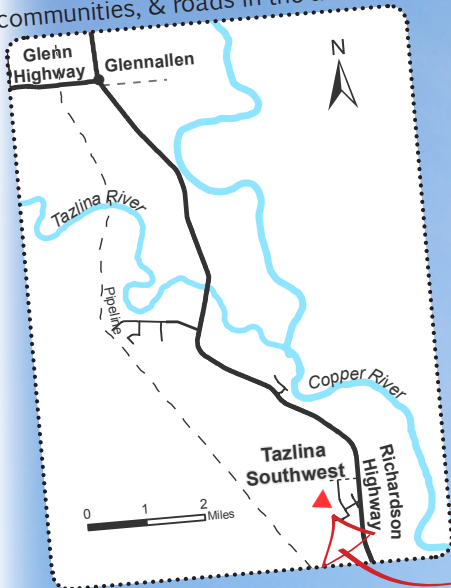






## How to Read Our Maps

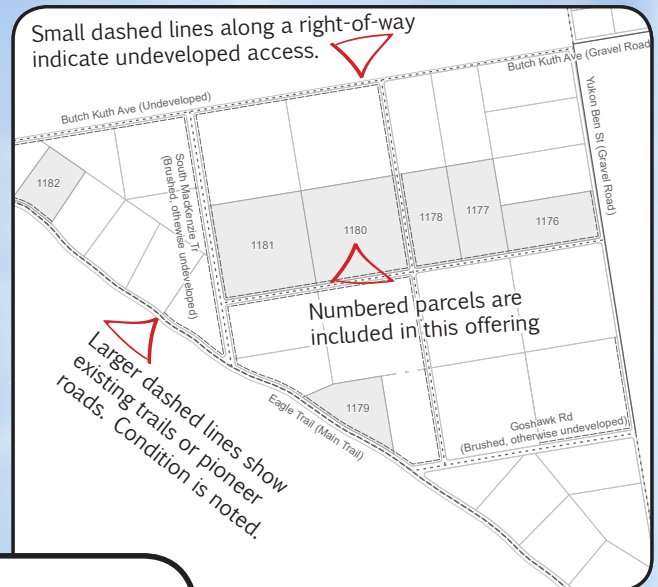
Access Maps show the landmarks, communities, & roads in the area



Red triangles indicate the location of subdivision.

Parcel Maps show available parcels, easements, & access in the immediate vicinity

Small dashed lines along a right-of-way indicate undeveloped access.



Numbered parcels are included in this offering

Larger dashed lines show existing trails or pioneer roads. Condition is noted.

## IMPORTANT DATES

To Bid:

**Annual Auction #486 Bidding Period**  
Begins 10:00 a.m., March 22, 2019  
Ends 5:00 p.m., June 28, 2019

**Opening of Sealed-Bids for Auction #486**

10:00 a.m., July 10, 2019

To Buy Over-the Counter:

**Over-the-Counter (OTC)**

**Parcel List Available**

10:00 a.m., July 24, 2019

**1<sup>st</sup> OTC Offering**

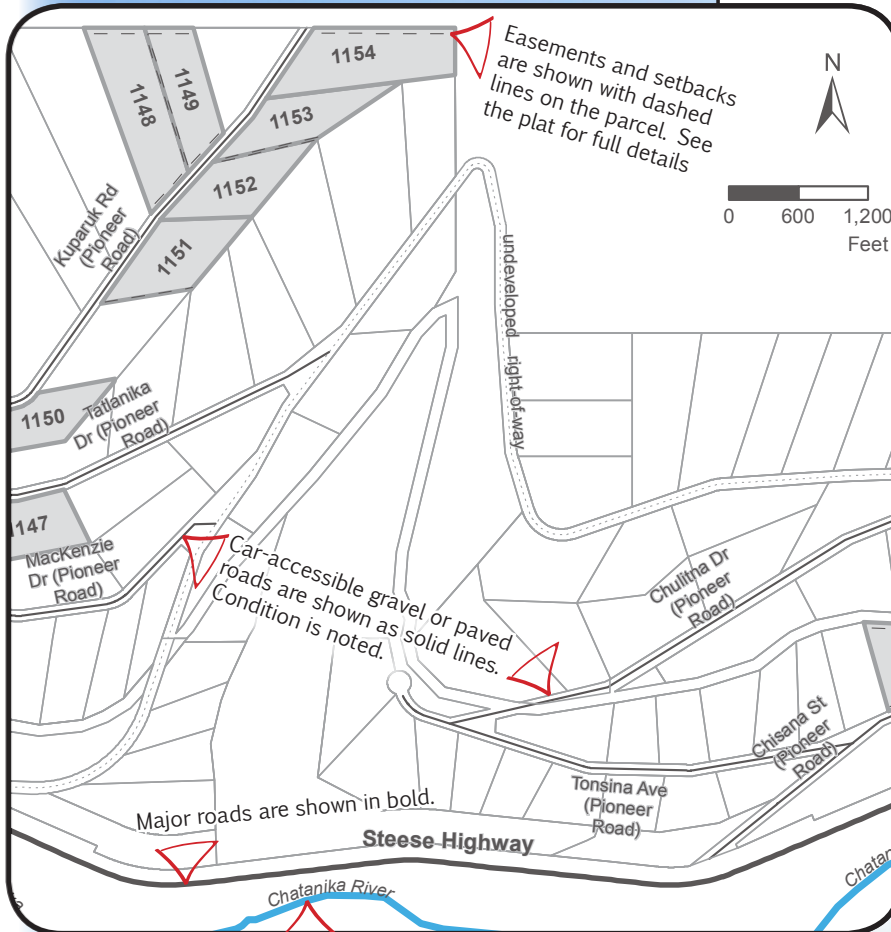
(up to 30% above minimum auction bid)  
Begins 10:00 a.m., July 24, 2019  
Ends 5:00 p.m., August 6, 2019

**2<sup>nd</sup> OTC Offering**

(up to 15% above minimum auction bid)  
Begins 10:00 a.m., August 7, 2019  
Ends 5:00 p.m., August 20, 2019

**General OTC Offering**

(price set at minimum auction bid)  
Begins 10:00 a.m., August 21, 2019



Easements and setbacks are shown with dashed lines on the parcel. See the plat for full details

0 600 1,200  
Feet

Car-accessible gravel or paved roads are shown as solid lines. Condition is noted.

Major roads are shown in bold.

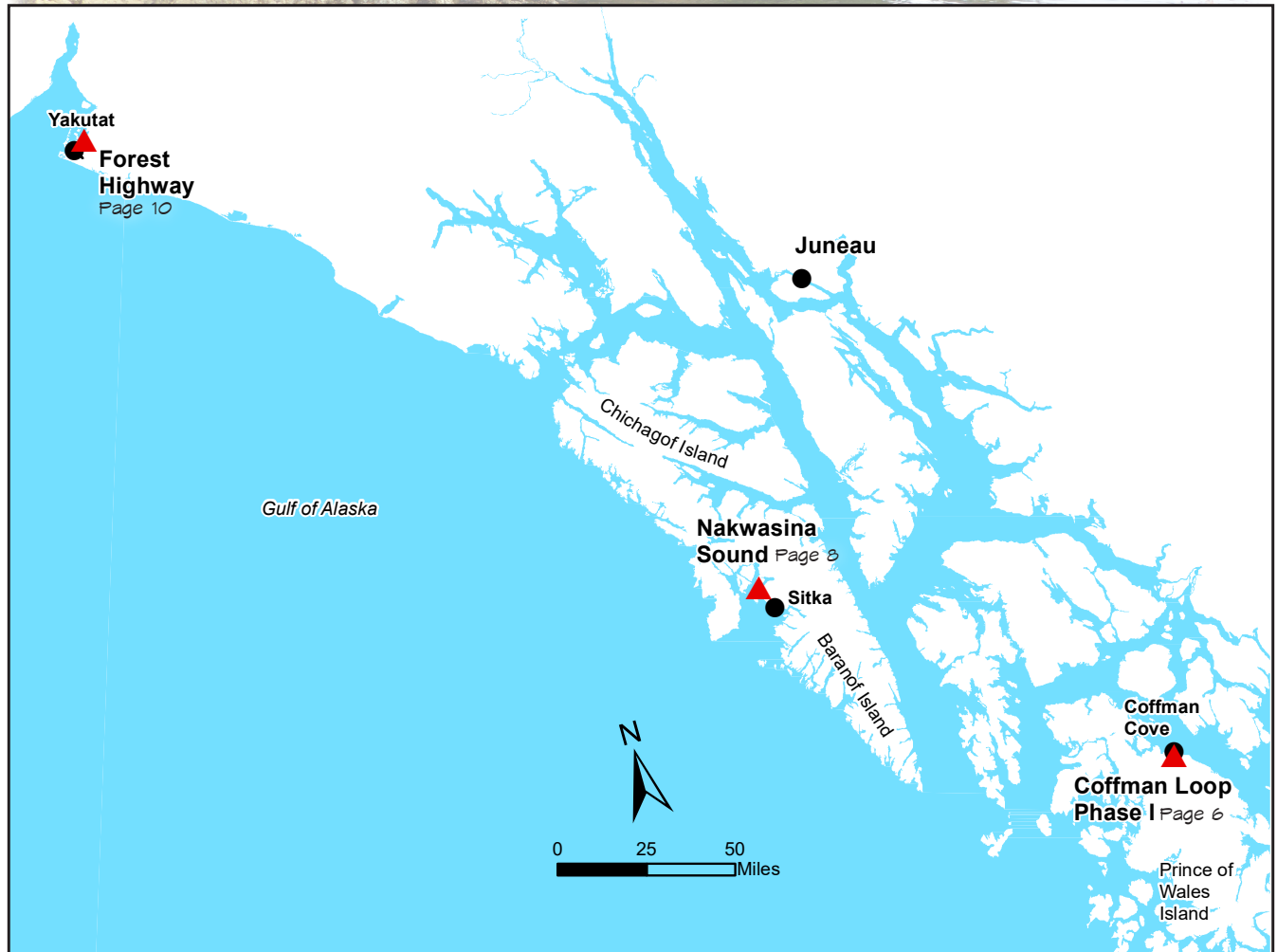
Water bodies are labeled, but widths are approximate and not to scale.





## Southeast Alaska - Road Access & Remote

Southeast Alaska parcels offer scenic ocean and mountain views for residential or recreational use near several small, remote communities. Parcels in this area are accessible by a combination of scheduled ferry or plane service to these communities and then via road, trail, or boat to the parcels. Forest Highway parcels offer easy access to popular fishing and hunting destinations around Yakutat.







## Coffman Loop Phase I



View of Coffman Cove Road near Coffman Loop Phase I Subdivision.

### WHY BUY?

Coffman Loop Phase I offers nicely wooded parcels on Prince of Wales Island tucked away in Coffman Cove.

### LOCATION

Coffman Loop Subdivision, Phase I is located one mile south of Coffman Cove, 37 miles southwest of Wrangell, and 56 miles south of Petersburg, within Coffman Cove City Limits.

### ACCESS

Access to the parcels is via the Prince of Wales Island road system. The subdivision is located via Coffman Cove Road (paved highway). Parcels are accessible by FDR 3030, a developed Forest Service Road, by brushed ROW or by the platted Sea Otter Drive. No direct access to the Coffman Cove Road is permitted from any lot.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity may be available in the area from Coffman Cove Road. Purchasers may need to extend the lines at their own expense.

### LOCAL GOVERNMENT

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

### NOTES

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

### RESTRICTIONS

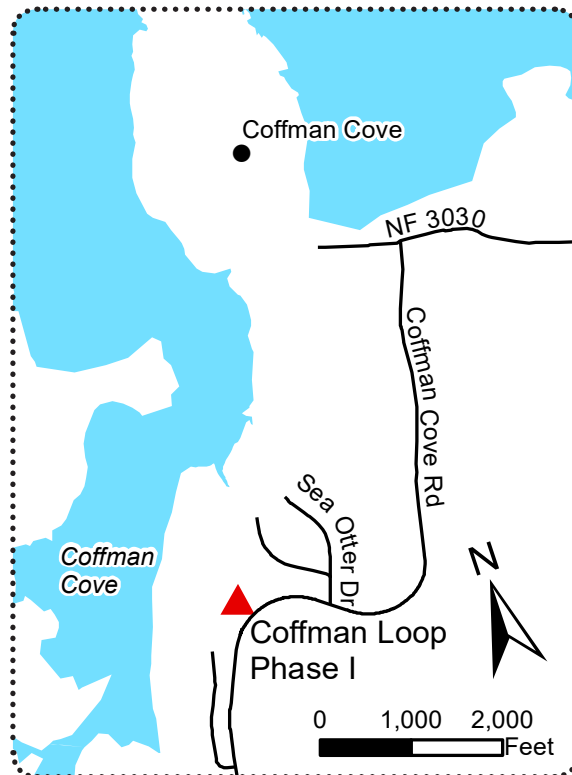
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Lot 2, of Block 4 contains apparent wetlands. An Army Corps of Engineers Wetland Permit may be required to develop any wetland areas. Parcels are subject to a 50-foot wide building setback from wetland areas.

### SURVEY & MTRS

Coffman Loop Phase I is survey ASLS 2016-2 located in C068S081E02. The survey has been recorded as plat 2018-6 in the Petersburg Recording District.

### RIGHT-OF-WAY

The access easements are undeveloped.

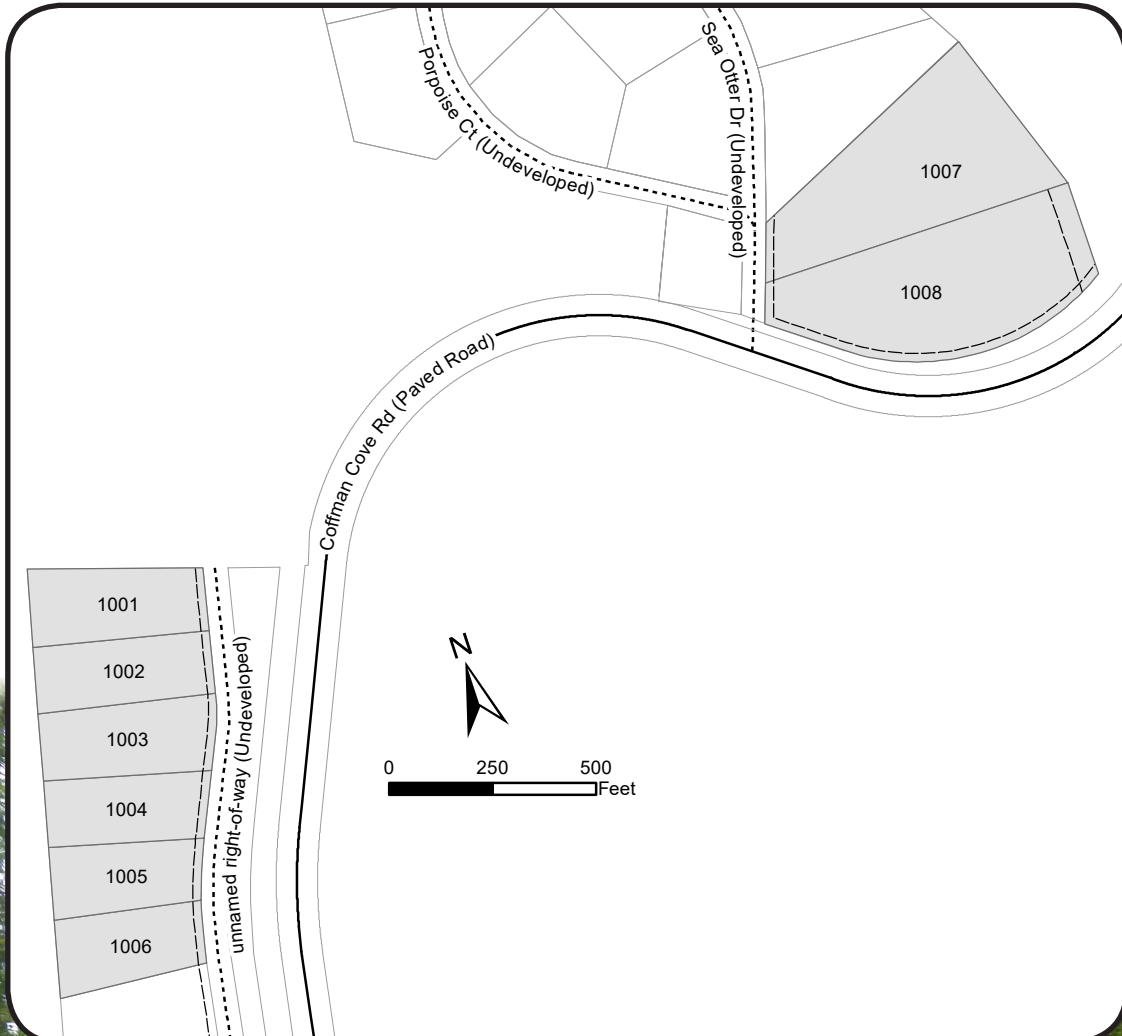


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Coffman Loop Phase I



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1006	108838	4	3	1.400	\$21,600
1005	108839	5	3	1.370	\$21,300
1004	108840	6	3	1.460	\$22,000
1003	108841	7	3	1.680	\$23,600
1002	108842	8	3	1.550	\$22,700
1001	108843	9	3	1.680	\$24,000
1007	108844	1	4	4.360	\$31,500
1008	108845	2	4	4.850	\$31,500

Typical vegetation in the Coffman Loop Phase I Subdivision.





# Nakwasina Sound



Shoreline of Nakwasina Sound Subdivision.

## WHY BUY?

Nakwasina Sound features ocean front parcels on beautiful Sitka Sound near Nakwasina Sound.

## LOCATION

Nakwasina Sound Subdivision is located in southeast Alaska on Baranof Island near Sitka. The parcels are 1-2 miles northwest of the Sitka ferry terminal, which is about 7 miles from central Sitka.

## ACCESS

Access to the parcels is by boat from Sitka. Float plane access may be possible as well. Several parcels are on or near steep bluffs.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

This area is within the boundary of the City & Borough of Sitka 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. Please check with the borough for details of current ordinances.

## NOTES

Nakwasina Sound Subdivision has been zoned Open Space by the City & Borough of Sitka; contact the city for more information. This area is in a Limited Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details. These parcels are located on Tentatively Approved land, please see the "Tentatively Approval Lands" section for details.

## RESTRICTIONS

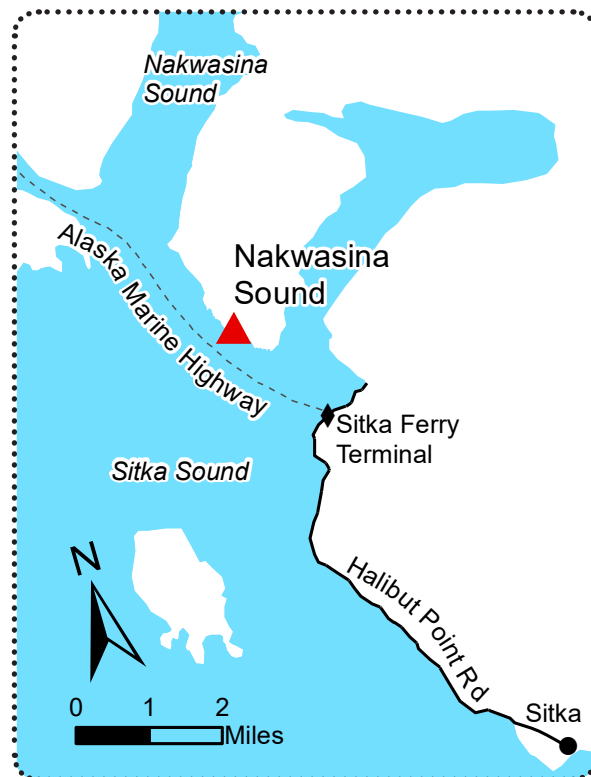
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. There is a 100 ft. building setback from Sitka Sound. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

Nakwasina Sound is survey ASLS 2015-6, located in C054S063E28, 33. The survey has been recorded as plat 2017-3 in the Sitka Recording District.

## RIGHT-OF-WAY

The access easements are undeveloped.

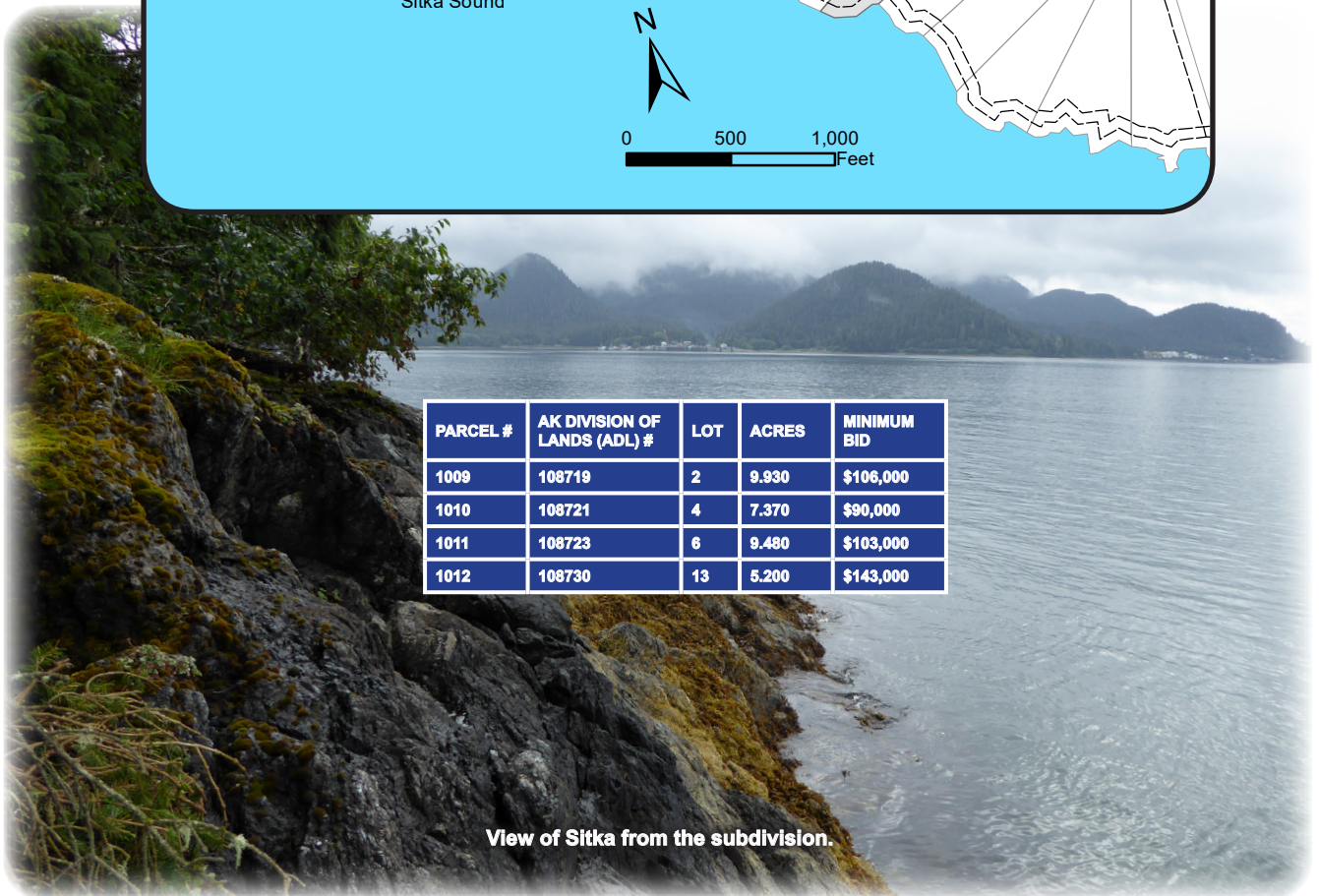
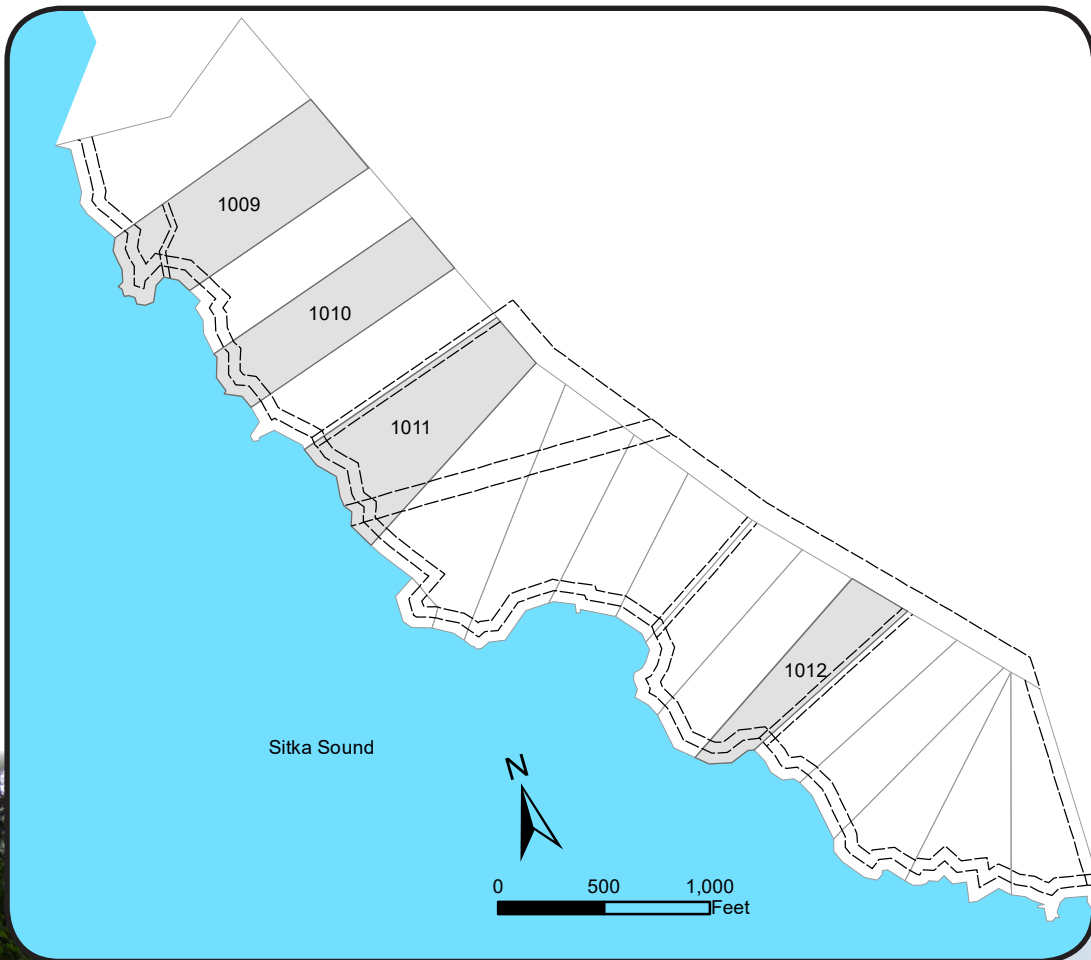


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## Nakwasina Sound



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1009	108719	2	9.930	\$106,000
1010	108721	4	7.370	\$90,000
1011	108723	6	9.480	\$103,000
1012	108730	13	5.200	\$143,000

View of Sitka from the subdivision.

Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



## Forest Highway



### WHY BUY?

Forest Highway offers nicely wooded parcels in the City of Yakutat.

### LOCATION

Forest Highway Subdivision is located in southeast Alaska in the City of Yakutat.

### ACCESS

Access to the parcels is via Lake Street.

### UTILITIES

This subdivision is within an approved sewer and water district of Yakutat. All lots are to be served by community wastewater disposal or water supply systems. No individual on lot pressurized wastewater disposal systems will be permitted without prior approval by the Alaska Department of Environmental Conservation.

### LOCAL GOVERNMENT

This area is within the boundary of the City and Borough of Yakutat 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. Please check with the borough for details of current ordinances.

### NOTES

This area is in a Limited Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Forest Highway is survey ASLS 2017-22, located in C027S034E30. The survey has been recorded as plat 2019-4 in the Juneau Recording District.

### RIGHT-OF-WAY

Lake Street is a developed road, other rights-of-way within the subdivision are undeveloped.

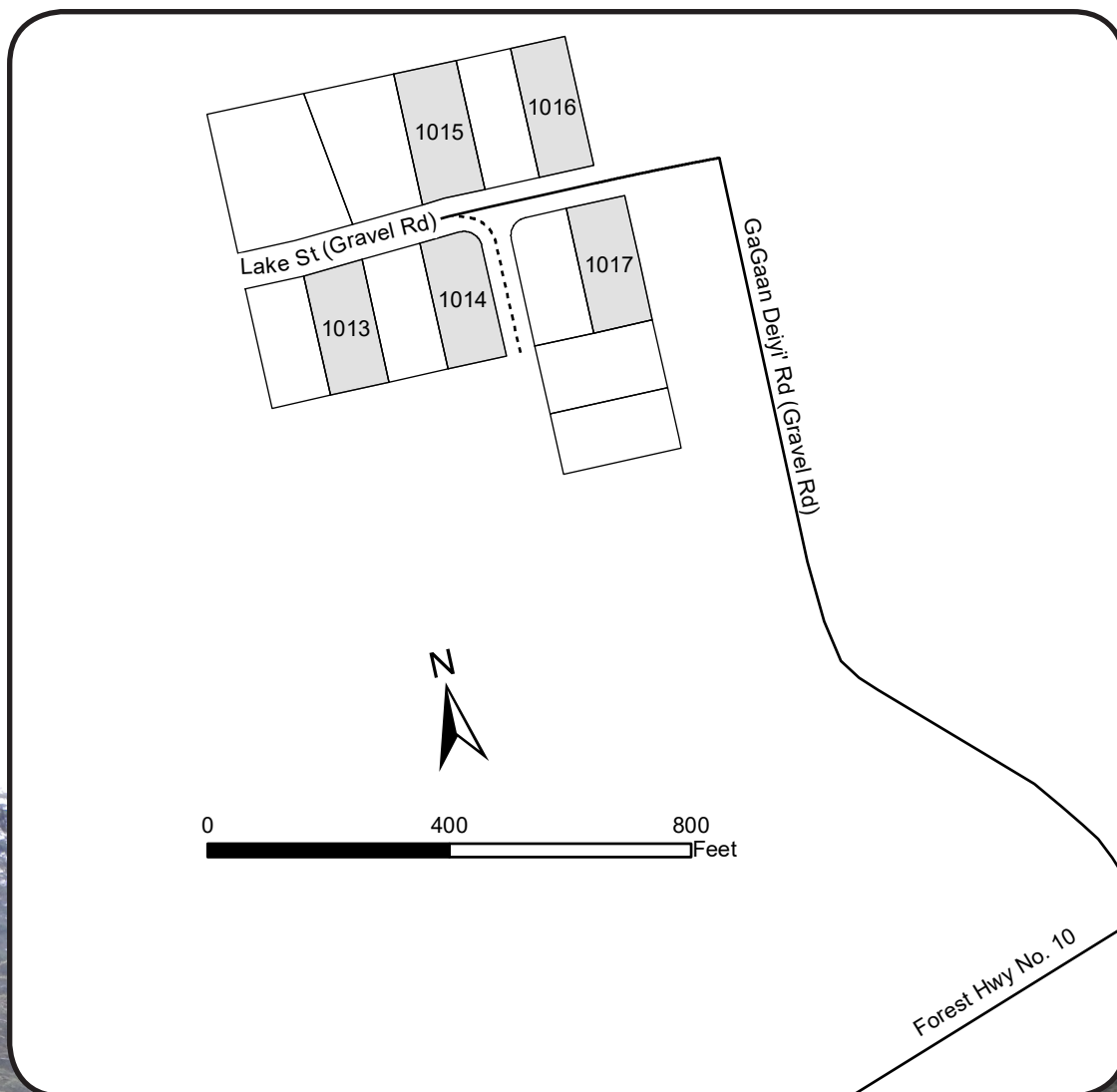


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## Forest Highway

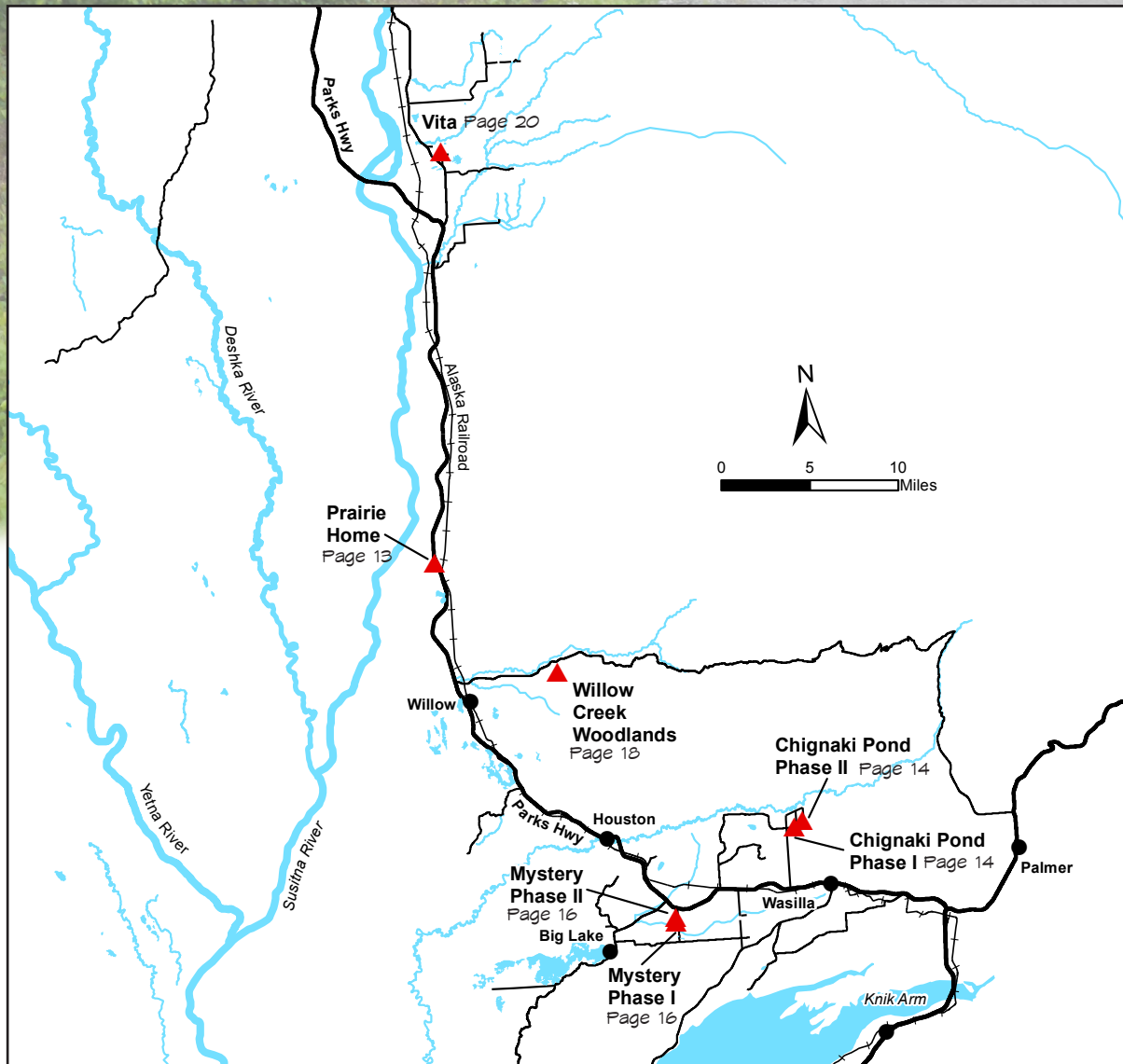


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	SQ FT	MINIMUM BID
1013	108972	2	3	20,370	\$12,200
1014	108974	4	3	21,250	\$13,800
1015	108968	3	4	23,350	\$14,000
1016	108970	1	4	20,070	\$13,000
1017	108976	1	1	20,950	\$13,600



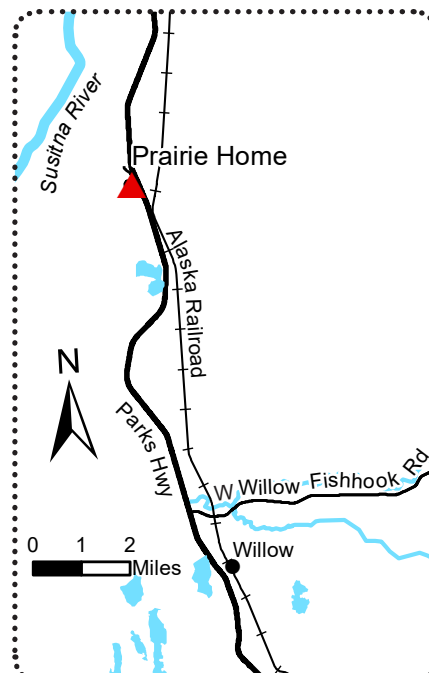
## Matanuska - Susitna Valley - Road Access

These subdivisions feature residential lots near Wasilla, Big Lake, Willow, Houston, and Talkeetna. Several subdivisions offer recreational opportunities, including easy access to the Nancy Lake State Recreation Area, popular winter trails, and popular fishing destinations of Willow Creek, Little Willow Creek, and the Little Susitna River.





## General Information



**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 Phase I and Phase II

Mat-Su  
Road

Intersection of N. Sandhill Crane St. and W. Shampine Ln.

## 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 West Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

## ACCESS

From the Parks Highway, turn north onto Church Road. Continue for about 3.25 miles then turn right onto West Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive, and North Gold Mint Road.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.

## LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

## RESTRICTIONS

Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

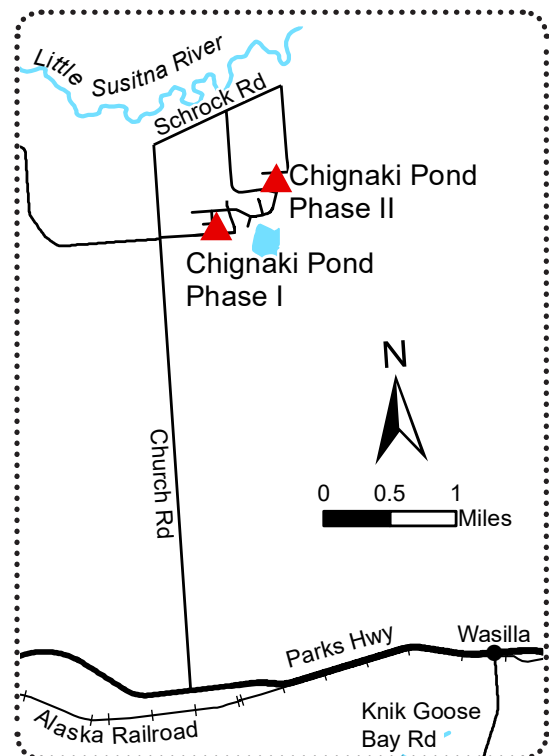
Chignaki Pond PH I is survey 2004-17, Chignaki Pond PH II is survey ASLS 2006-12, Both are located in S018N001W20. The surveys have been recorded as plat 2007-3 and 2008-37 respectively in the Palmer Recording District.

## RIGHT-OF-WAY

Rights-of-way within the subdivision are developed gravel roads.

## HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within these subdivisions automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for these associations were recorded on January 4, 2007 as document # 2007-000317-0, and March 28, 2008 as document # 2008-007115-0 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/>.





Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

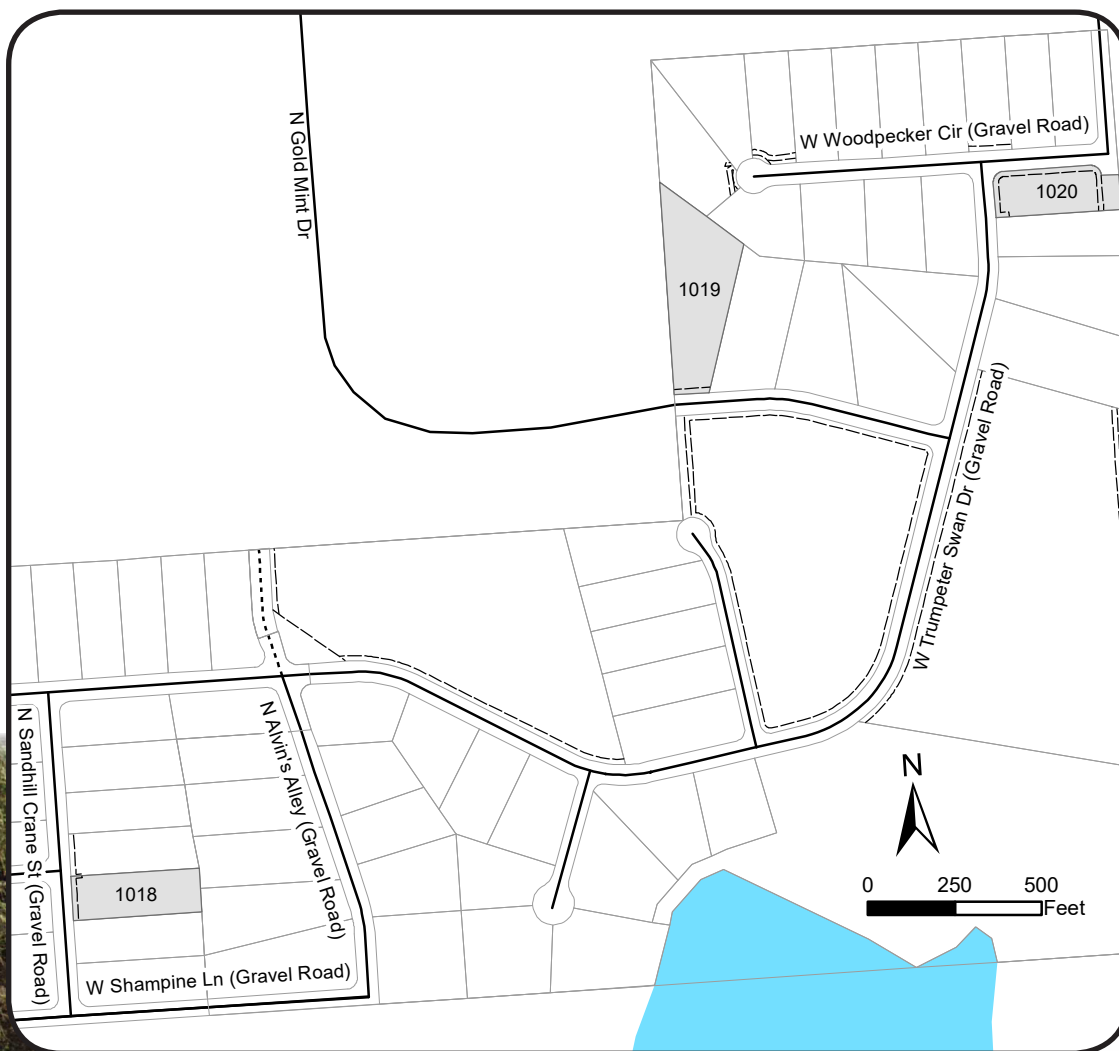
Richardson,  
AK Highways

Steese  
Highway

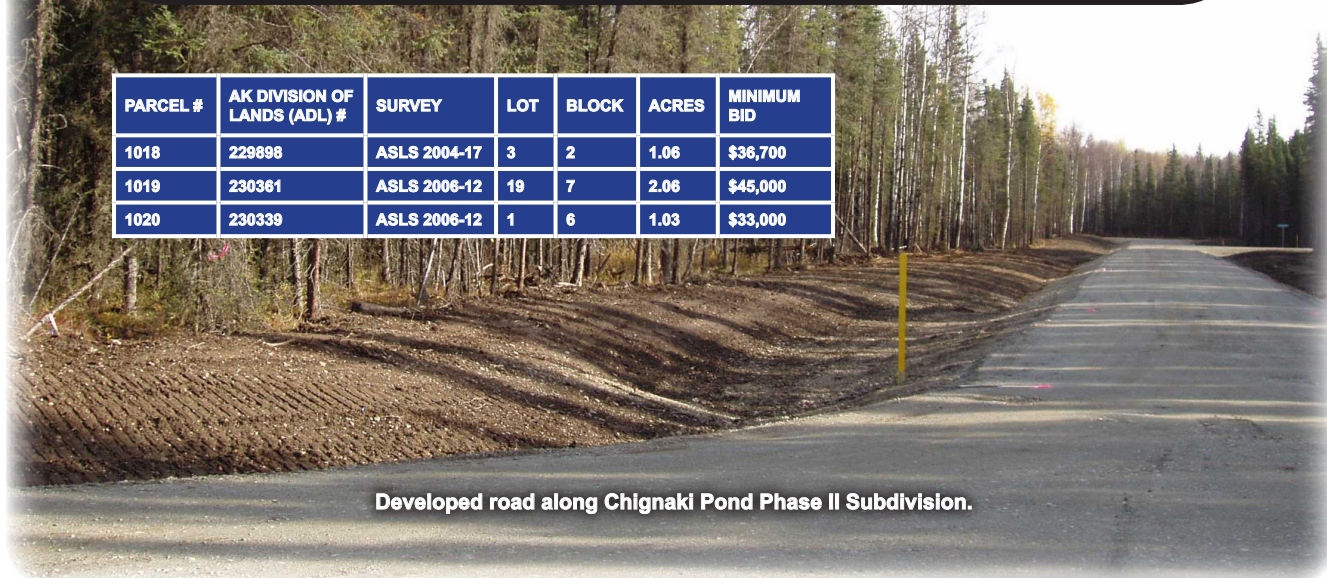
Interior  
Remote

General  
Information

## Chignaki Pond Phase I and Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1018	229898	ASLS 2004-17	3	2	1.06	\$36,700
1019	230361	ASLS 2006-12	19	7	2.06	\$45,000
1020	230339	ASLS 2006-12	1	6	1.03	\$33,000



Developed road along Chignaki Pond Phase II Subdivision.



# Mystery

Mat-Su  
Road

Backus Road and typical vegetation in the Mystery Subdivision.

## 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, near mile marker 51.5 of the Parks Highway.

## ACCESS

Access to Mystery parcels is from S. Johnsons Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to the parcels, turn south on South Johnsons Road, go about a half mile, then head west into the subdivision on West Garten Drive.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.

## LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

## RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

## SURVEY & MTRS

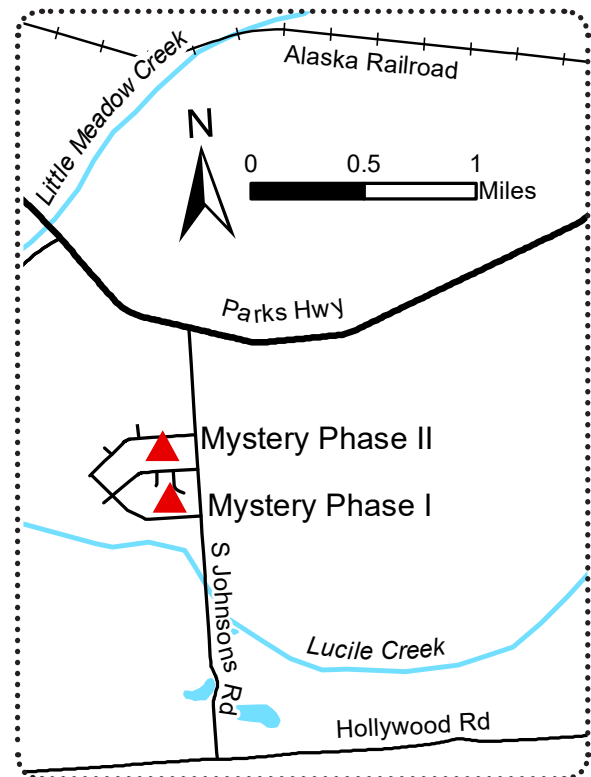
Mystery Phase I is survey ASLS 2002-28, recorded as plat 2004-58 in the Palmer Recording District. Mystery Phase II is survey ASLS 2004-32, recorded as plat 2006-24 in the Palmer Recording District. Both subdivisions are located in S017N002W18.

## RIGHT-OF-WAY

Gravel roads within the subdivision have been constructed.

## HOMEOWNER'S ASSOCIATION

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 April 9, 2004 in the Palmer Recording District.



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# Mystery



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1021	228525	ASLS 2002-28	7	3	2.10	\$24,100
1022	229632	ASLS 2002-28	5	2	1.274	\$28,000

Mystery Phase I & II Subdivisions are located just south of the George Parks Hwy on the west side of S. Johnsons Rd.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Willow Creek Woodlands

Mat-Su  
Road

Access via N. Shirley Towne Dr. and West Willow Fishhook Rd.

### WHY BUY?

Willow Creek Woodlands offers larger size residential/recreational parcels near Willow and Hatcher Pass.

### LOCATION

Willow Creek Woodlands is approximately 5.4 miles east of the Parks Highway on the south side of West Willow Fishhook Rd.

### ACCESS

Access is by undeveloped section-line easements from West Willow Fishhook Rd.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. See "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

### RESTRICTIONS

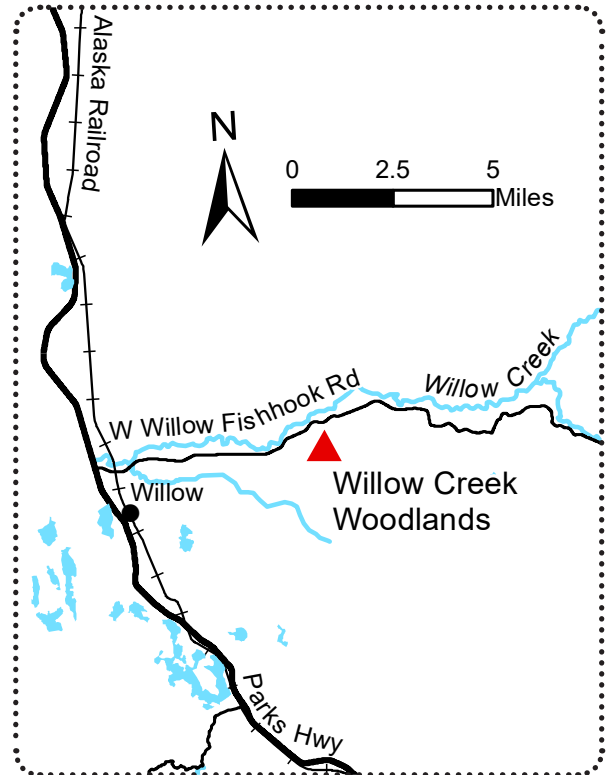
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, contained in the Public Utility and Access Easement recorded as document # 2018-017996-0, contained in the Notice of Forty-Acre Exemption, or be recorded separately.

### SURVEY & MTRS

Willow Creek Woodlands is shown on EPF 2016-68 and EPF 2018-37, located in S019N003W06. The surveys have been recorded as plats 2018-12 and 2018-113 respectively in the Palmer Recording District. For parcels 1 & 3 see the Notice of Forty-Acre Exemption recorded in the Palmer recording district as document number 2017-001353-0.

### RIGHT-OF-WAY

The access easements are undeveloped.

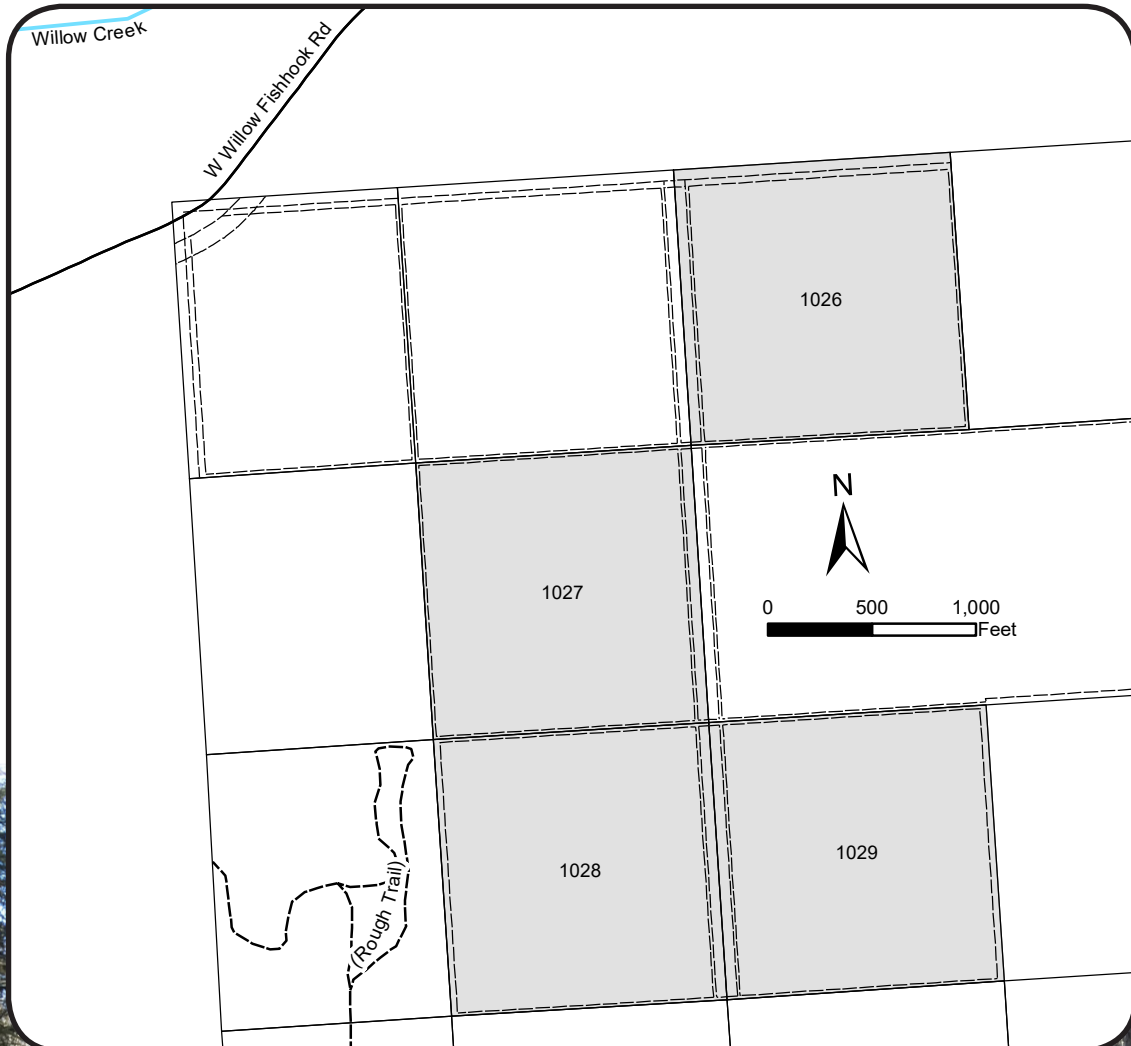


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Willow Creek Woodlands



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1026	233344	GL 2	40.070	\$38,600
1027	233347	SE 1/4 NW 1/4	40.000	\$38,500
1028	233349	Parcel 3	39.990	\$35,000
1029	233350	Parcel 1	40.020	\$36,800

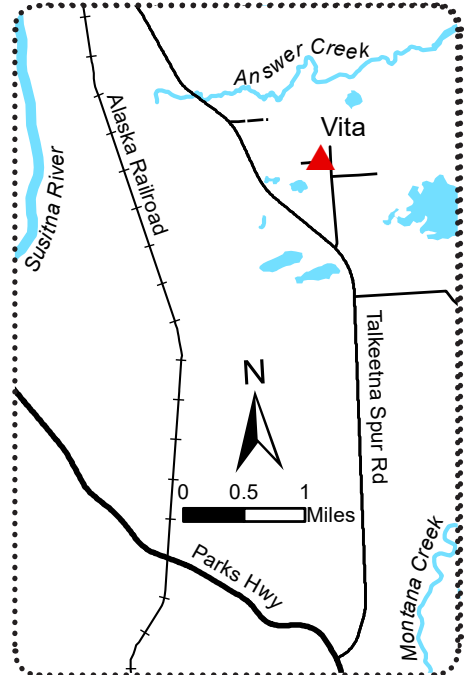
Willow Creek Woodlands is approximately 5.4 miles east of the Parks Highway on the south side of West Willow Fishhook Rd.



# Vita

Mat-Su  
Road

Vita offers niceley wooded parcels for recreation or residential use near Talkeetna.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1025	231092	2	2	3.690	\$31,000

## WHY BUY?

Vita offers nicely wooded parcels for recreational or residential use near Talkeetna.

## LOCATION

Vita is approximately 9 miles south of Talkeetna.

## ACCESS

Access is from the Talkeetna Spur Rd, north on South Noel Wein Ave., continue north on South River Bottom Rd. and turn left on East Horton's Hollow Rd. into the subdivision. All parcels are on the road.

## UTILITIES

There is no municipal water supply or sewer system. 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.

## LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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 for details.

## RESTRICTIONS

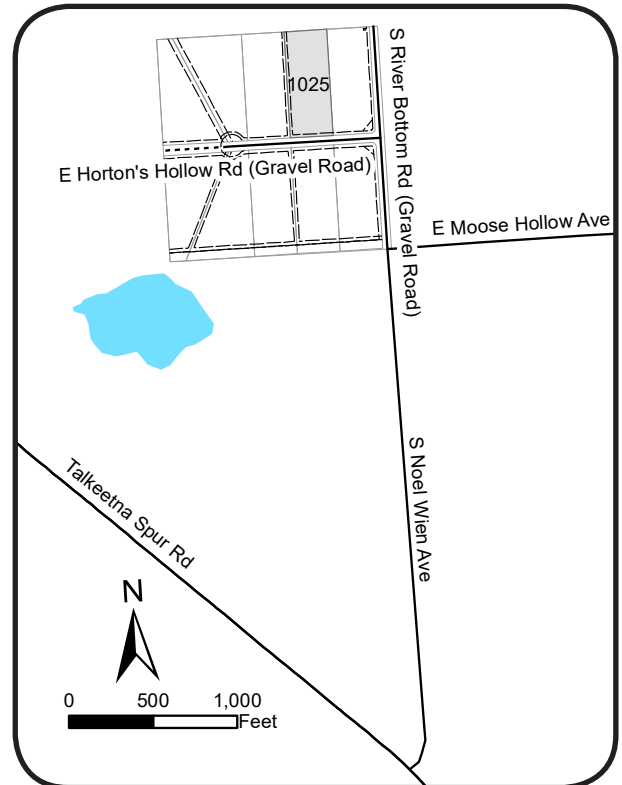
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

Vita is survey ASLS 2008-23, located in S024N004W05. The survey has been recorded as plat 2011-8 in the Talkeetna Recording District.

## RIGHT-OF-WAY

The right-of-way is an established gravel road.



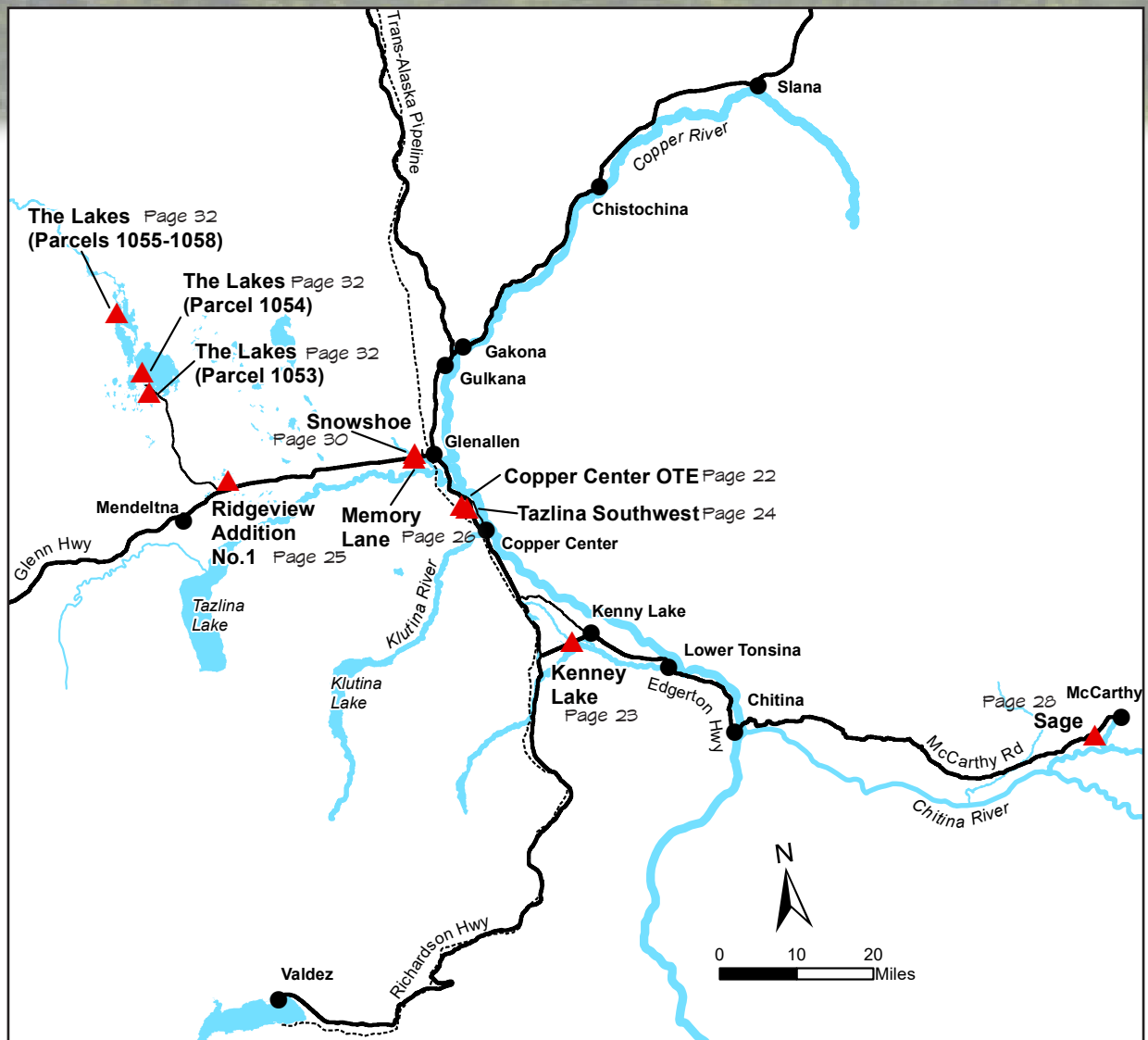
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Copper River Valley

Waterfront parcels in The Lakes Subdivision on Lake Louise, Dinty Lake, or Susitna Lake offer recreational opportunities in the Lake Louise Recreational Area. The other parcels offer residential or recreational opportunities near Glennallen, Eureka, and Copper Center. Access to these parcels is from gravel roads or via 1-5 miles of trails leading off the highway.

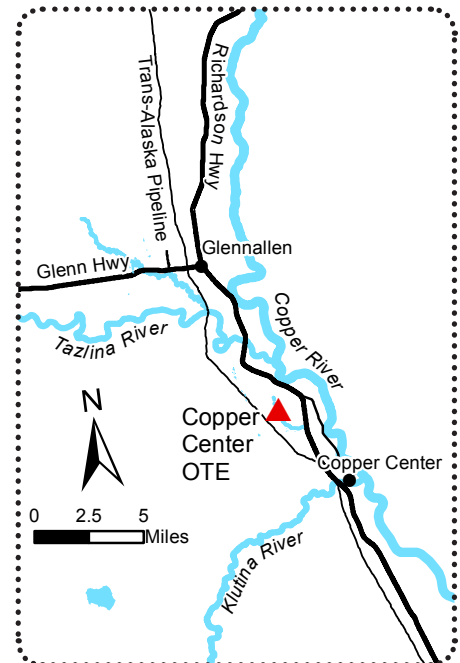




## Copper Center OTE

Copper  
River Valley

Aerial view over Copper Center OTE Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1030	232485	2	11	2.550	\$5,300
1031	232486	6	11	3.160	\$6,800

### LOCATION

Copper Center OTE is west of the Richardson Highway, near the community of Copper Center.

### ACCESS

Access is from the Richardson Highway by a combination of trails and undeveloped rights-of-way.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

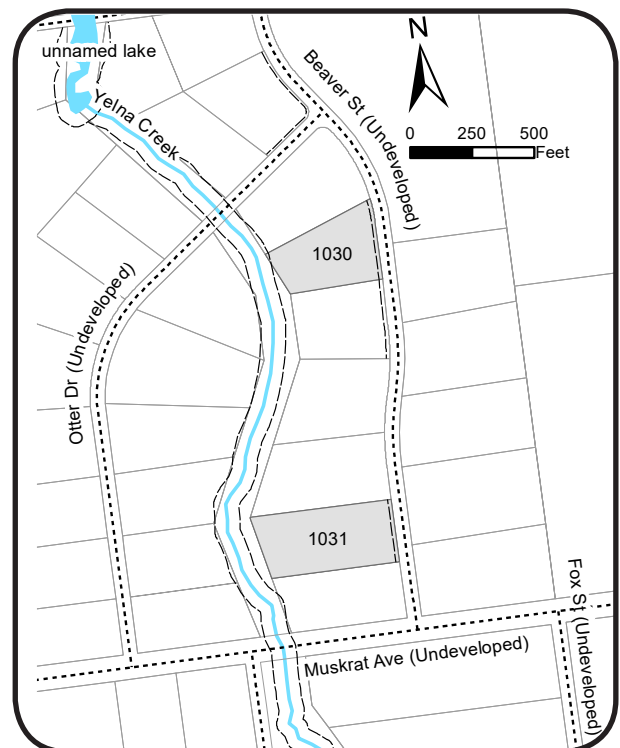
Easements affecting these parcels, as depicted on the plats, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Copper Center OTE is survey ASLS 79-42, located in C003N001W27. The survey has been filed as plat 79-17 in the Chitina Recording District.

### RIGHT-OF-WAY

Most of the rights-of-way are undeveloped. A few are trails.

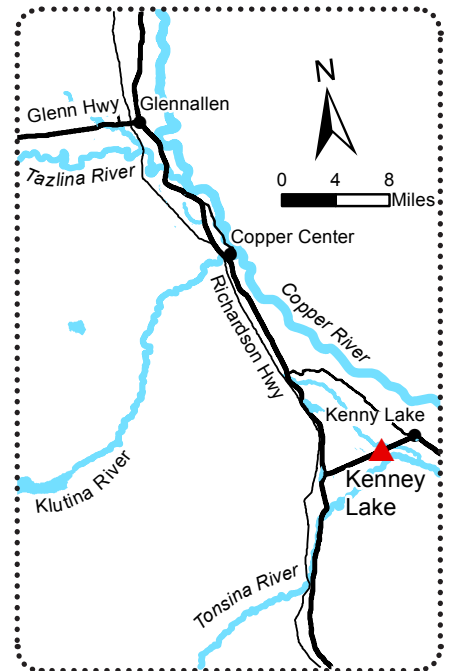
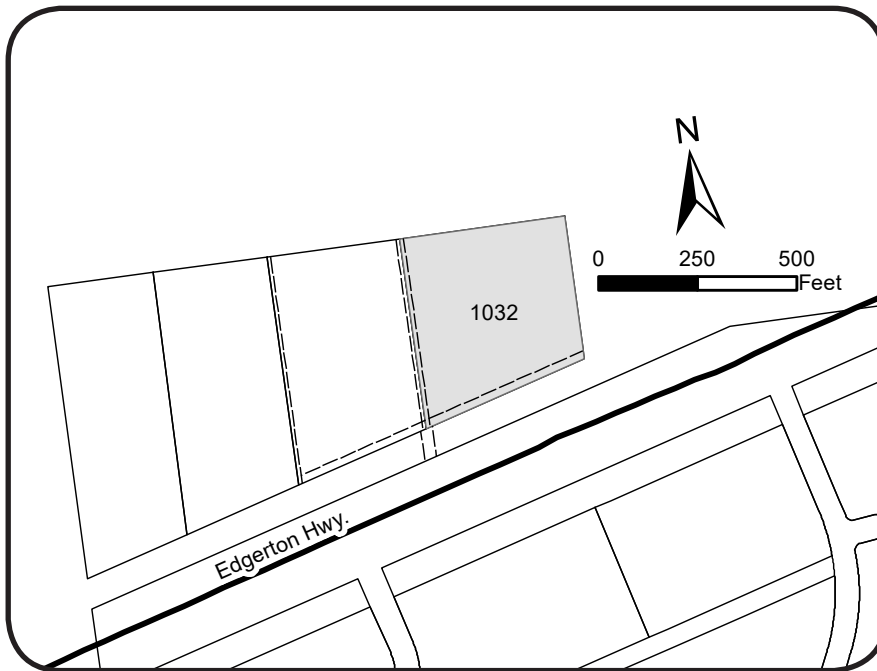


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





# Kenney Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1032	228467	4	1	4.066	\$19,500

## LOCATION

Kenney Lake is situated on the north and south side of the Edgerton Highway about 4.5 miles east of the junction with the Richardson Highway.

## ACCESS

Access to Parcel 1032 is via a 30-foot common access easement along property lines extended through State Tract G.

## UTILITIES

There are no water supply or sewer systems (public or private). Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity may be available along the Edgerton Highway.

## LOCAL GOVERNMENT

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

## NOTES

Construction of a driveway from the highway will require permission from DOT&PF. The driveway will need to be located within the driveway easement shared with the adjacent parcel. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

## RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

## SURVEY & MTRS

Kenney Lake is survey ASLS 81-193, located in C002S002E03. The survey has been filed as plat 82-2 in the Chitina Recording District.

## RIGHT-OF-WAY

The Edgerton Highway is a DOT maintained highway.

## HOMEOWNER'S ASSOCIATION

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 February 23, 1982 in the Chitina Recording District in Book 13, Page 463, as document # 1982-000140-0.



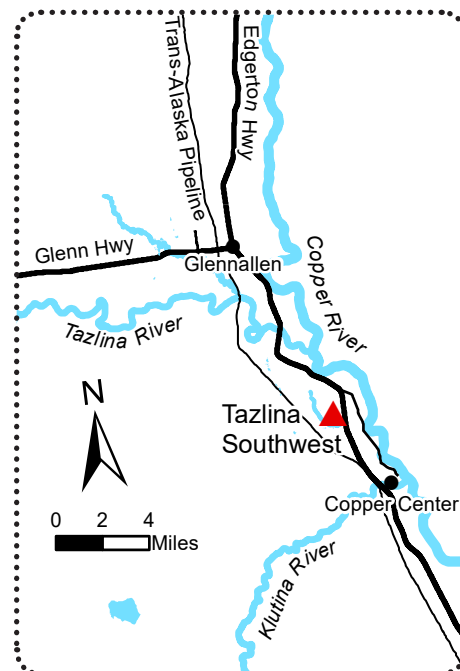
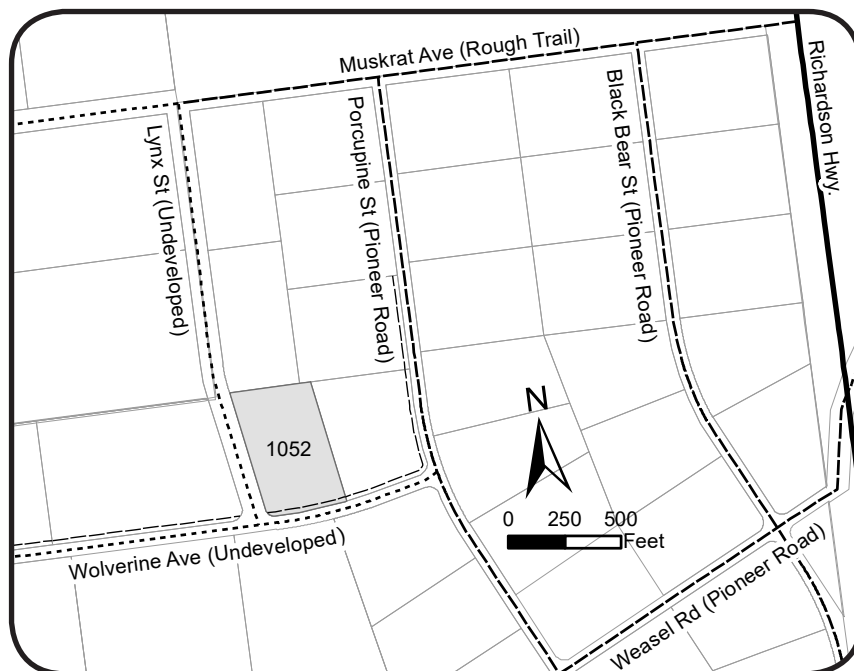
View along Edgerton Hwy.

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Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Tazlina Southwest

Copper  
River Valley

### WHY BUY?

Tazlina Southwest features wooded residential lots near Copper Center and Glennallen with access to the Richardson Highway.

### LOCATION

Tazlina Southwest is located 10 miles south of Glennallen and approximately 4 miles northwest of Copper Center, west of the Richardson Highway.

### ACCESS

Access is from the Richardson Highway, west on Weasel Road to Porcupine Street, then north to Wolverine Avenue. Wolverine Avenue is an undeveloped right-of-way.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Tazlina Southwest is survey ASLS 79-121, located in C003N001W35. The survey has been recorded as plat 80-3 in the Chitina Recording District.

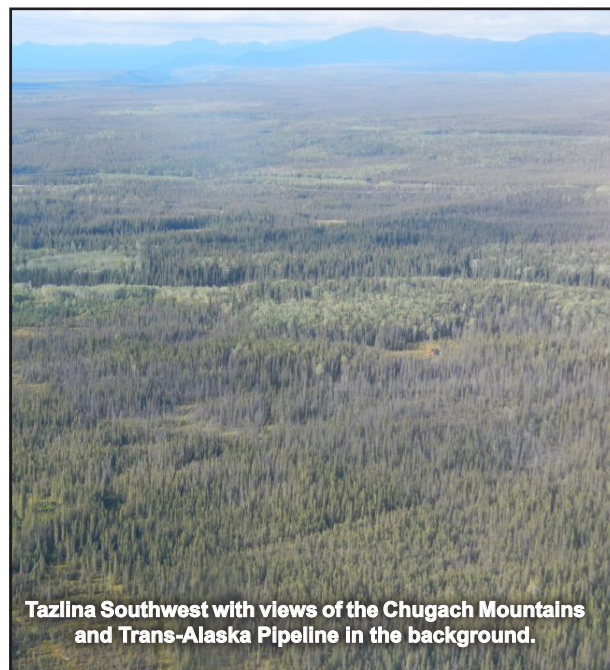
### RIGHT-OF-WAY

Weasel Road and Porcupine Road are established pioneer roads. Most rights-of-way within the subdivision are undeveloped.

### HOMEOWNER'S ASSOCIATION

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 November 25, 1991 in the Chitina Recording District in Book 35, Page 378, as document #1991-000957-0.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1052	204581	3	8	4.701	\$7,700



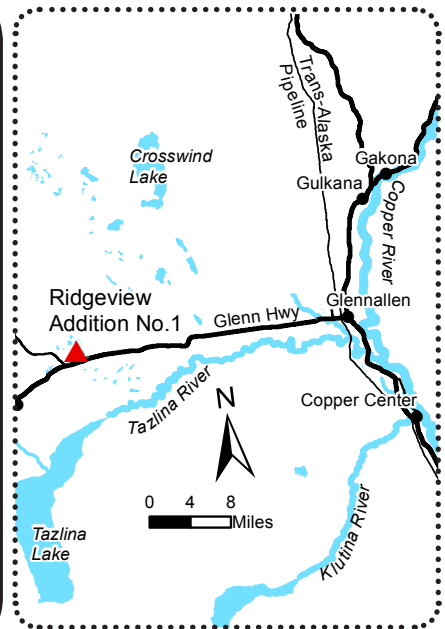
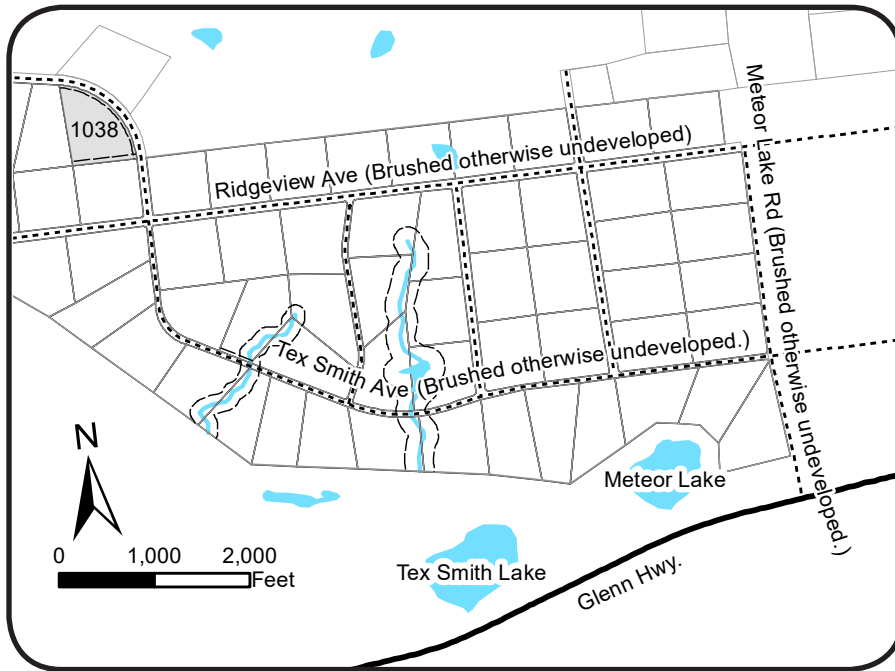
**Tazlina Southwest with views of the Chugach Mountains and Trans-Alaska Pipeline in the background.**

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# Ridgeview Addition No. 1



## WHY BUY?

Ridgeview is a popular recreation area for hunting, fishing, and winter sports.

## LOCATION

Ridgeview Addition No. 1 is located 20 miles west of Glennallen, on the north side of the Glenn Highway, near milepost 163.

## ACCESS

From the Glenn Highway, turn north onto Meteor Lake Road (undeveloped right-of-way) and west onto Tex Smith Ave (undeveloped right-of-way).

## 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.

## LOCAL GOVERNMENT

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 for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

## RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

## SURVEY & MTRS

Ridgeview Addition No.1 is survey ASLS 2005-16, located in C004N006W22. The survey has been recorded as plat 2006-23 in the Chitina Recording District.

## RIGHT-OF-WAY

Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.

## HOMEOWNER'S ASSOCIATION

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 November 16, 2006 in the Chitina Recording District as part of plat 2006-23.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1038	229946	2	1	10.110	\$17,200

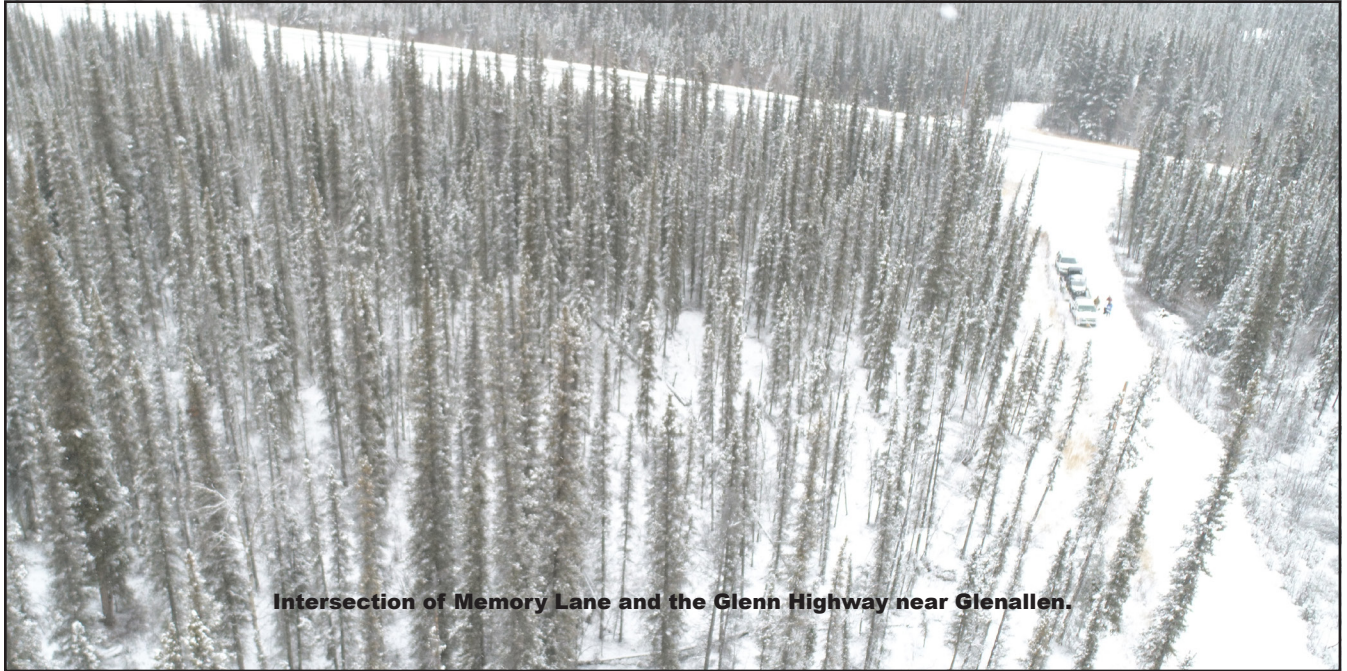


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteese  
HighwayInterior  
RemoteGeneral  
Information



## Memory Lane

Copper  
River Valley

Intersection of Memory Lane and the Glenn Highway near Glenallen.

### WHY BUY?

Memory Lane features residential lots near Glenallen with access to the Glenn Highway.

### LOCATION

Memory Lane is located along the Glenn Highway 2.8 miles west of the intersection of the Glenn and Richardson Highways.

### ACCESS

Access is from the Glenn Highway, turn south onto Pilcho Drive (aka Memory Lane). Parcels 1034 & 1035 are along the road. Parcels 1036 & 1037 do not have constructed road access. Parcel 1033 is north of the Glenn Highway.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Utilities (electric, phone, internet, etc.) may be available along Pilcho Drive.

### LOCAL GOVERNMENT

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

### NOTES

An ADOT&PF driveway permit shall be required for all lots directly accessing the Glenn Highway. There is a 50-foot wide building setback from apparent wetlands. This area is in a Critical fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

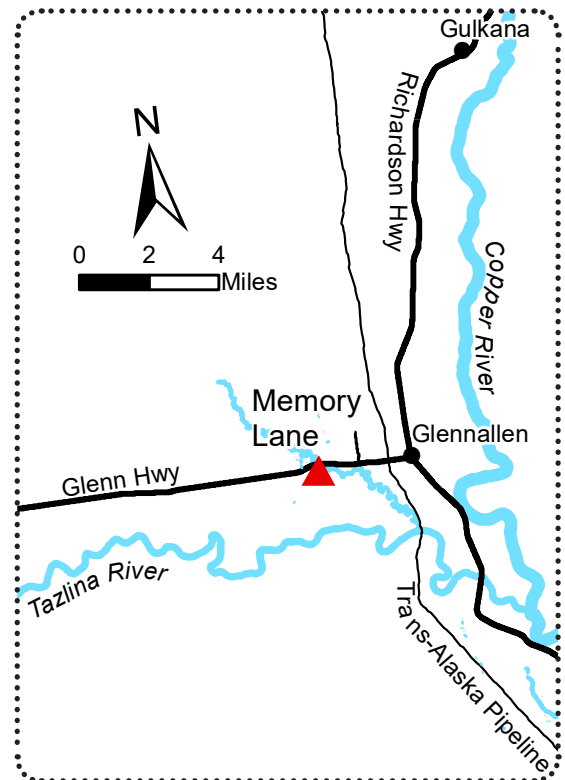
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Memory Lane is survey ASLS 20170001//EV-3-226, located in C004N002W22,23. The survey has been recorded as plat 2018-1 in the Chitina Recording District.

### RIGHT-OF-WAY

Pilcho Drive is an established gravel road.

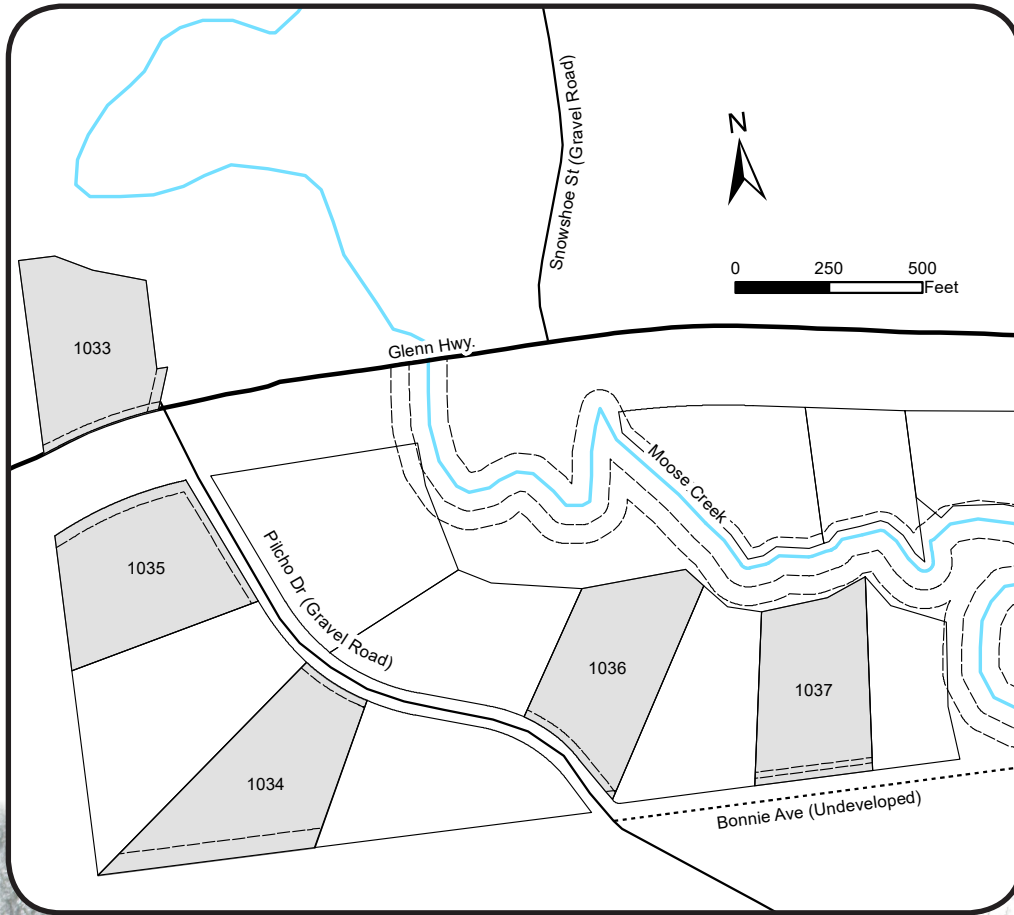


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## Memory Lane



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1033	233090	1	3	3.33	\$17,300
1034	233088	3	2	4.19	\$18,000
1035	233086	1	2	3.97	\$17,100
1036	233084	7	1	2.99	\$16,000
1037	233082	5	1	3.30	\$10,600

**Moose Creek runs behind Lots 7 and 5 of Block 1 of Memory Lane Subdivision.**

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



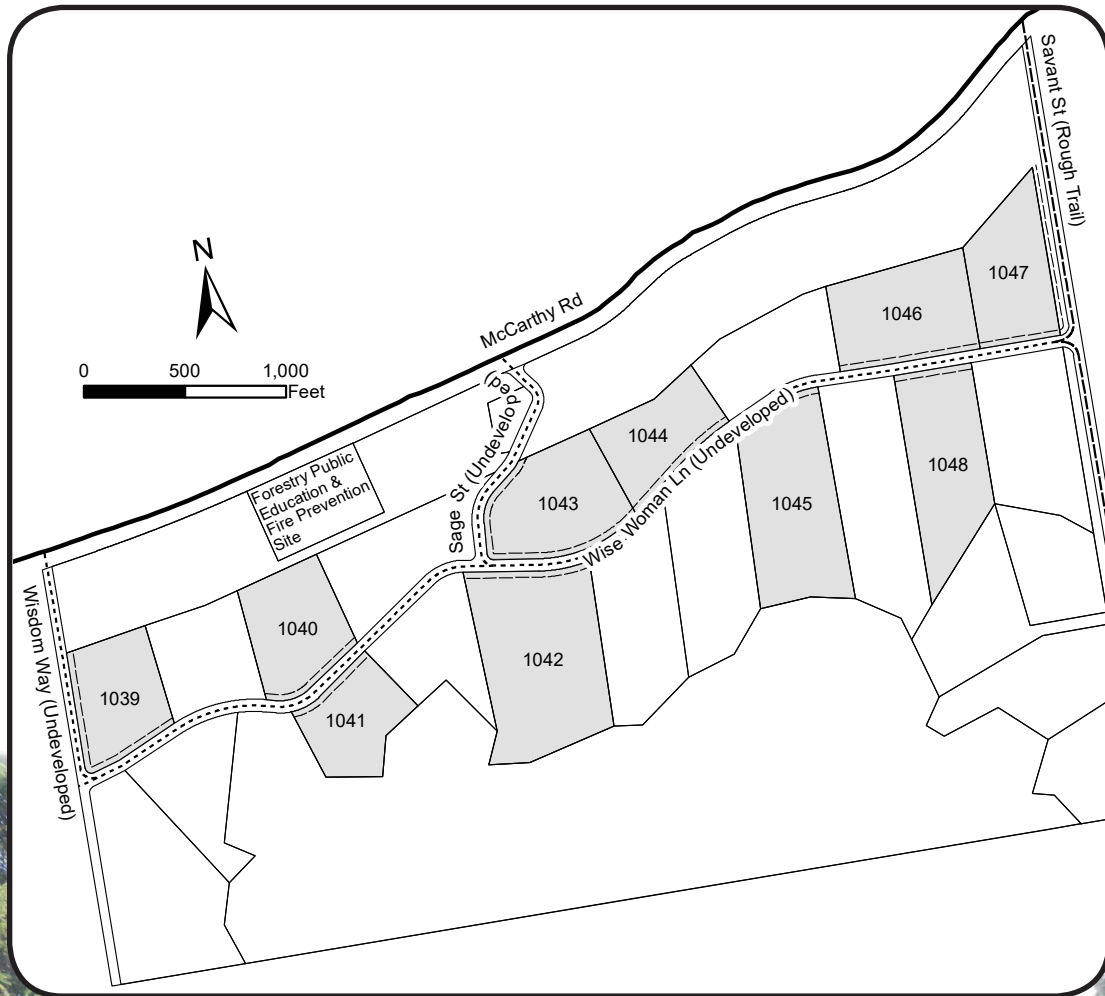
Copper  
River Valley







# Sage



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1039	233213	1	1	5.82	\$28,500
1040	233215	3	1	6.14	\$29,700
1041	233222	1	3	5.00	\$25,500
1042	233224	3	3	12.38	\$44,200
1043	233217	1	2	7.42	\$33,300
1044	233218	2	2	5.22	\$26,600
1045	233227	6	3	10.13	\$38,700
1046	233220	4	2	7.56	\$33,500
1047	233221	5	2	6.26	\$30,600
1048	233229	8	3	8.23	\$36,100

Typical vegetation in the Sage Subdivision.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Snowshoe

Copper  
River Valley



Looking south down Snowshoe Street. Snowshoe is a developed gravel road.

### WHY BUY?

Residential Lots near Glennallen with access to the Glenn Highway.

### LOCATION

Snowshoe is located 1/4 mile north of the Glenn Highway and approximately 2.6 miles west of the intersection of the Glenn and Richardson Highways.

### ACCESS

Access is from the Glenn Highway on Snowshoe Street to Ballpark Rd, the subdivision is approximately 1/4 mile north of the Glenn Highway.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Utilities (electric, phone, internet, etc.) may be available along Snowshoe Road.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

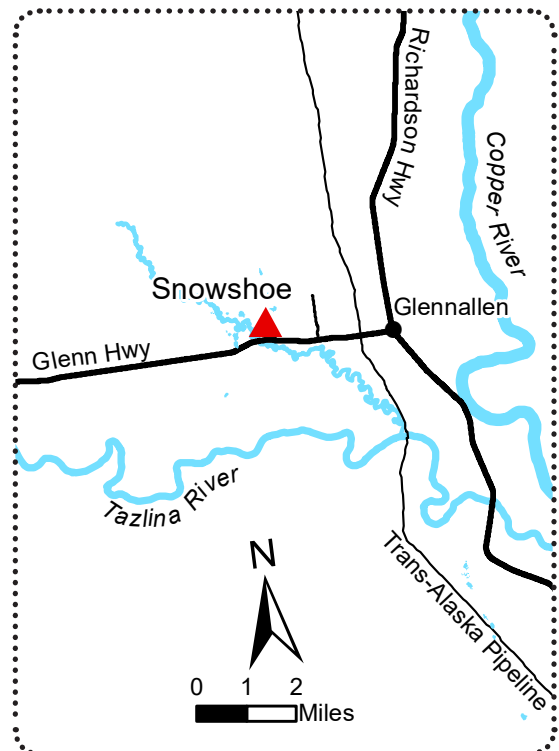
There is a 50-foot wide building setback from apparent wetlands. A U.S. Army Corps of Engineers wetland permit may be required to develop any wetland areas.

### SURVEY & MTRS

Snowshoe is survey ASLS 2017-02, located in C004N002W23. The survey has been recorded as plat 2017-14 in the Chitina Recording District.

### RIGHT-OF-WAY

Snowshoe and Ballpark Roads are established gravel roads. The rights-of-way within the subdivision are undeveloped.

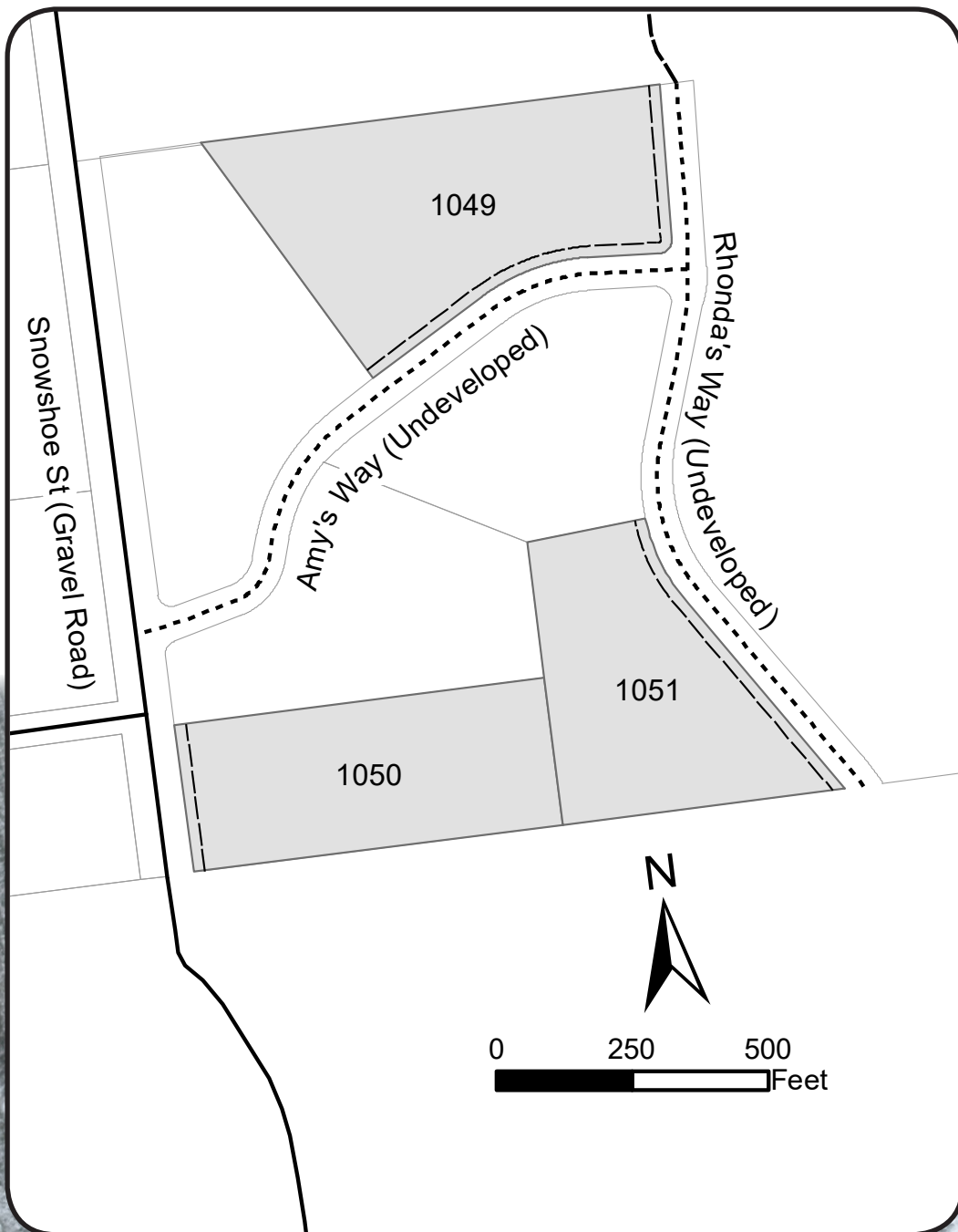


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## Snowshoe



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	233069	1	1	5.95	\$8,900
1050	233072	2	2	4.22	\$18,100
1051	233071	1	2	4.30	\$7,300



## The Lakes

Copper  
River Valley

Open view of Lake Louise.

### WHY BUY?

The Lakes features parcels on Dinty Lake, Lake Louise, and Lake Susitna with excellent opportunities for boating, fishing, hunting, snowmachining, and other outdoor activities.

### LOCATION

Parcel 1053 is located along the southwestern shore of Dinty Lake. Parcel 1054 is located on the western shore of Lake Louise. Parcels 1055, 1056, 1057 & 1058 are located along the northwestern shore of Susitna Lake.

### ACCESS

Access is by boat, float plane, or snowmachine from Lake Louise Rd. The Lake Louise State Recreation Area offers boat launching and parking.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

### RESTRICTIONS

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, and 30 foot utility easements along certain upland lot lines.

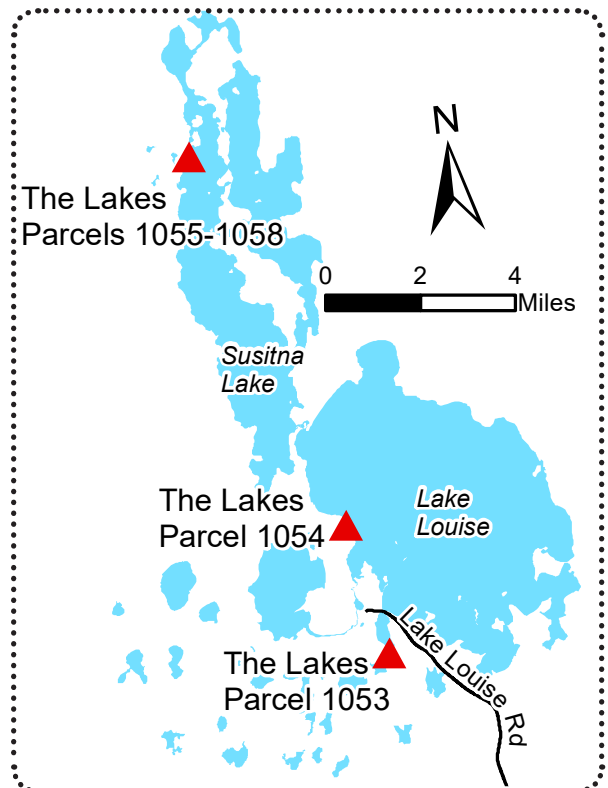
For detailed depictions of these easements, please contact DNR Land Sales at [landsales@alaska.gov](mailto:landsales@alaska.gov) or 907-269-8594. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

The Lakes include: U.S. Survey No. 3494, located in C006N007W19, with Easement Vacation Plat EV-3-241, Recorded as plat 2017-6; U.S. Survey No. 3504, located in C006N007W06 and C006N008W01, with Easement Vacation Plat EV-3-239, Recorded as plat 2017-3; U.S. Survey No. 4590, located in C008N008W27, with Easement Vacation Plat EV-3-269, Recorded as plat 2018-9; All in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

The access easements are undeveloped

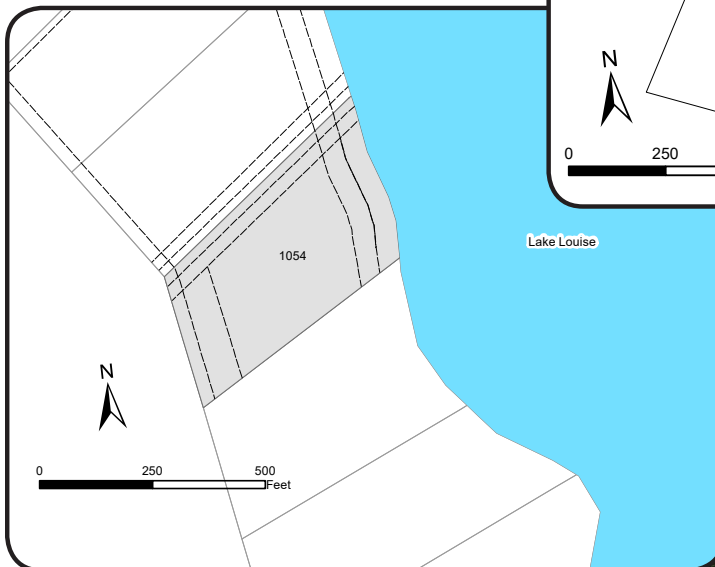
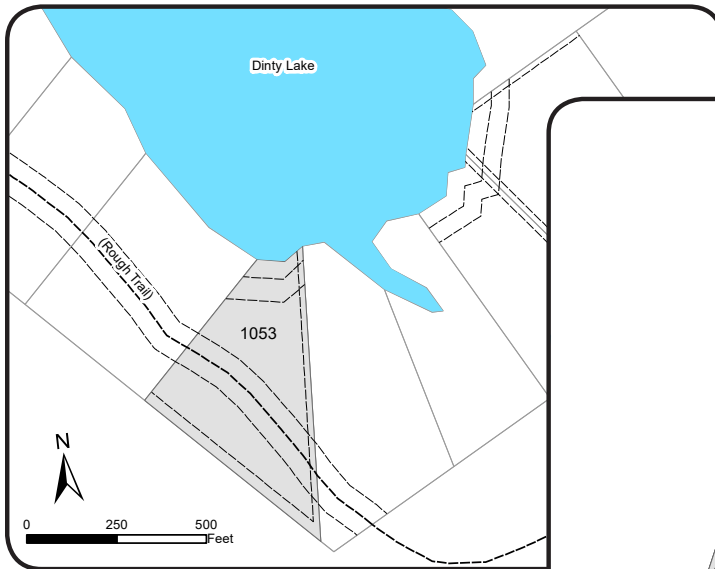


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## The Lakes



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	EASEMENT VACATION PLAT	LOT	ACRES	MINIMUM BID
1053	232056	USS 3494	EV-3-241	12	4.81	\$38,800
1054	232074	USS 3504	EV-3-239	11	4.03	\$34,300
1055	232098	USS 4590	EV-3-269	4	4.92	\$41,800
1056	232097	USS 4590	EV-3-269	3	4.99	\$42,300
1057	232096	USS 4590	EV-3-269	2	4.93	\$41,900
1058	232095	USS 4590	EV-3-269	1	4.90	\$41,700

Typical vegetation in the area.

Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highway

Steele  
Highway

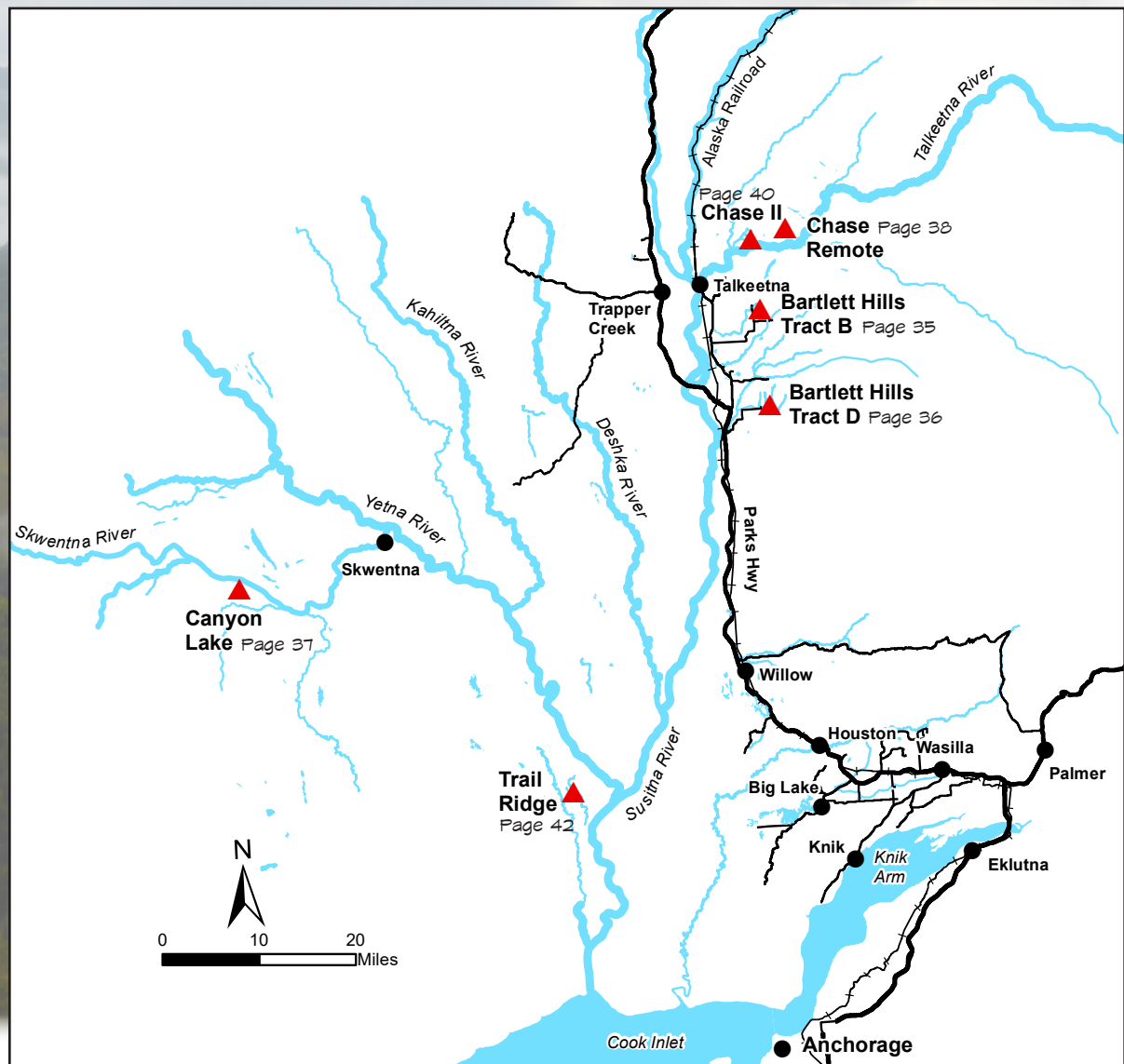
Interior  
Remote

General  
Information



## Susitna Valley - Remote

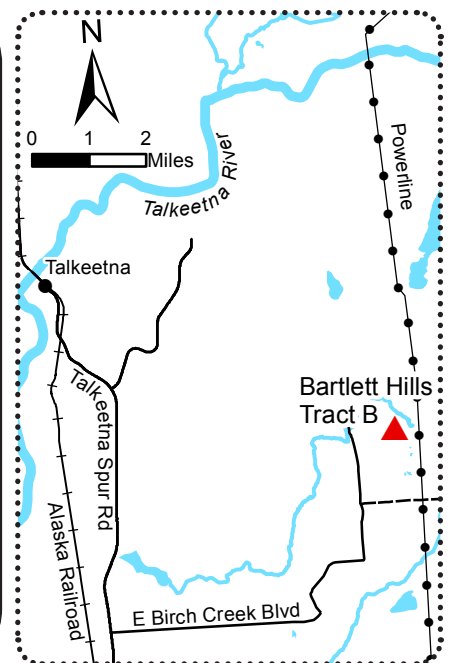
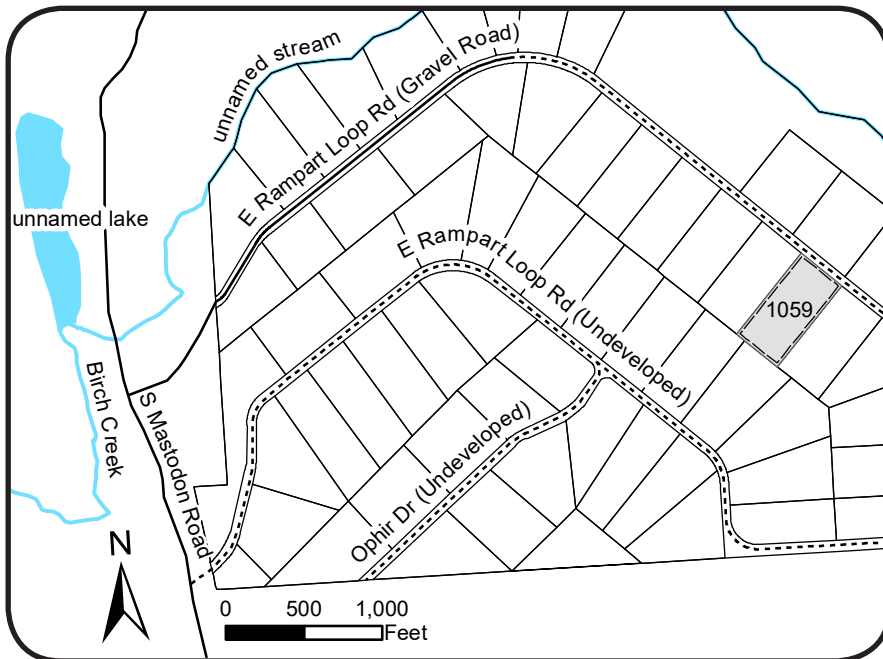
Susitna Valley Remote parcels are ideal for recreation or remote living. Many are located near roads off short ATV or snowmachine trails. Others are far from the road system and are best accessed by boat or plane.







# Bartlett Hills Tract B



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1059	232384	ASLS 79-143	12	3	5.000	\$8,100

## WHY BUY?

Bartlett Hills offers recreational properties near Talkeetna.

## LOCATION

Bartlett Hills Tract B is located approximately 6 mile southeast of Talkeetna.

## ACCESS

Access is from Talkeetna Spur Rd, east onto E Birch Creek Blvd, north on S Mastodon Rd, and east on E Rampart Loop.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

## RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

## SURVEY & MTRS

Bartlett Hills Tract B is survey ASLS 79-143, located in S025N004W01. The survey has been filed as plat 80-128 in the Talkeetna Recording District.

## RIGHT-OF-WAY

The rights-of-way within the subdivision are a mixture of narrow, developed gravel roads and undeveloped rights-of-way.

## HOMEOWNER'S ASSOCIATION

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 September 28, 1988 in Book 122, Page 985 in the Talkeetna Recording District, as document #1981-001644-0.

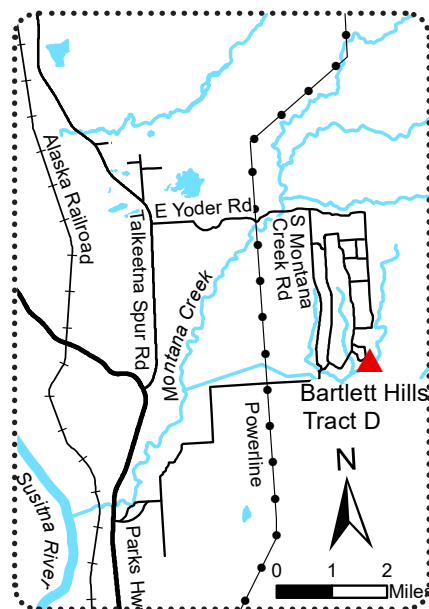
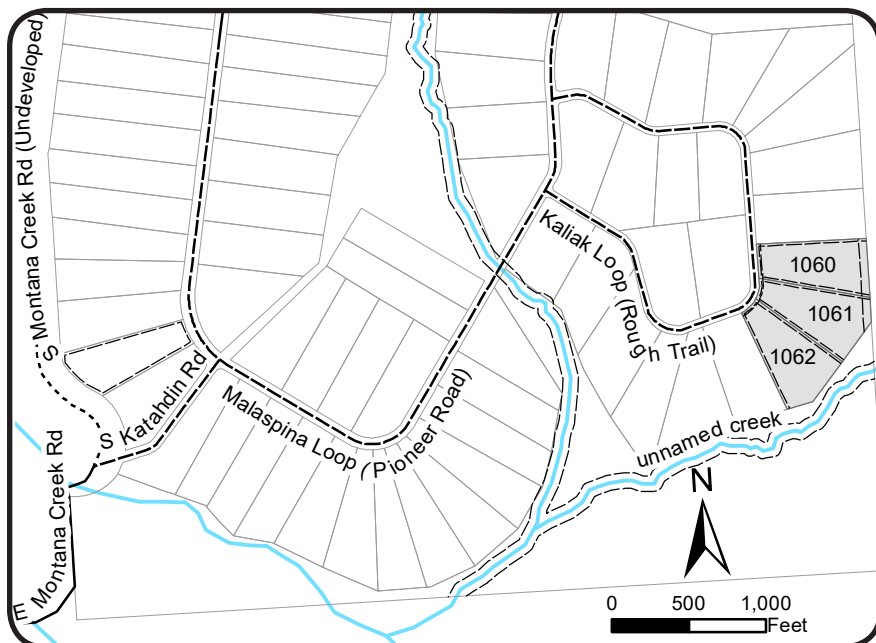


Aerial view of Bartlett Hills Tract B.

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## Bartlett Hills Tract D

Susitna Valley  
Remote

### WHY BUY?

Bartlett Hills offers recreational properties near Talkeetna.

### LOCATION

Bartlett Hills Tract D is located approximately 14 miles southeast of Talkeetna along the Talkeetna Mountains.

### ACCESS

Access to these parcels is from the Parks Highway, northeast onto the Talkeetna Spur Rd, east onto E. Yoder Rd, south on S. Montana Creek Road and east onto Kushtaka Rd, south on Malaspina Loop and east on Kalia Loop.

### UTILITIES

There is no municipal water supply, sewer system or utilities (electric, phone, internet, etc.) currently in this area. Wastewater treatment and disposal systems must meet the requirements of Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the "Sewer and Water" section of this brochure for details.

### LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Bartlett Hills Tract D is survey ASLS 79-143, located in S024N004W25. The survey has been filed as plat 81-75 in the Talkeetna Recording District.

### RIGHT-OF-WAY

The rights-of-way within the subdivision are a mixture of narrow, developed gravel roads and undeveloped rights-of-way.

### HOMEOWNER'S ASSOCIATION

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 September 28, 1988 in Book 122, Page 985 in the Talkeetna Recording District, as document #1981-001644-0.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1060	231881	14	8	5.000	\$8,500
1061	231882	15	8	5.000	\$8,500
1062	231883	16	8	5.000	\$8,500



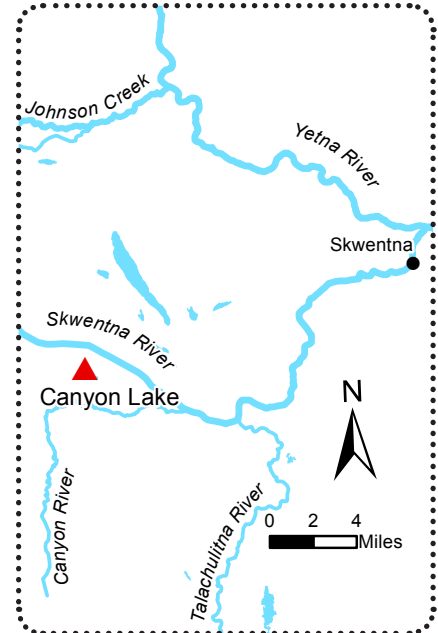
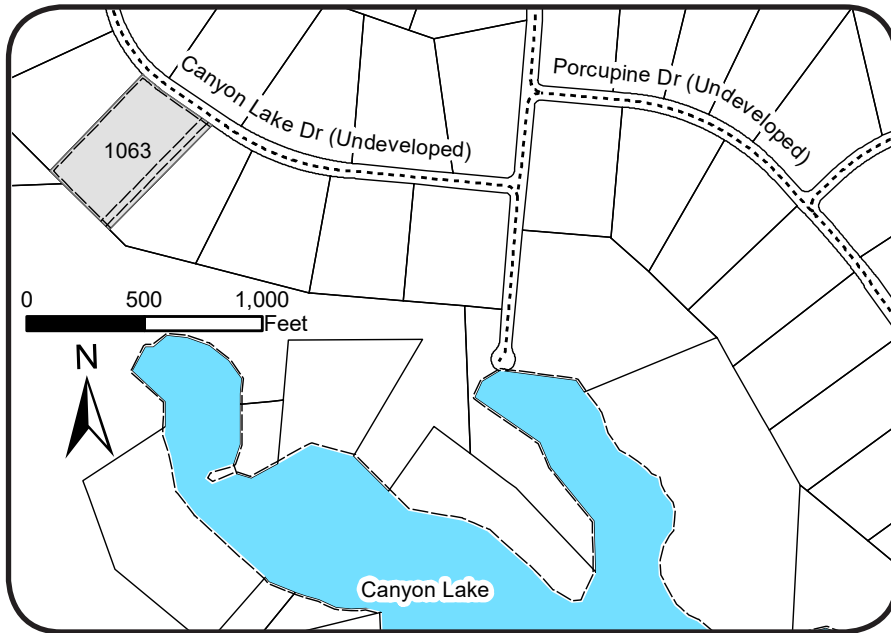
Street view of Bartlett Hills Tract D.

**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/>.





# Canyon Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1063	213714	5	2	4.756	\$5,100

## LOCATION

Canyon Lake subdivision is located 75 air miles northwest of Anchorage and 15 miles southwest of Skwentna, on the south bank of the Skwentna River.

## ACCESS

Access is by float plane to Canyon Lake, or boat or snowmachine by the Skwentna River, then across State land to the parcel.

## 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 GOVERNMENT

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

## NOTES

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

## RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

Canyon Lake is survey ASLS 80-139, located in S021N013W15, 22. The survey has been filed as corrected plat 82-63 and is subject to EV-2-156, filed as plat 81-289 in the Anchorage Recording District.

## RIGHT-OF-WAY

Rights-of-way within the subdivision are undeveloped.

## HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Canyon Lake Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Anchorage Recording District on December 1, 1981, in book 674, page 927, as document # 1981-070405-0.



Canyon Lake with Skwentna River at top of photo.

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## Chase Remote I and II

Susitna Valley  
Remote

Aerial view of Chase Remote

### WHY BUY?

This area is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.

### LOCATION

Chase Remote is located 10 miles northeast of Talkeetna.

### ACCESS

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

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

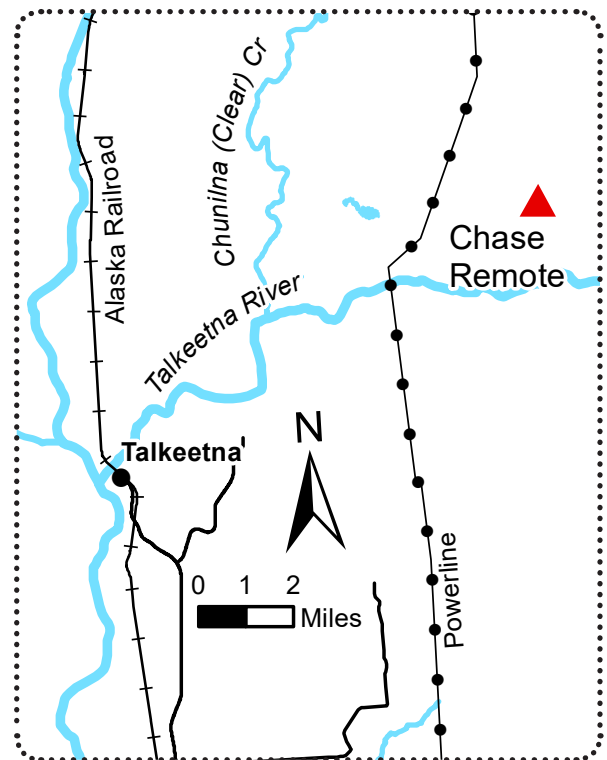
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Chase Remote is surveys ASLS 72-58, and 90-96, located in S027N003W21.28. The surveys have been filed as plat 77-23 and plat 92-70 in the Talkeetna Recording District.

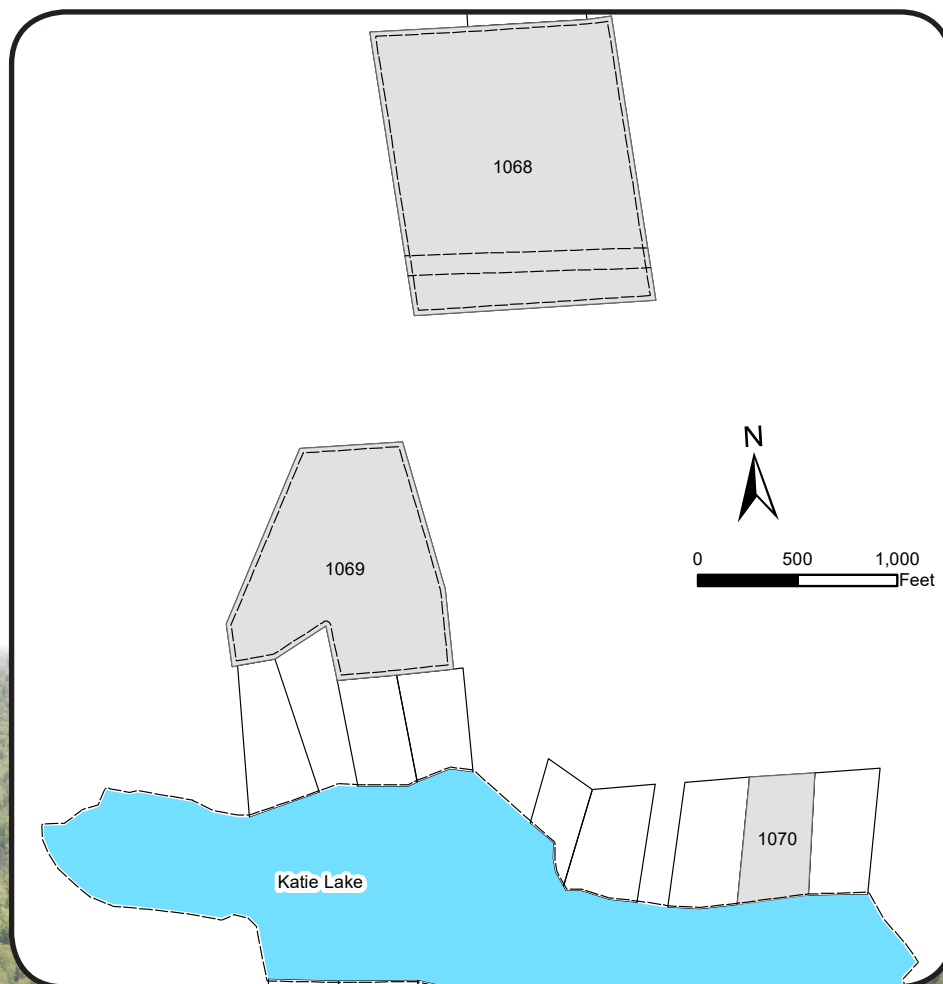


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## Chase Remote I and II



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	TRACT	ACRES	MINIMUM BID
1068	218889	ASLS 90-96	B	39.80	\$22,000
1069	218890	ASLS 90-96	C	21.88	\$14,400
1070	52104	ASLS 72-58	L	4.84	\$14,500

View of vegetation within Chase Remote

Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highway

Steese  
Highway

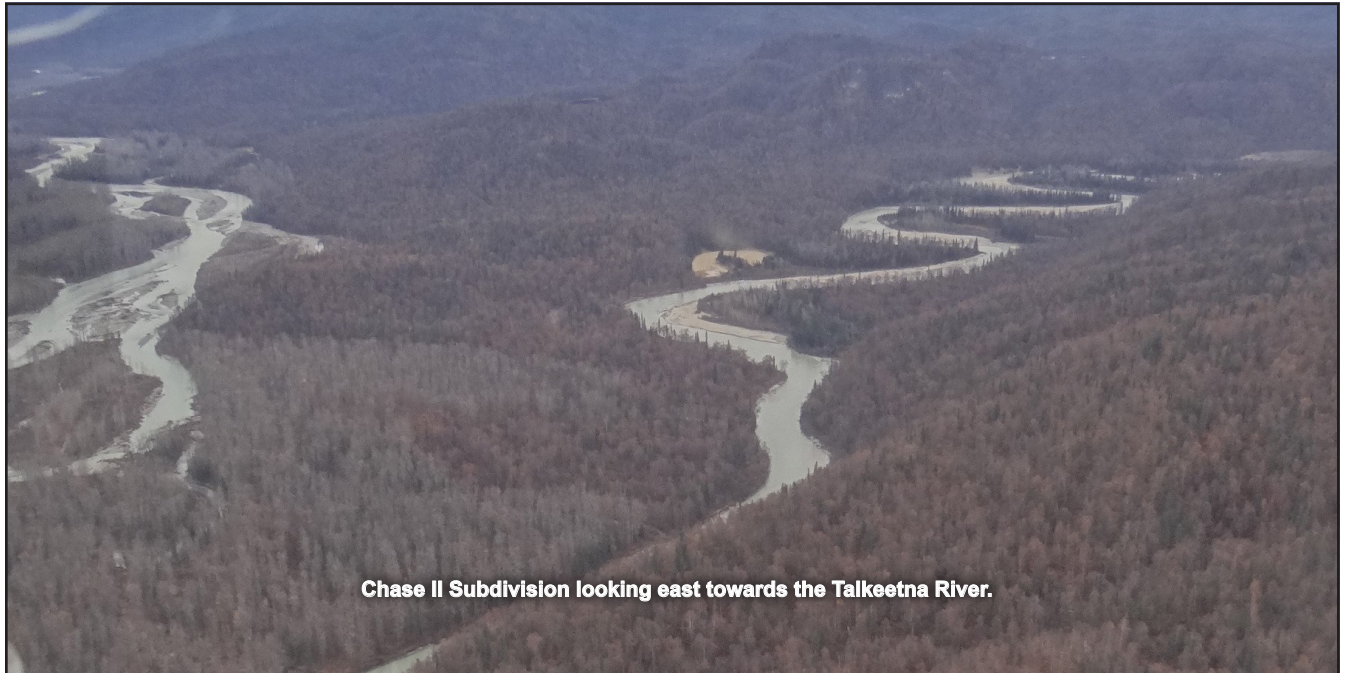
Interior  
Remote

General  
Information



## Chase II

Susitna Valley  
Remote



Chase II Subdivision looking east towards the Talkeetna River.

### LOCATION

Chase II is located approximately 6 miles northeast of Talkeetna, approximately a half mile north of the Talkeetna River.

### ACCESS

Access to Chase II is by snowmachine in the winter, or by boat and then across state land in the summer. The Talkeetna River is the most reasonable route via boat or snowmachine. Other winter trails lead into the subdivision.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

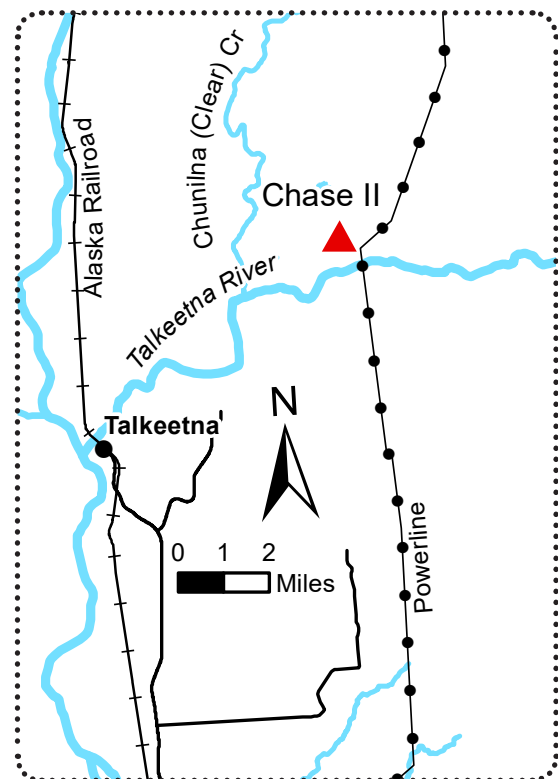
Chase II is survey ASLS 79-149, located in S026N004W01,02, S027N004W35,36. The survey has been recorded as replat 82-3 and is subject to EV-2-76, filed as plat 80-133 in the Talkeetna Recording District.

### RIGHT-OF-WAY

Rights-of-way within the subdivision are undeveloped.

### HOMEOWNER'S ASSOCIATION

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 October 22, 1980 in the Talkeetna Recording District in Book 77, page 419, as document # 1980-003594-0.

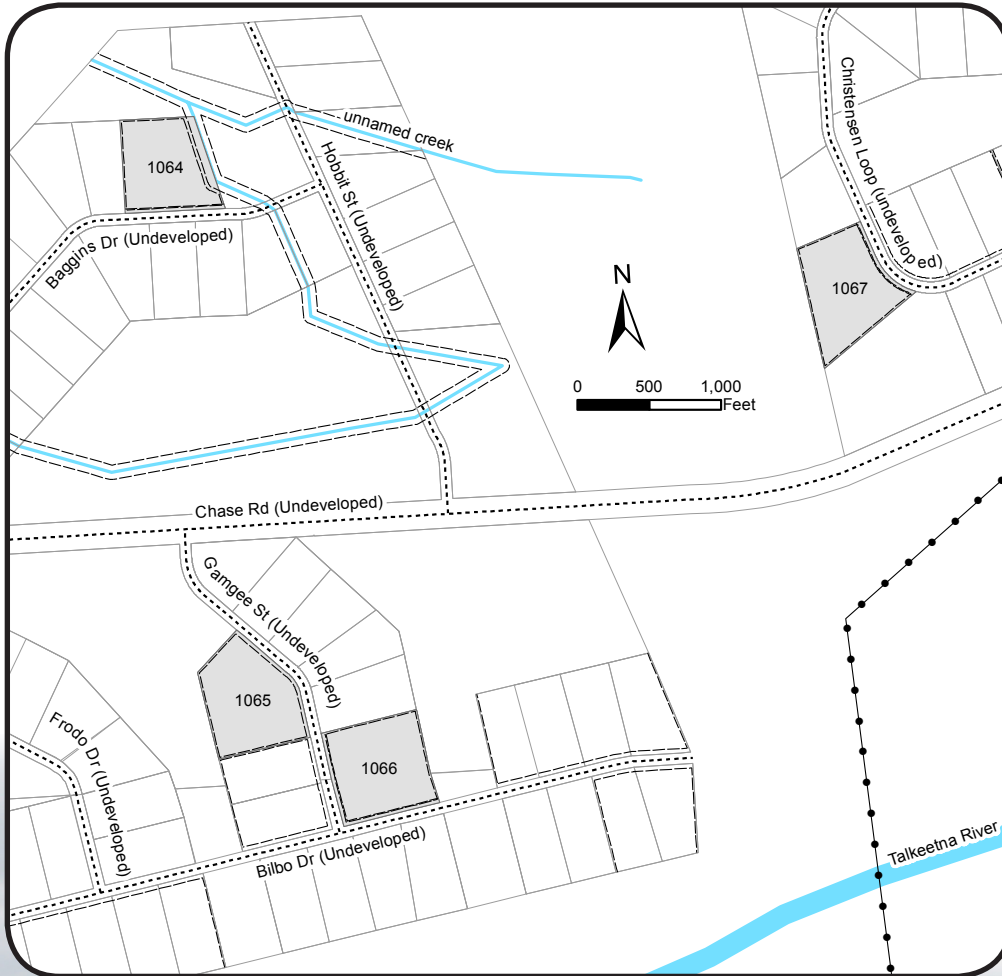


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## Chase II



Panoramic view of the Chase II project area.

PARCEL #	AK DIVISION OF LANDS (ADL) #	UNIT	LOT	BLOCK	ACRES	MINIMUM BID
1064	214466	IIIB	11,12	8	10.000	\$9,000
1067	214481	IVA	1,2	3	10.000	\$9,000
1065	214555	IIIC	1,2	13	10.000	\$9,000
1066	214558	IIIC	6,7	14	10.000	\$9,000

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Trail Ridge

Susitna Valley  
Remote



### LOCATION

Trail Ridge is located approximately 35 miles northwest of Anchorage and four miles west of the confluence of the Yenta and Susitna Rivers.

### ACCESS

Float plan access is available utilizing two lakes adjacent to the site. Access by water on the Susitna River will require two and one half miles of overland travel to reach the subdivision boundary.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area is within the boundary of the Matanuska-Susitna 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. 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 for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

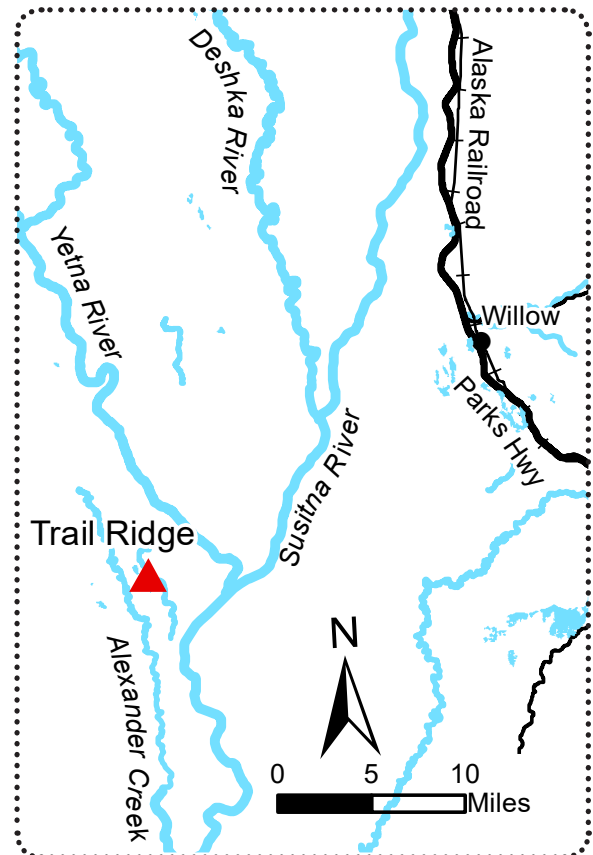
Trail Ridge is survey ASLS 81-177, located in S017N007W06,08. The survey has been filed as plat 82-51 in the Anchorage Recording District.

### RIGHT-OF-WAY

Rights-of-way within the subdivision are undeveloped.

### HOMEOWNER'S ASSOCIATION

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 March 22, 1982 as document No. 1982-014218-0.

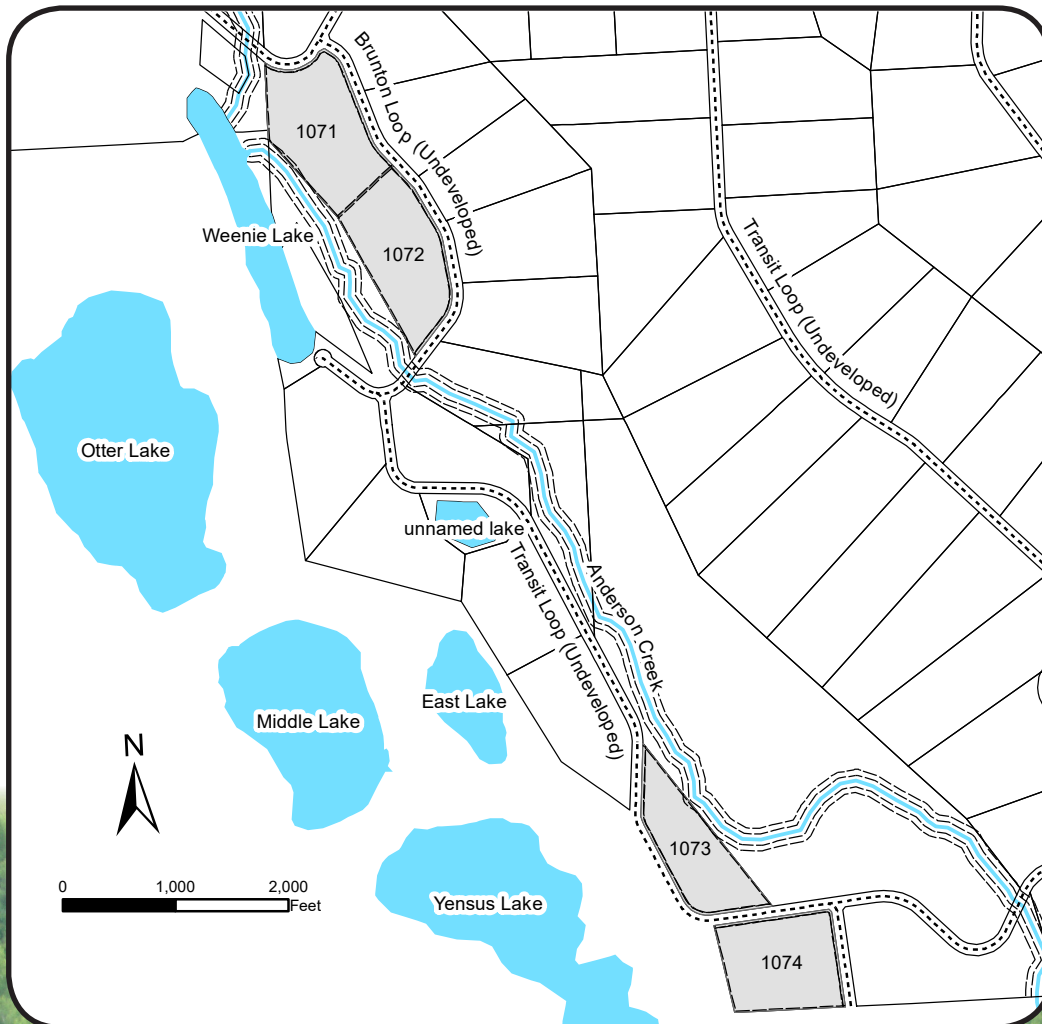


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## Trail Ridge



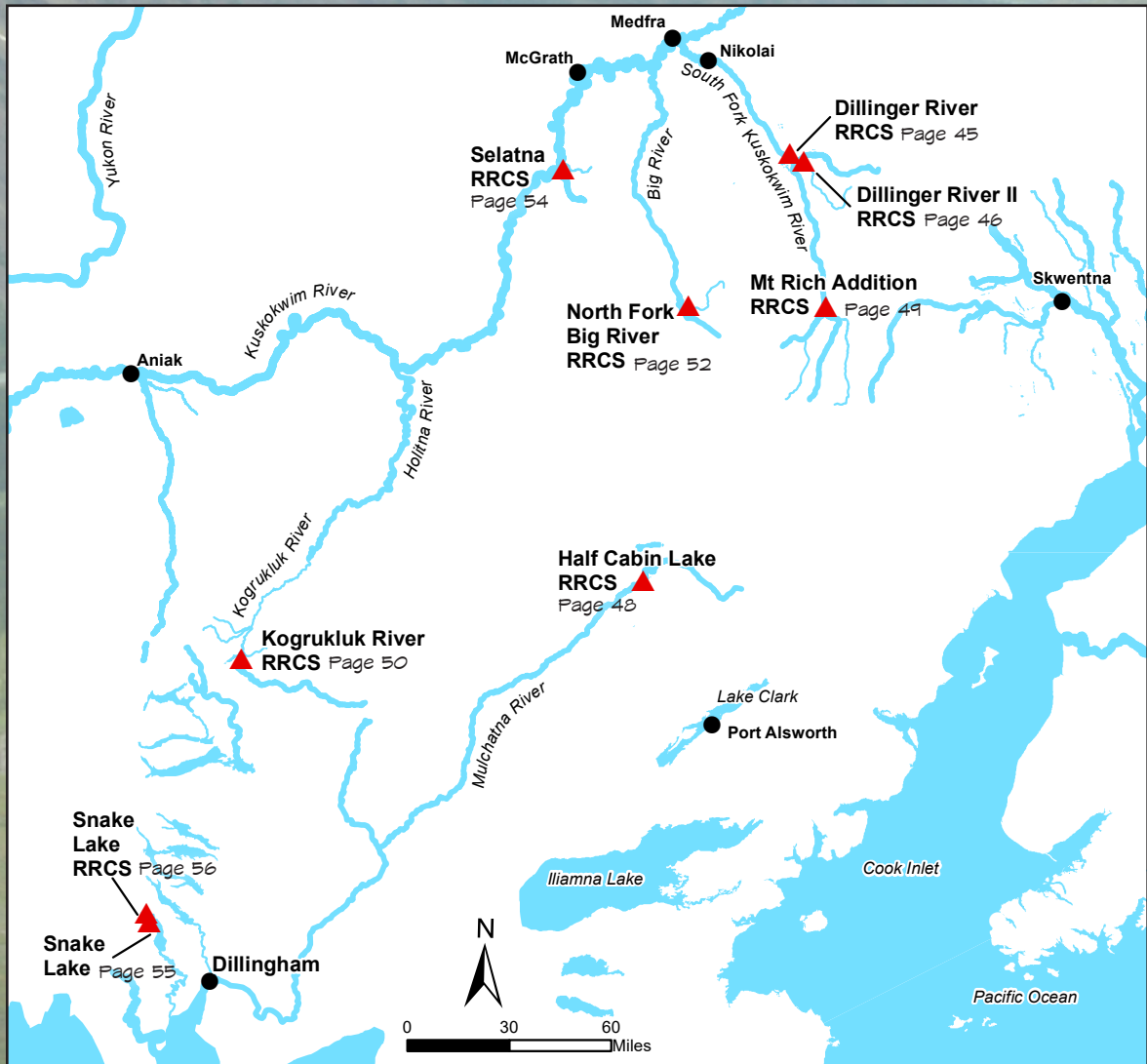
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1071	215682	1	2	21.683	\$13,500
1072	215683	2	2	20.748	\$13,700
1073	215684	21	3	16.407	\$12,400
1074	215689	1	7	19.245	\$12,000

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteele  
HighwayInterior  
RemoteGeneral  
Information



## Southwest Alaska

These are remote parcels in southwestern Alaska. The parcels are all remote and are accessed by plane, boat, or snowmachine. The parcels offer remote recreational opportunities, including hunting, fishing, snowmachining, and hiking.







## Dillinger River RRCS



Small tract within Dillinger River RRCS staking area.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1080	229870	L	5.170	\$16,500

### WHY BUY?

The Dillinger River area is adjacent to the historic Iditarod Trail. Recreational opportunities in the area include hunting, boating, and snowmachining.

### LOCATION

The Dillinger River RRCS area is approximately 65 miles southeast of McGrath, east of the South Fork Kuskokwim River and Farewell Lake, bisected by the Dillinger River.

### ACCESS

Access to the area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV. There are known trap line trails and a tractor trail that bisects the area north of the Dillinger River.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

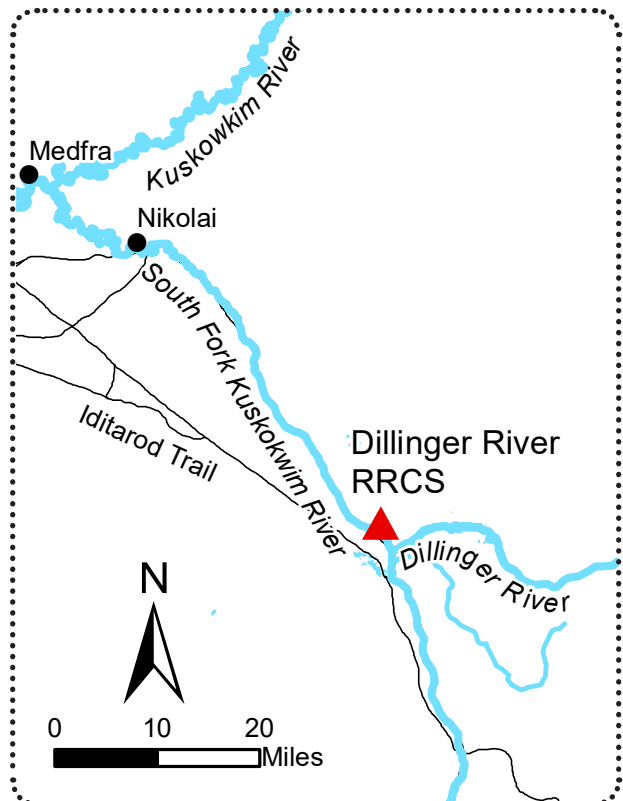
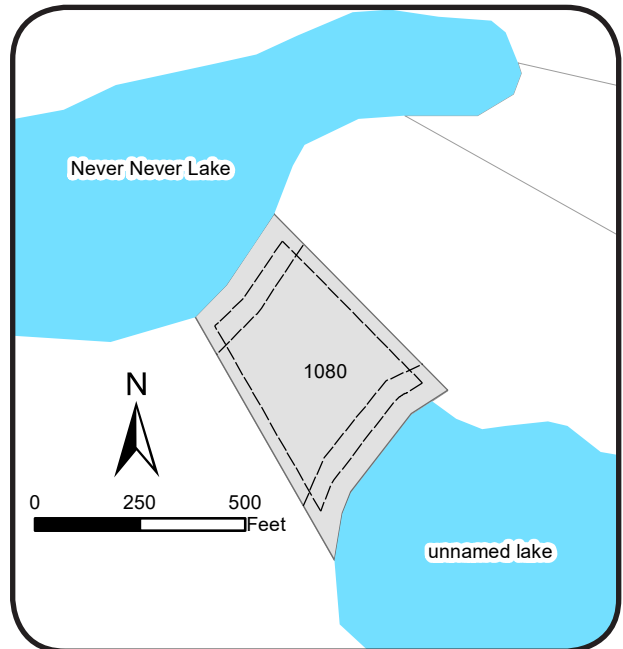
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Dillinger River RRCS is survey ASLS 2007-7, located in S029N023W08. The survey has been recorded as plat 2010-1 in the Mt. McKinley Recording District.



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Southeast  
AK

Mt-Su  
Road

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



## Dillinger River II RRCS



Looking east along Dillinger River from South Fork Kuskokwim River

Southwest  
AK

### WHY BUY?

The Dillinger River area is adjacent to the historic Iditarod Trail. Recreational opportunities in the area include hunting, boating, and snowmachining.

### LOCATION

The Dillinger River RRCS area is approximately 65 miles southeast of McGrath, east of the South Fork Kuskokwim River and Farewell Lake, bisected by the Dillinger River.

### ACCESS

Access to the area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV. There are known trap line trails and a tractor trail that bisects the staking area north of the Dillinger River.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

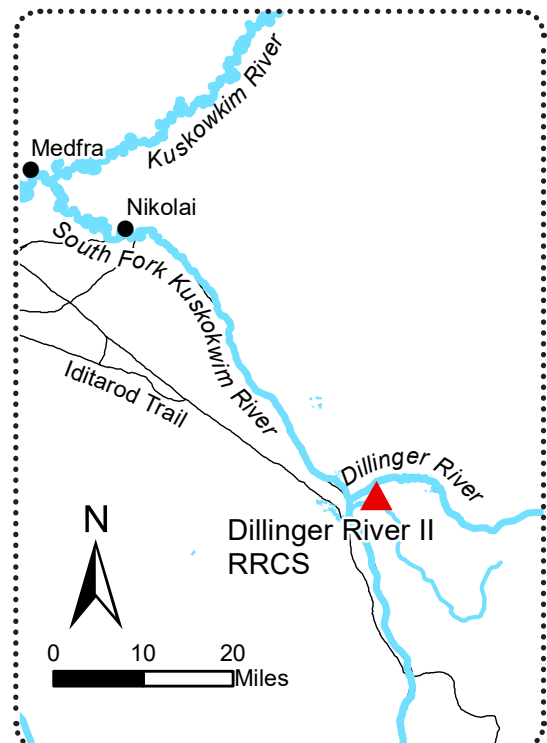
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Dillinger River II RRCS is survey ASLS 2016-8, located in S029N022W09,34 and S029N023W08,22,23. The survey has been recorded as plat 2018-2 in the Mt. McKinley Recording District.

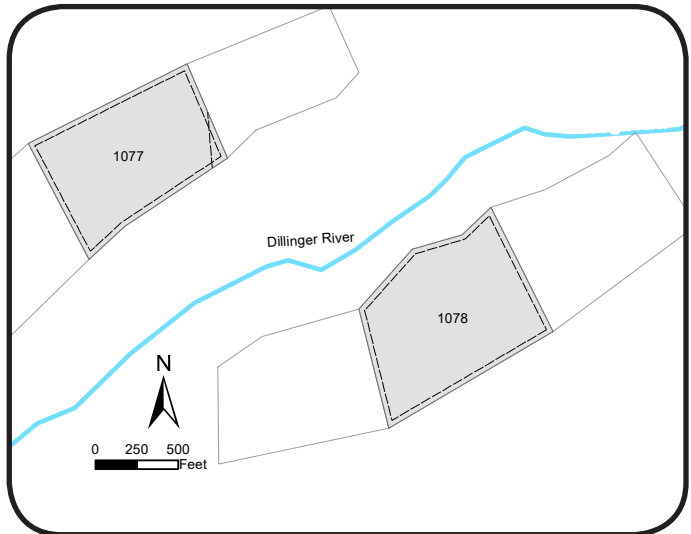
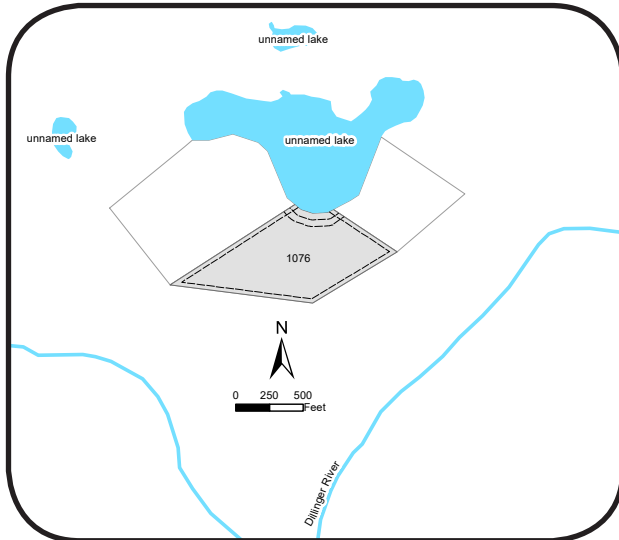


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

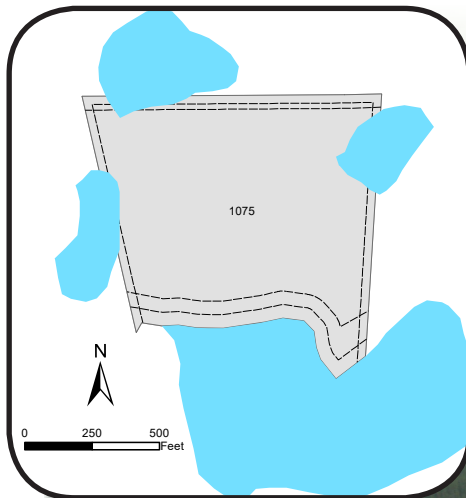
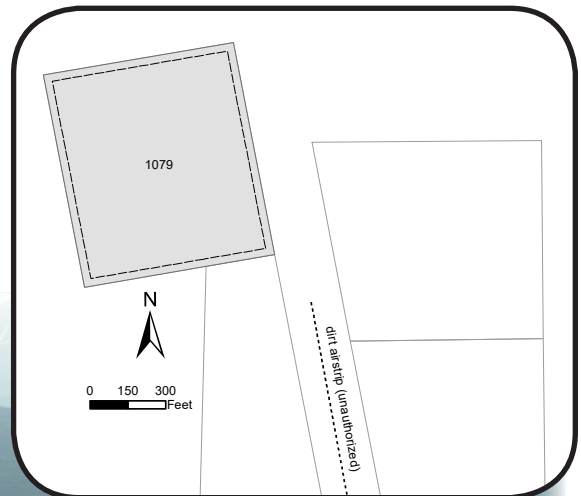




## Dillinger River II RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1075	233138	A	18.260	\$15,800
1076	233140	D	15.100	\$27,100
1077	233142	G	16.420	\$22,100
1078	233144	J	19.410	\$23,600
1079	233146	P	14.960	\$12,700



Looking east along Jones River with the Kichatna Mountains in the background

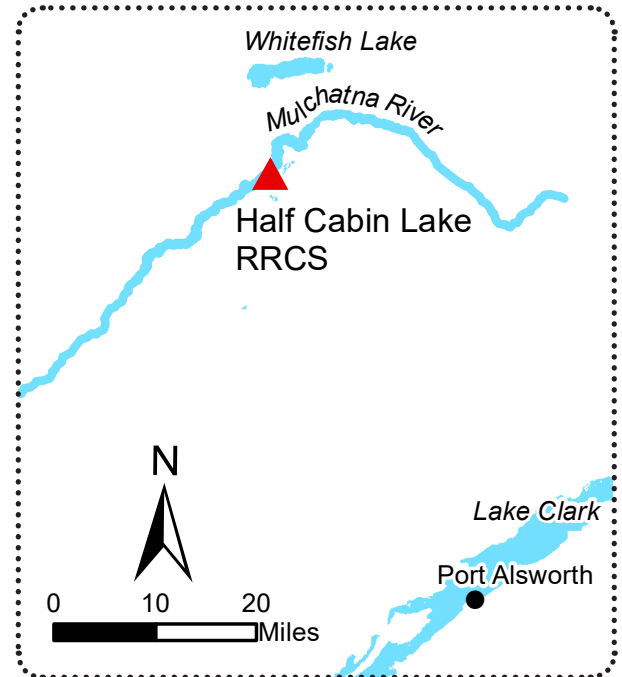
Southeast  
AKMat-Su  
RoadCopper River  
ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Half Cabin Lake RRCS



Looking west across the Mulchatna River at Half Cabin Lake.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1081	233149	B	15.300	\$29,800
1082	233151	D	12.920	\$26,700

### WHY BUY?

The Half Cabin area offers recreational opportunities including boating, snowmachining, hunting, and fishing.

### LOCATION

Half Cabin RRCS is located along the Mulchatna River, approximately 120 miles west of Kenai and 40 miles northwest of Lake Clark, within the Lake and Peninsula Borough.

### ACCESS

Access is by boat or fly-in to land or floatplane accessible lakes. Overland access via State owned lands may also be available by ATV or snowmachine. Summer access may be limited by wet trail conditions.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area is within the boundary of the Lake and 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. Please check with the borough for details of current ordinances.

### NOTES

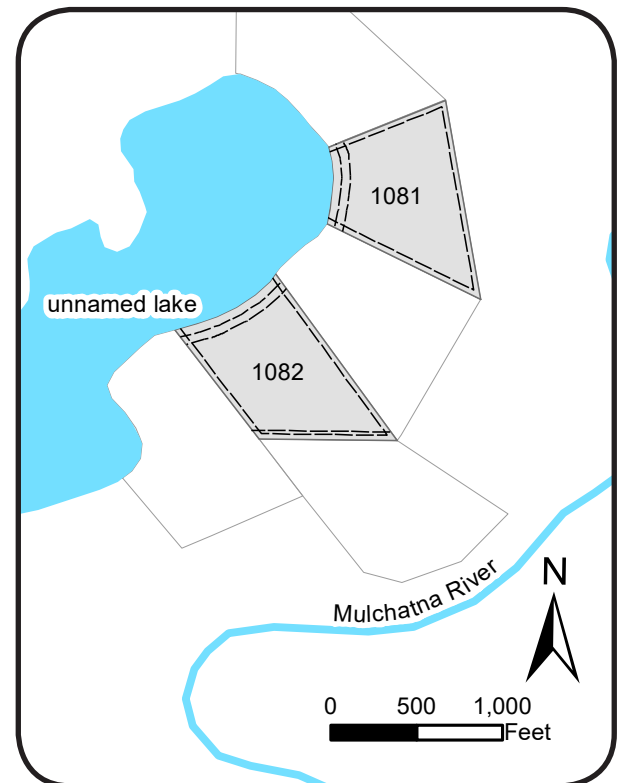
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Half Cabin Lake RRCS is survey ASLS 2016-11, located in S008N032W05. The survey has been recorded as plat 2018-2 in the Iliamna 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/>.





# Mount Rich Addition RRCS



Hellsgate from the northeast.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1087	230903	J	5,210	\$11,000

## WHY BUY?

The Mount Rich area is adjacent to the historic Iditarod Trail.

## LOCATION

The Mount Rich Addition RRCS area is located 125 miles northwest of Anchorage and 100 miles southeast of McGrath, situated at the confluence of the South Fork Kuskokwim and Hartman Rivers north of Hellsgate.

## ACCESS

Primary access is by plane to gravel bars in the Mt. Rich area or downriver. Primary winter access is by snowmachine via the historic Iditarod Trail. Access within the staking area is on the historic Iditarod Trail or across unreserved state land.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

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

## NOTES

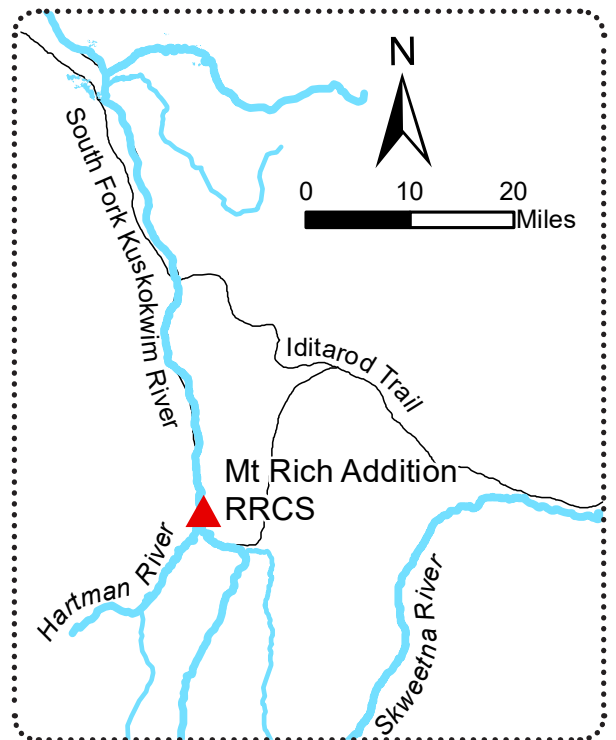
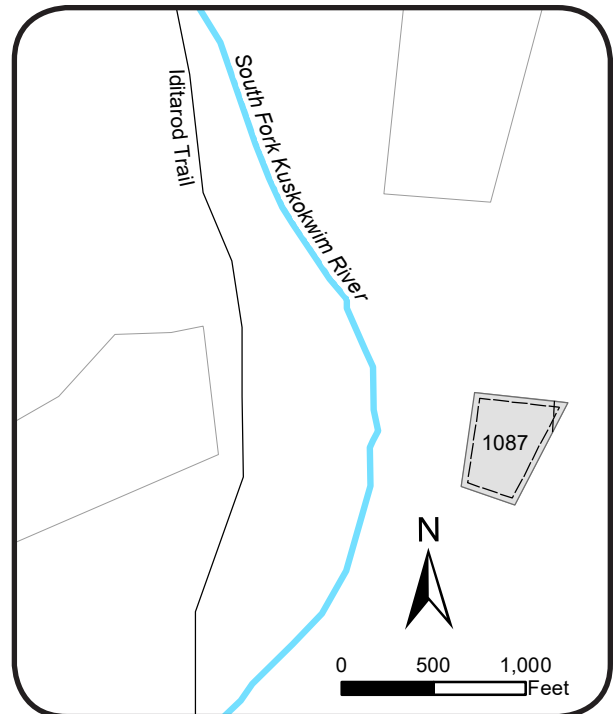
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

## RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails.

## SURVEY & MTRS

Mt. Rich Addition RRCS is survey ASLS 2009-44, located in S022N022W28. The survey has been recorded as plat 2013-1 in the Mt. McKinley Recording District.



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Southeast  
AK

Mat-Su  
Road

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



## Kogrukluk River RRCS



Aerial view of Tract X, Kogrukluk River RRCS.

Southwest  
AK

### LOCATION

The Kogrukluk River staking area is located approximately 94 miles north of Dillingham, just north and east of the Wood-Tikchik State Park boundary.

### ACCESS

Access is primarily by plane to one of the three larger lakes within the staking area. Access across state land by snowmachine may also be possible.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

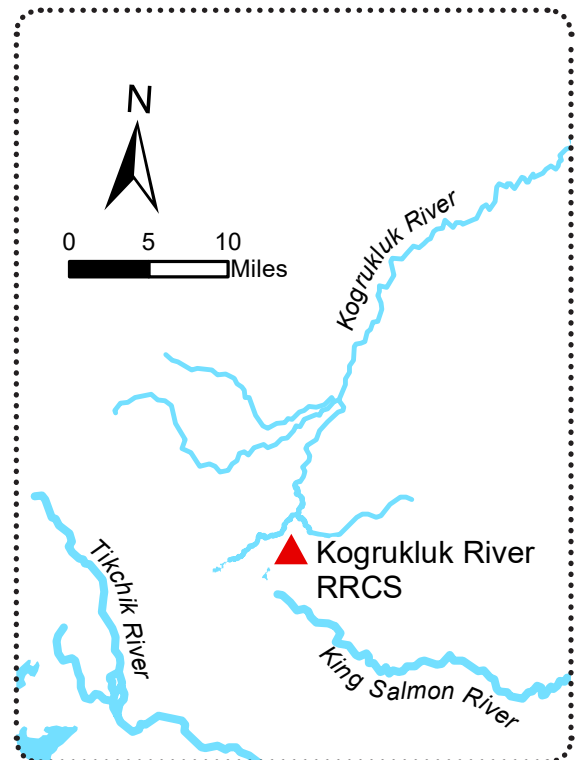
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, public access, utility, and section line easements, etc. Setbacks depicted on the plat include, but are not limited to, 100' from water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Kogrukluk River RRCS is survey ASLS 2007-8, located in S004N052W30. The survey has been recorded as plat 2009-5 in the Kuskokwim Recording District.

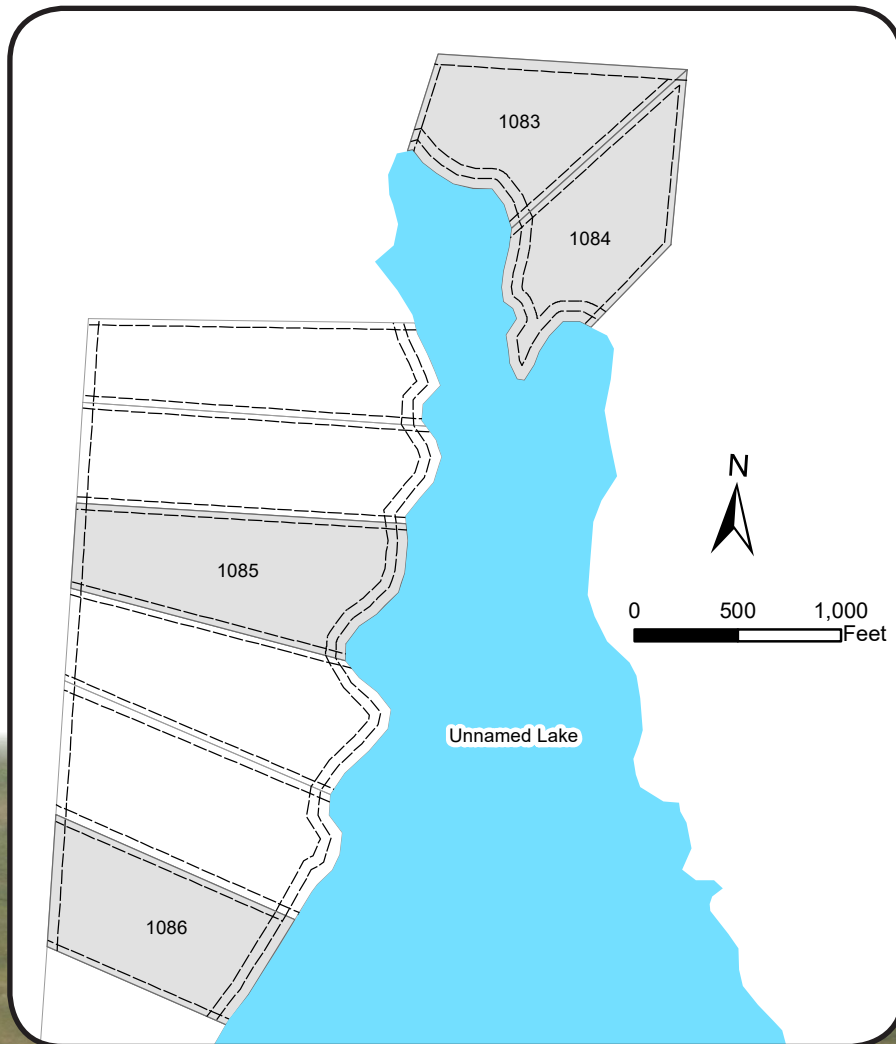


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## Kogrukluk River RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1086	230108	R	14.790	\$9,400
1085	230111	U	18.760	\$10,900
1083	230114	X	12.650	\$8,700
1084	230115	Y	14.430	\$9,400

Aerial view of Tract R (on the right) of Kogrukluk River RRCS.

Southeast  
AK

Mat-Su  
Road

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steele  
Highway

Interior  
Remote

General  
Information



## North Fork Big River RRCS



Aerial view of Tract M.

### LOCATION

Located along the Big River on the western slope of the Alaska Range, approximately 60 air miles southeast of McGrath and 40 air miles southwest of Farewell Lake Lodge.

### ACCESS

Fly in by small plane to gravel bars along the Big River and floatplane to some of the lakes in the area.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

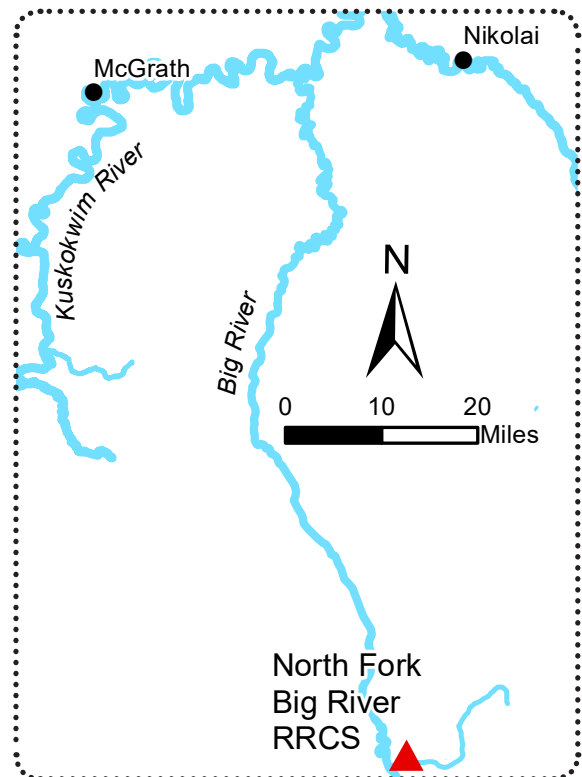
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along the interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails.

### SURVEY & MTRS

N Fork Big River RRCS is survey ASLS 2011-16, located in S022N030W23 and S022N028W28. The survey has been recorded as plat 2014-2 in the Kuskokwim Recording District.

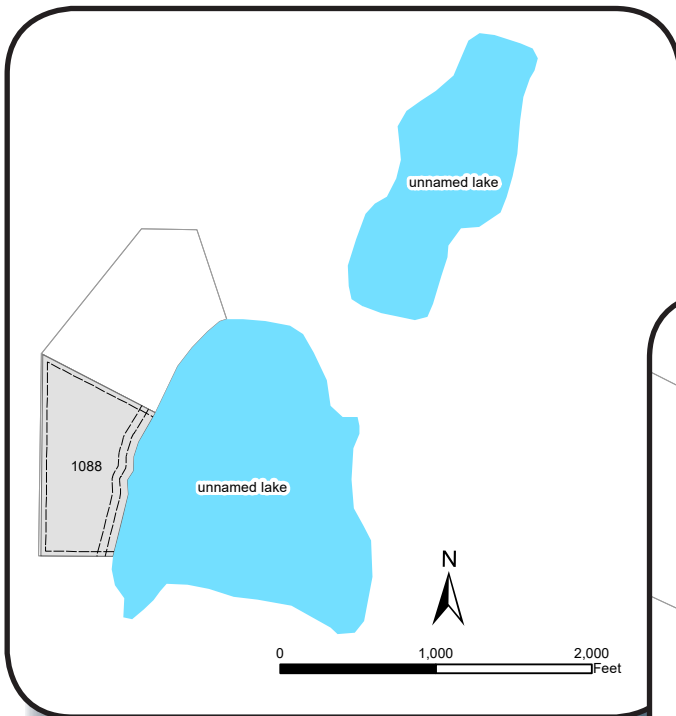


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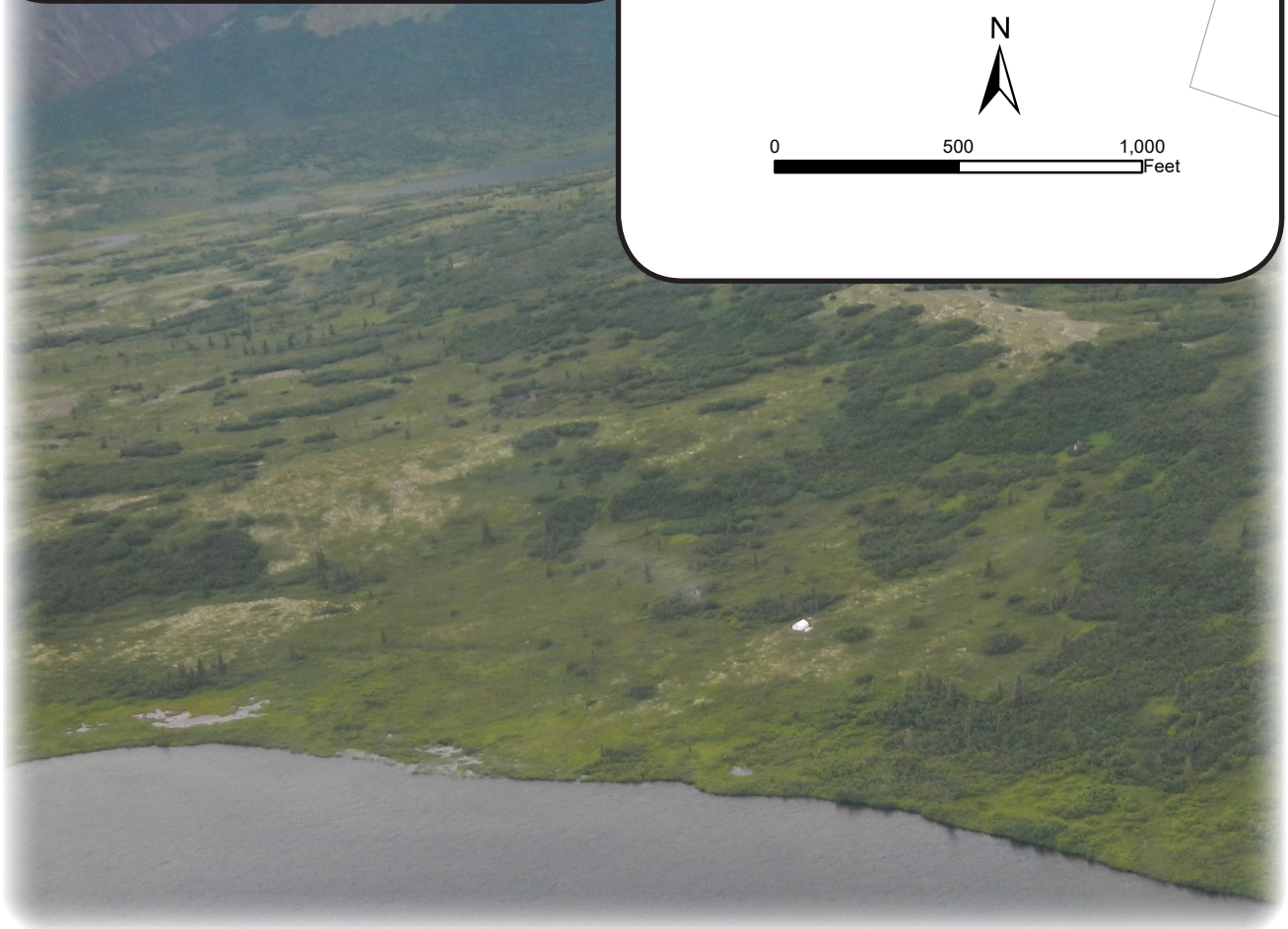
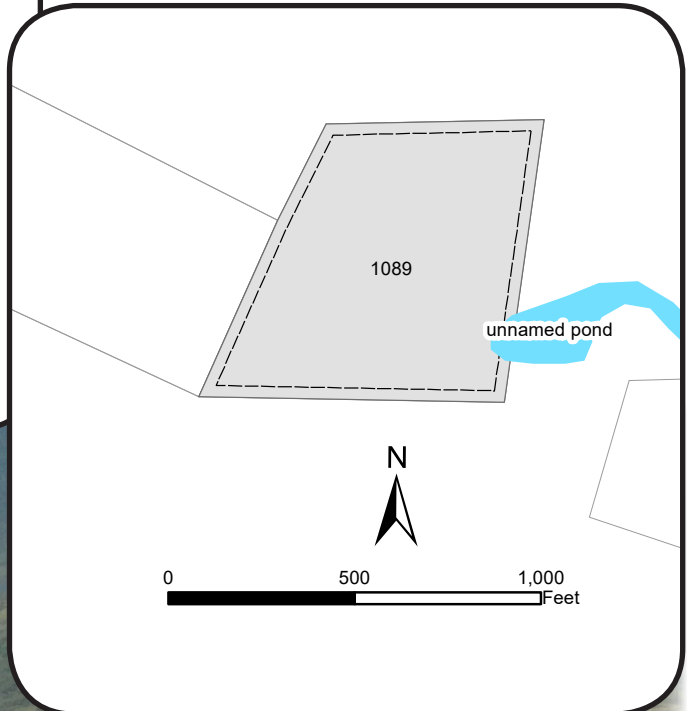




# North Fork Big River RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1088	231289	B	15.350	\$30,700
1089	231290	M	12.020	\$16,600



Southeast  
AK

Mat-Su  
Road

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

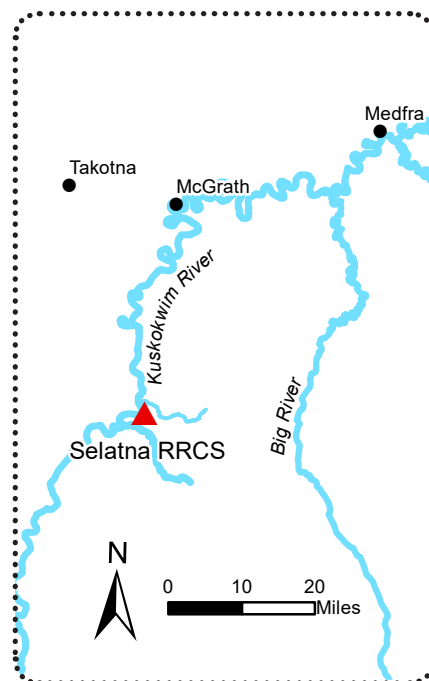
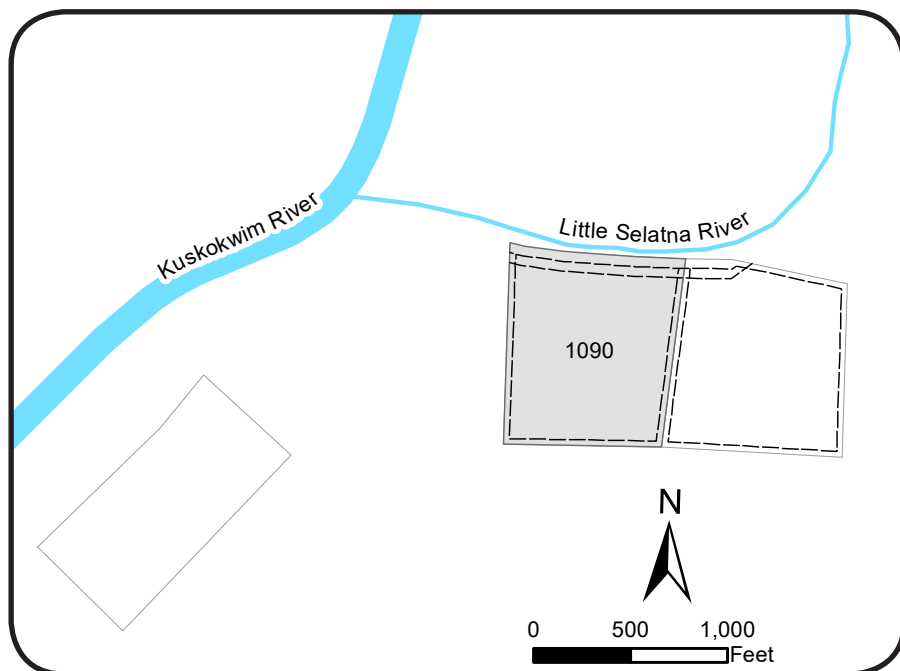
Steese  
Highway

Interior  
Remote

General  
Information



## Selantna RRCS

Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1090	229756	J	19.210	\$21,100

### LOCATION

Located south and west of the Kuskokwim River, approximately 34 miles south of McGrath.

### ACCESS

Access is by float plane to the Kuskokwim River, Little Selatna River, one of the many small lakes along the Selantna River, by boat or snowmachine and wheeled plane access may be possible along gravel bars. Conditions of landing areas are unknown.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

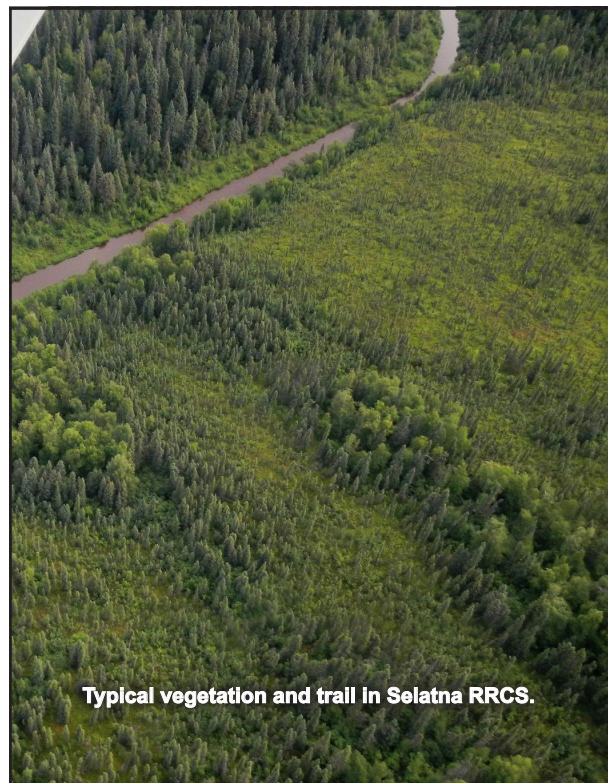
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along the interior parcel boundary lines, a 100-foot building setback and a 50-foot public access easement from the ordinary high water line of all water bodies.

### SURVEY & MTRS

Selatna RRCS is survey ASLS 2006-25, located in S028N035W02. The survey has been recorded as plat 2009-4 in the Mt. McKinley Recording District.



Typical vegetation and trail in Selatna RRCS.

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# Snake Lake



Shoreline of Snake Lake.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1091	223030	4	7	9.126	\$5,700
1092	223033	1	9	10.960	\$6,600
1093	223037	5	9	9.606	\$6,100

## LOCATION

Located 20 miles northwest of Dillingham. The subject parcels are located on the western shore of Snake Lake.

## ACCESS

Access by boat from the Snake River to the lake is possible. In addition parcels can be accessed by float plane in summer and skis or snowmachine in winter.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

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

## NOTES

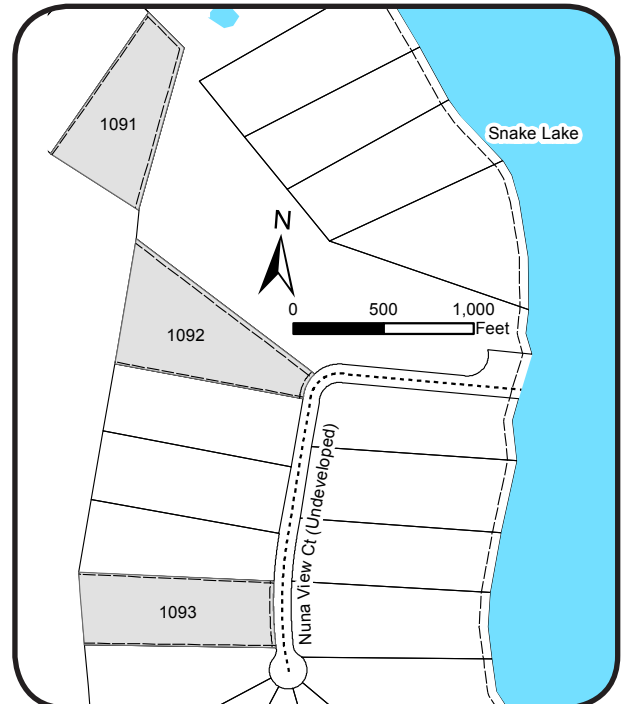
This area is in a Full Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details. These parcels are located on Tentatively Approved lands, please see the "Tentatively Approved Lands" section for of this brochure for details.

## RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

Snake Lake is survey ASLS 85-85, located in S010S058W26,35. The survey has been filed as plat 85-41 in the Bristol Bay Recording District.



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## Snake Lake RRCS



Aerial view of Snake Lake RRCS.

### WHY BUY?

The Snake Lake area is an excellent blend of accessibility and the remote Alaskan experience. The area has excellent hunting, fishing, and numerous other recreational opportunities.

### LOCATION

Located 20 miles northwest of Dillingham. The subject parcels are located on the northwestern and northeastern shores of Snake Lake.

### ACCESS

Access is by plane to Snake Lake or Lake Aleknagik, by boat across Snake Lake, or by ATV or snowmachine. Summer access may be limited by wet trail conditions.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

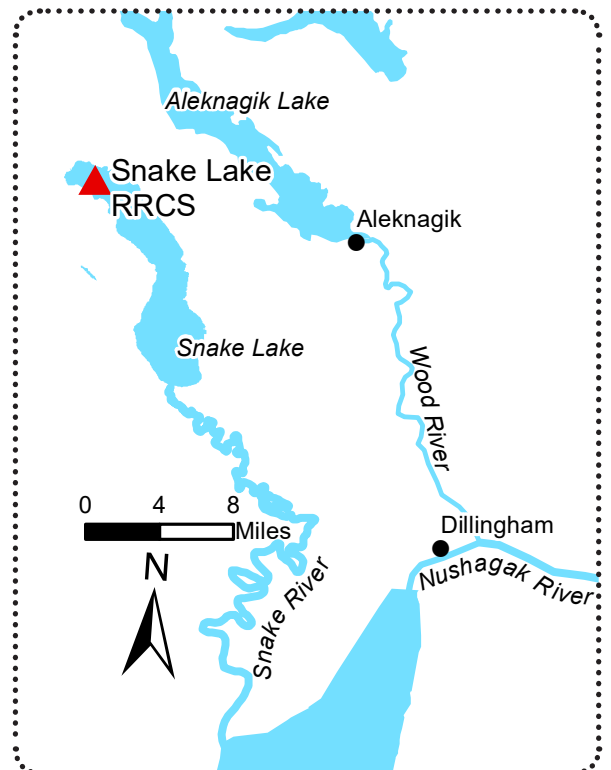
This area is in a Full Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details. These parcels are located on Tentatively Approved lands, please see the "Tentatively Approved Lands" section of this brochure for details.

### RESTRICTIONS

There is a 100-foot building setback from the ordinary high water line of all water bodies determined to be Public and Navigable. Additional easements affecting these parcels, as 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 be recorded separately.

### SURVEY & MTRS

Snake Lake RRCS is survey ASLS 2016-9, located in S010S058W13,21. The survey has been recorded as plat 2018-4 in the Bristol Bay Recording District.

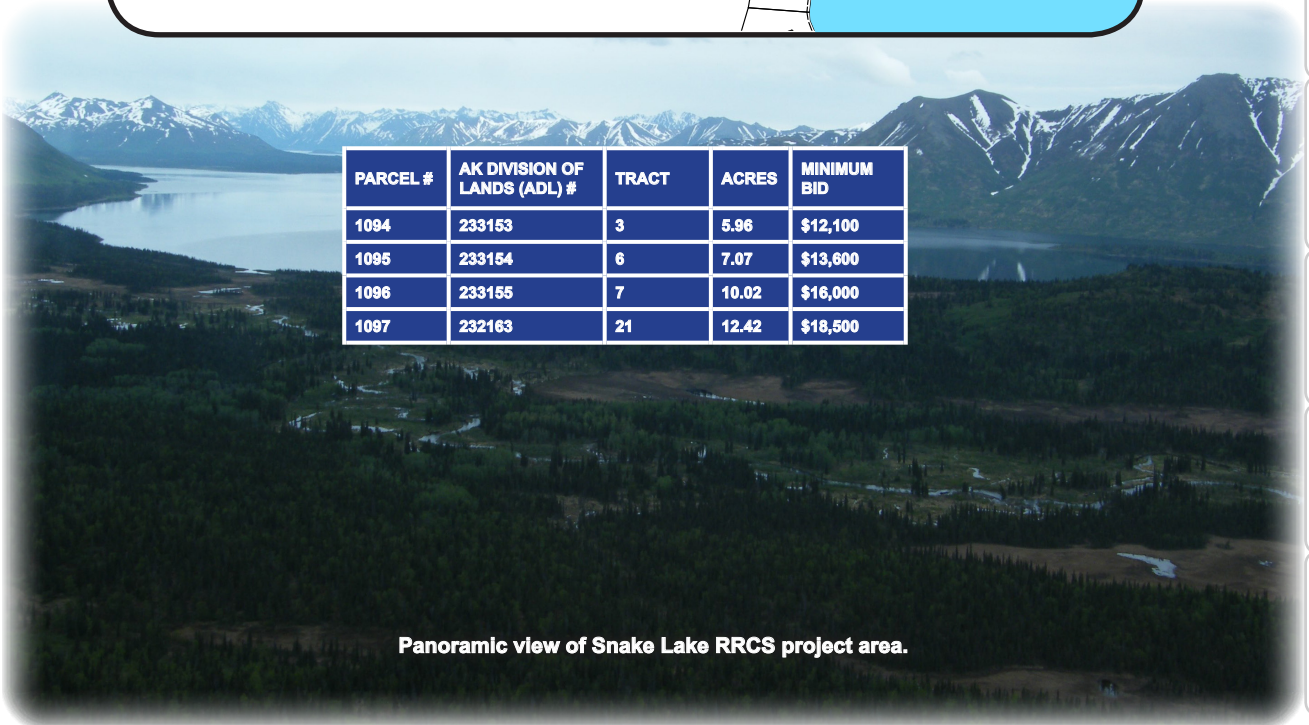
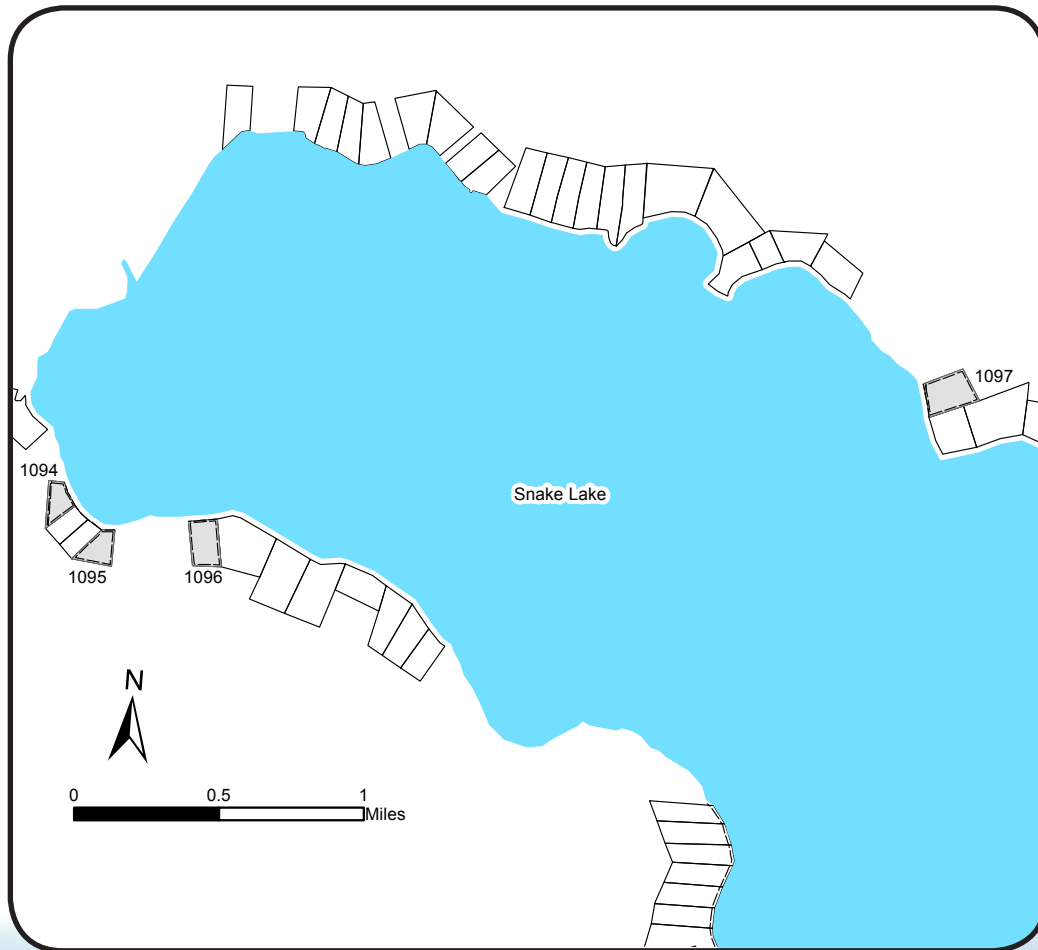


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## Snake Lake RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1094	233153	3	5.96	\$12,100
1095	233154	6	7.07	\$13,600
1096	233155	7	10.02	\$16,000
1097	232163	21	12.42	\$18,500

Panoramic view of Snake Lake RRCS project area.

Southeast  
AK

Mat-Su  
Road

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

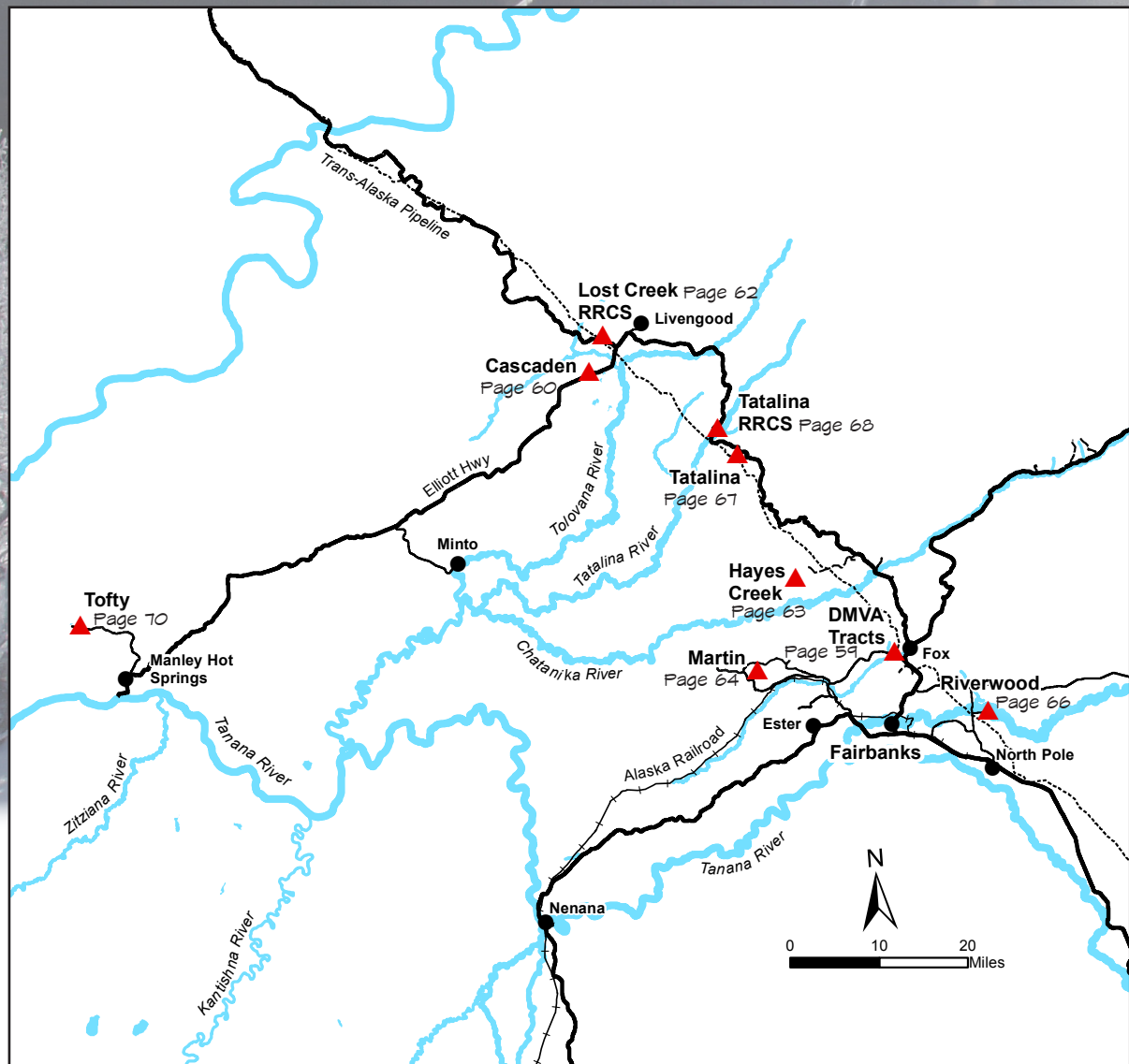
Interior  
Remote

General  
Information



## Fairbanks, Elliott Highway - Road Access & Remote

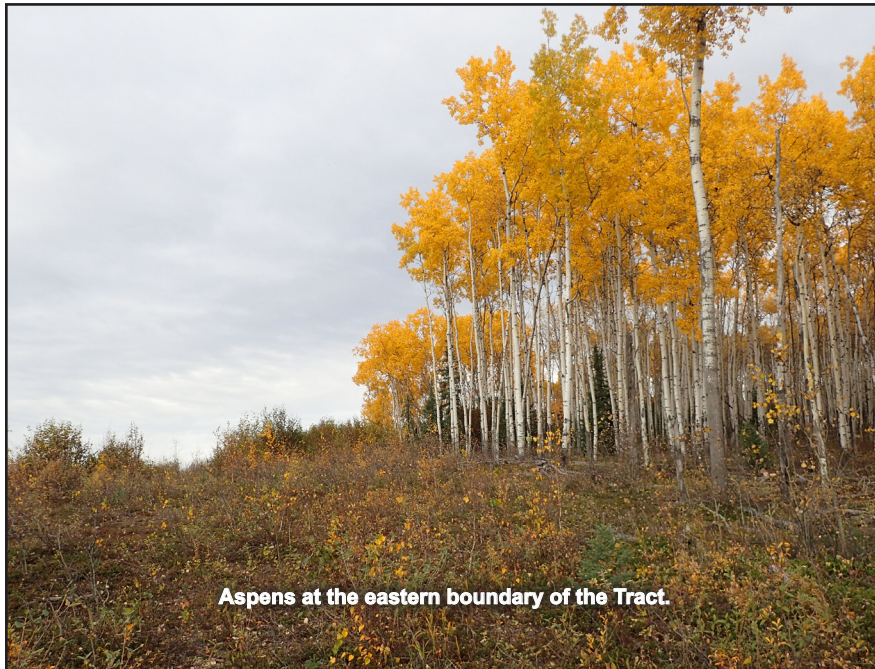
Parcels within this region are located east of Fairbanks and along the Elliott Highway northwest of Fairbanks. Access to parcels in the Riverwood Subdivision is via gravel roads, but most of the other parcels are not located on maintained roads and are accessed by established trails or un-built rights-of-way using an all-terrain vehicle or snowmachine. These parcels are ideal for recreational or rural residential use.



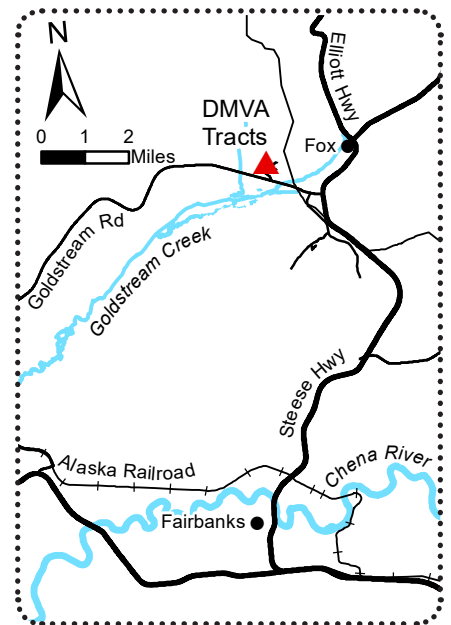




## DMVA Tracts



Aspens at the eastern boundary of the Tract.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1222	420894	NE ¼ & Prt of SE ¼ Sec 35	317.44	\$730,000

### LOCATION

The DMVA Tracts are located approximately 9 miles north of Fairbanks, west of the Steese Highway along Goldstream Road.

### ACCESS

Legal access from Goldstream Road to the SW corner of the property and from Silver Creek Road (undeveloped) to the northwest corner of the property. Access can also be authorized by request across State land south of the parcel under ADL 421103.

### UTILITIES

Electricity from GVEA is available near the southerly boundary of the property.

### LOCAL GOVERNMENT

This area is within the boundary of the Fairbanks North Star Borough (FNSB) 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. The FNSB has initiated a rezone of the DMVA parcel Please check with the borough for details of current ordinances and status of rezone.

### RESTRICTIONS

A private easement issued to the State's Office of History and Archeology (OHA) for the Davidson Ditch (ADL 421088) includes ingress and egress from Goldstream Road to the Ditch. Use of this easement consists of, but is not limited to, using existing and/or newly developed improvements by, at a minimum, foot or all-terrain vehicles. The grantee or the grantee's heirs, successors, and assigns shall not impede access from Goldstream Road to the Davidson Ditch (ADL 421088), but in no case shall the grantee or the grantee's heirs, successors, and assigns be responsible for improvements, maintenance, or construction of a road, trail, or otherwise for access between Goldstream Road and the Davidson Ditch (ADL 421088).

### NOTES

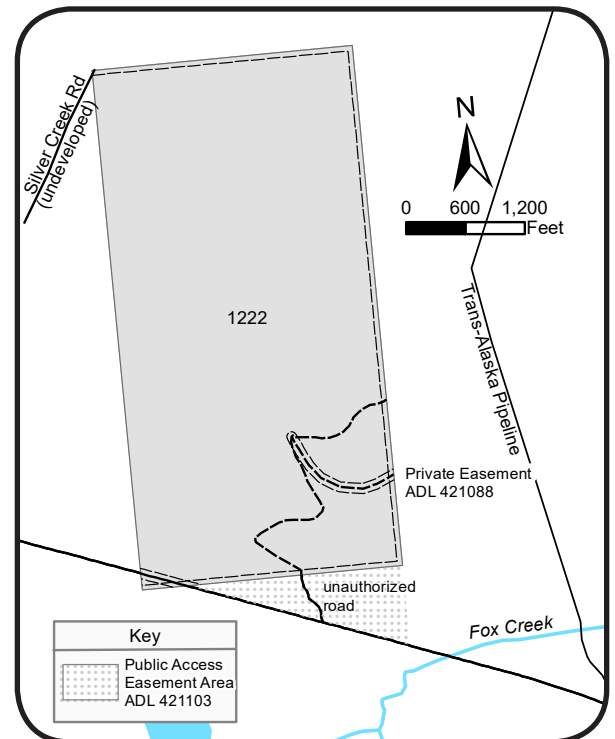
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### SURVEY & MTRS

The NE ¼ and SE ¼ of Section 35 according to the official Government Land Office (GLO) plat of Township 2 North, Range 1 West, Fairbanks Meridian, Alaska accepted on December 22, 1913 by the Surveyor General, located within the Fairbanks Recording District, Fourth Judicial District, Alaska, except for that portion of the SE ¼ of Section 35, taken out for the Goldstream Road right of way as shown on plat 75-71, filed in the Fairbanks Recording District on June 24, 1975.

### MINERAL ESTATE

The University has retained the subsurface rights to the NE ¼ of the property. The SE ¼ is subject to Mineral Order 1170.



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## Cascaden



Vista from 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.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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

### NOTES

Plat notes grant utility easements as determined necessary by the utility companies. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

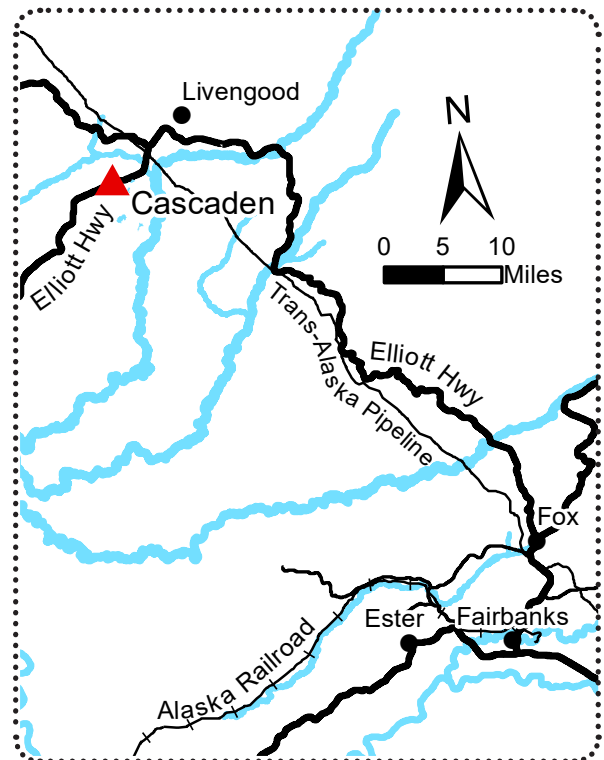
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Cascaden is survey ASLS 86-98, located in F007N006W09,10,11. The survey has been filed as plat 87-20 and is subject to EV-2-396, filed as plat 87-19 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.

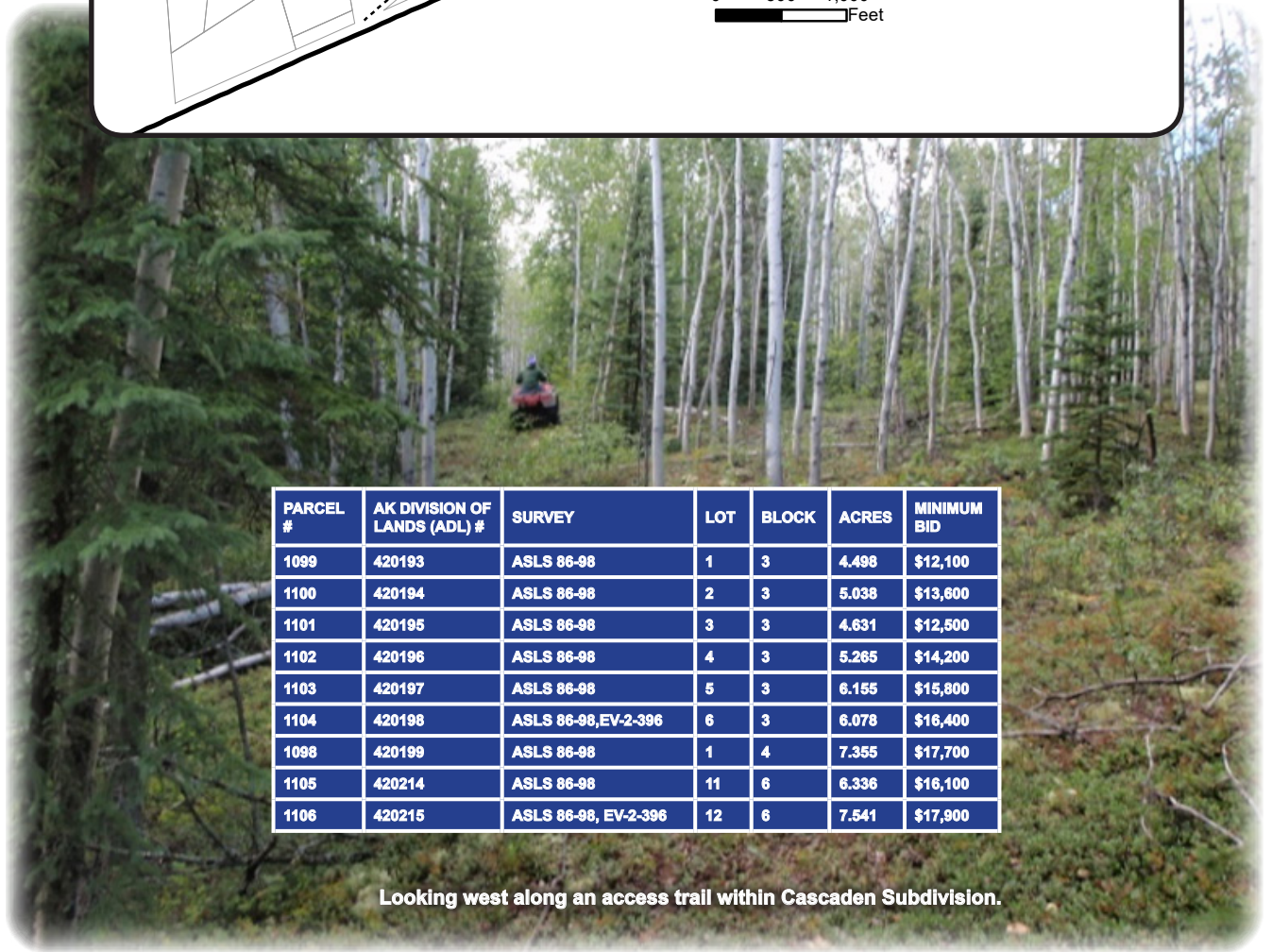
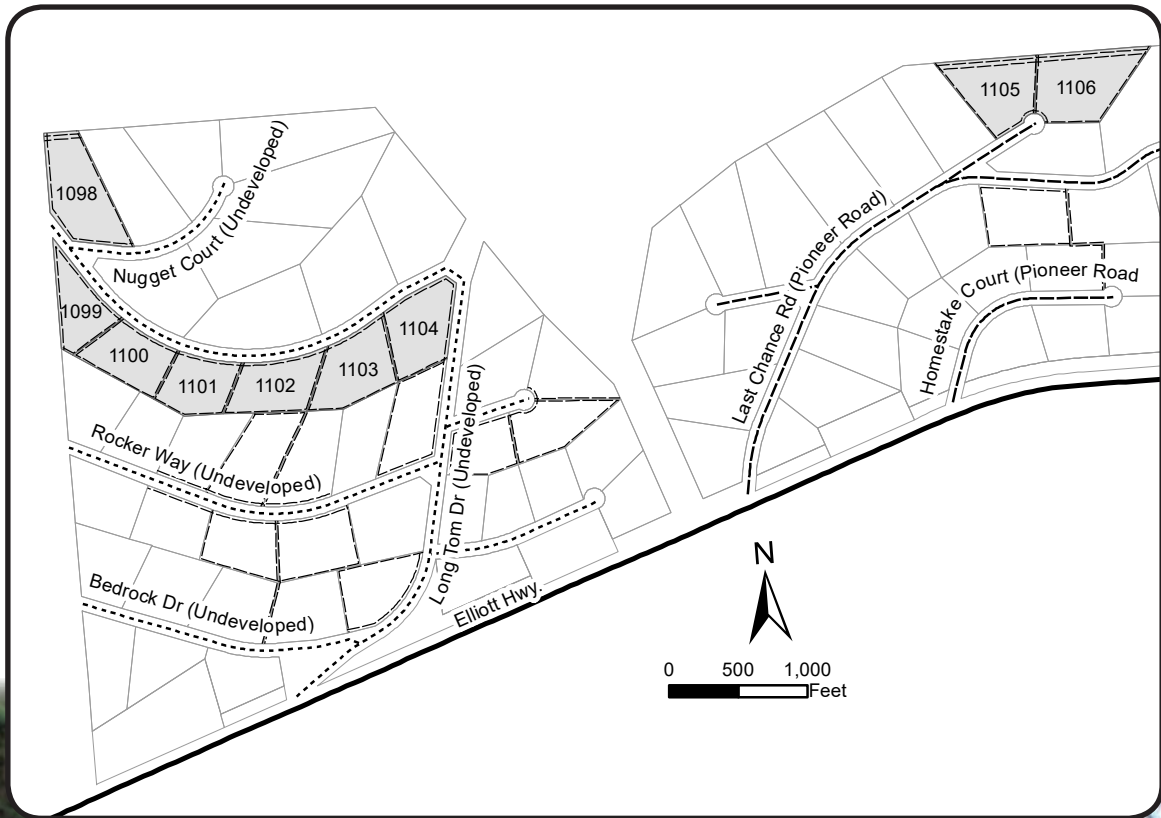


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## Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1099	420193	ASLS 86-98	1	3	4.498	\$12,100
1100	420194	ASLS 86-98	2	3	5.038	\$13,600
1101	420195	ASLS 86-98	3	3	4.631	\$12,500
1102	420196	ASLS 86-98	4	3	5.265	\$14,200
1103	420197	ASLS 86-98	5	3	6.155	\$15,800
1104	420198	ASLS 86-98, EV-2-396	6	3	6.078	\$16,400
1098	420199	ASLS 86-98	1	4	7.355	\$17,700
1105	420214	ASLS 86-98	11	6	6.336	\$16,100
1106	420215	ASLS 86-98, EV-2-396	12	6	7.541	\$17,900

Looking west along an access trail within Cascaden Subdivision.

Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

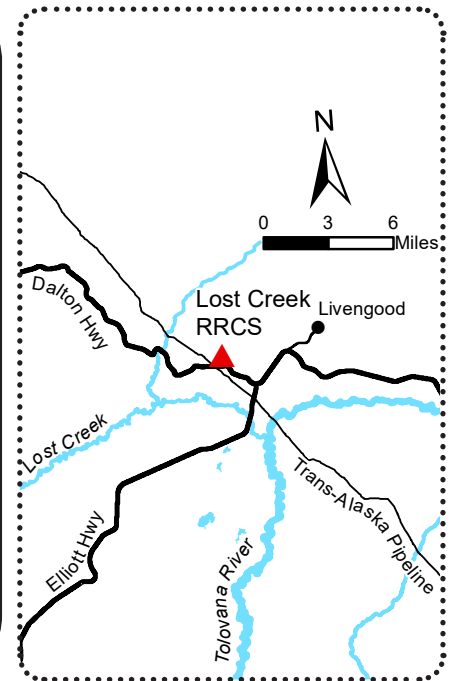
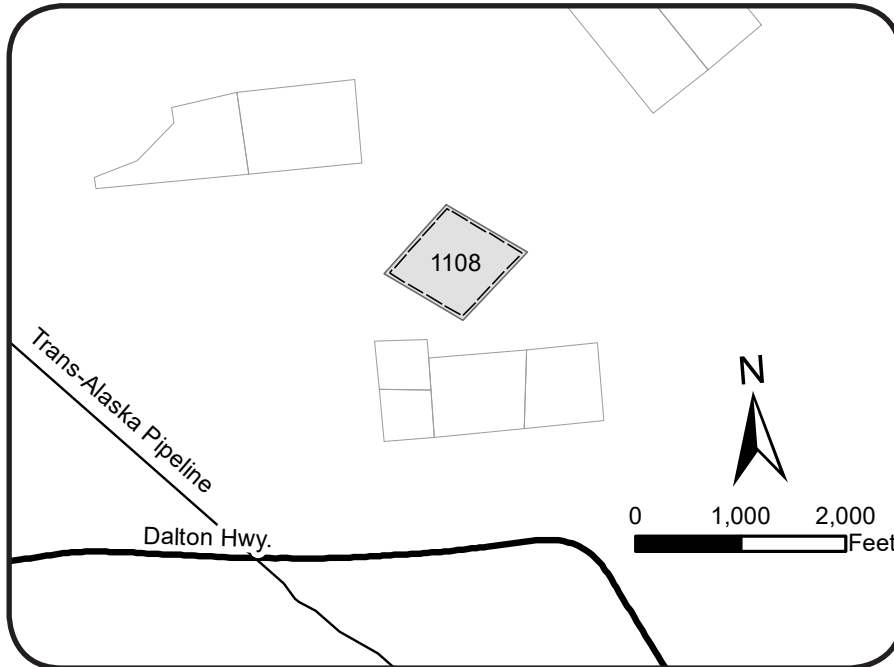
Steese  
Highway

Interior  
Remote

General  
Information



## Lost Creek RRCS

Fairbanks,  
Elliott Hwy.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1108	417978	F	17.410	\$20,200

### 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 area.

### 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.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record, 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 be recorded separately.

### SURVEY & MTRS

Lost Creek RRCS is survey ASLS 2007-9, located in F008N006W24. The survey has been recorded as plat 2009-61 in the Fairbanks Recording District.



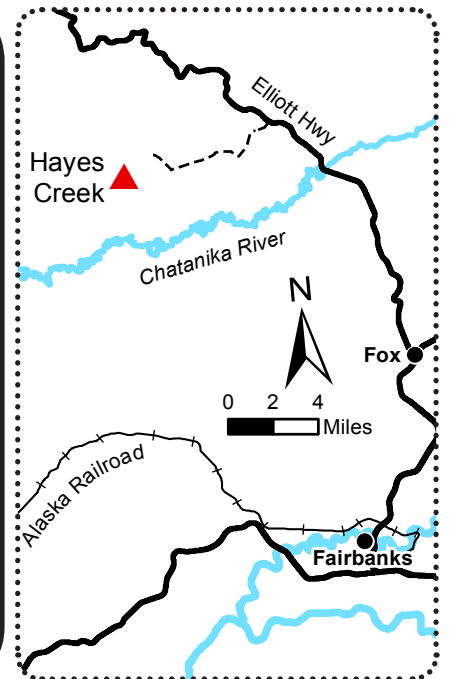
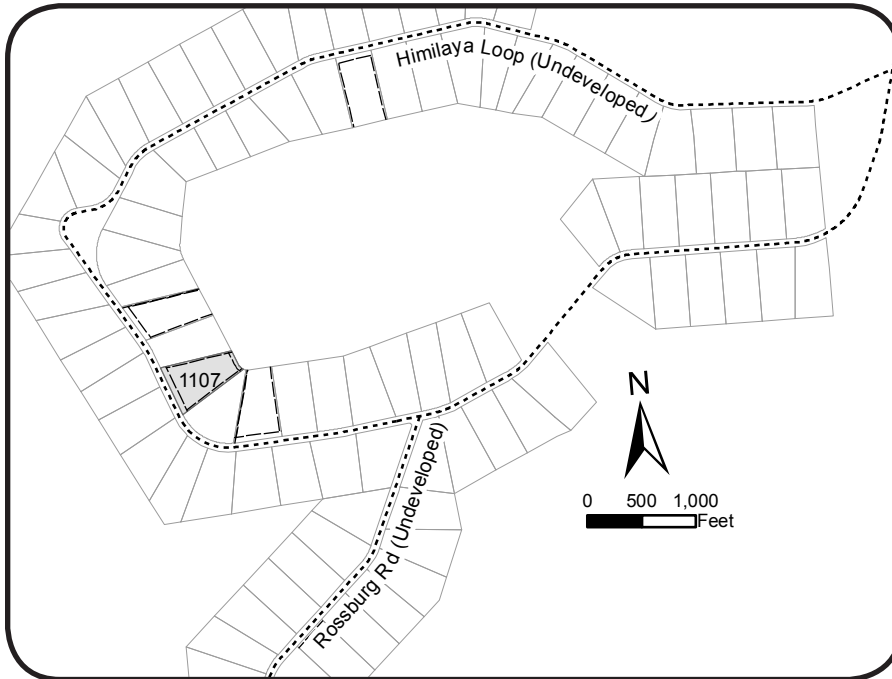
Lost Creek RRCS winter scene.

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# Hayes Creek



## WHY BUY?

Hayes Creek offers a quick getaway from Fairbanks for relaxing, 4-wheeling, snowmachining, 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 snowmachine and ATV.

## ACCESS

Hayes Creek Subdivision is accessible by dirt/gravel road (Himalaya Road) for the first 4.5 miles, then via snowmachine or ATV across state land for approximately 2 miles.

## 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.

## LOCAL GOVERNMENT

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. Please check with the borough for details of current ordinances.

## NOTES

The utility companies shall have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct support devices within such lots and tracts as necessary to serve ASL 81-20 and adjacent properties. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

## RESTRICTIONS

Parcels are subject to all platted easements, setbacks, and reservations of record. Easement ADL 403097 provides access from Elliott Highway, across Alyeska Pipeline to Hayes Creek Subdivision. The access easement is 100 feet wide. There are also 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 be recorded separately.

## SURVEY & MTRS

Hayes Creek is survey ASLS 81-20, located in F003N002W18. The survey has been recorded as plat 82-124 in the Fairbanks Recording District.

## RIGHT-OF-WAY STATUS

Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1107	408303	10	3	5	\$7,300



Aerial view of typical vegetation in the Hayes Creek Subdivision.

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Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Martin



### WHY BUY?

Martin subdivision parcels are south facing parcels offering 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 these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd and Grand Teton Rd intersect Old Murphy Dome Rd and lead to High Sierra Dr. Parcels are accessed from High Sierra Dr and a series of undeveloped rights-of-way.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity may be available adjacent to the subdivision. Buyers may need to extend the lines at their own expense.

### LOCAL GOVERNMENT

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 below. 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 for details.

### RESTRICTIONS

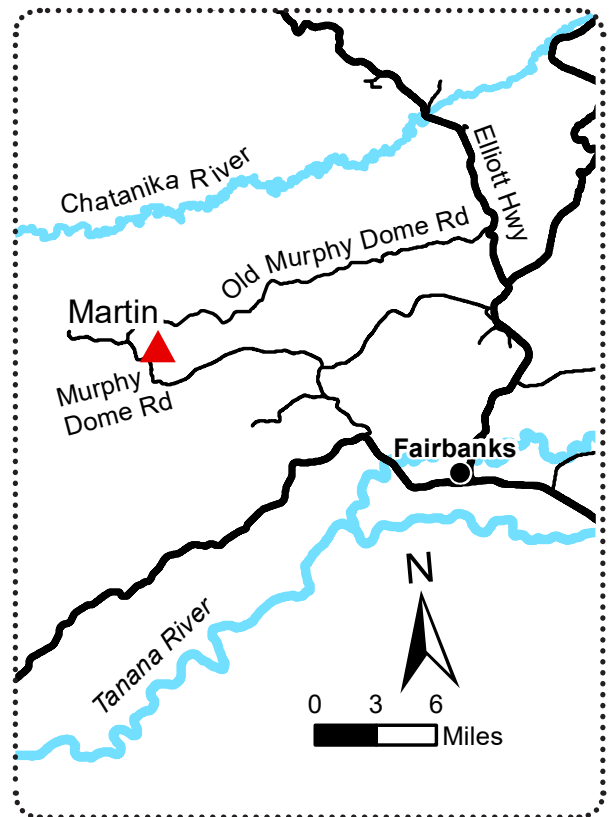
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Martin is survey ASLS 84-21, located in F001N003W05,06 and F002N003W31,32. The survey has been filed as plat 84-275 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Some rights-of-way have been constructed. Rights-of-way to these parcels are undeveloped.

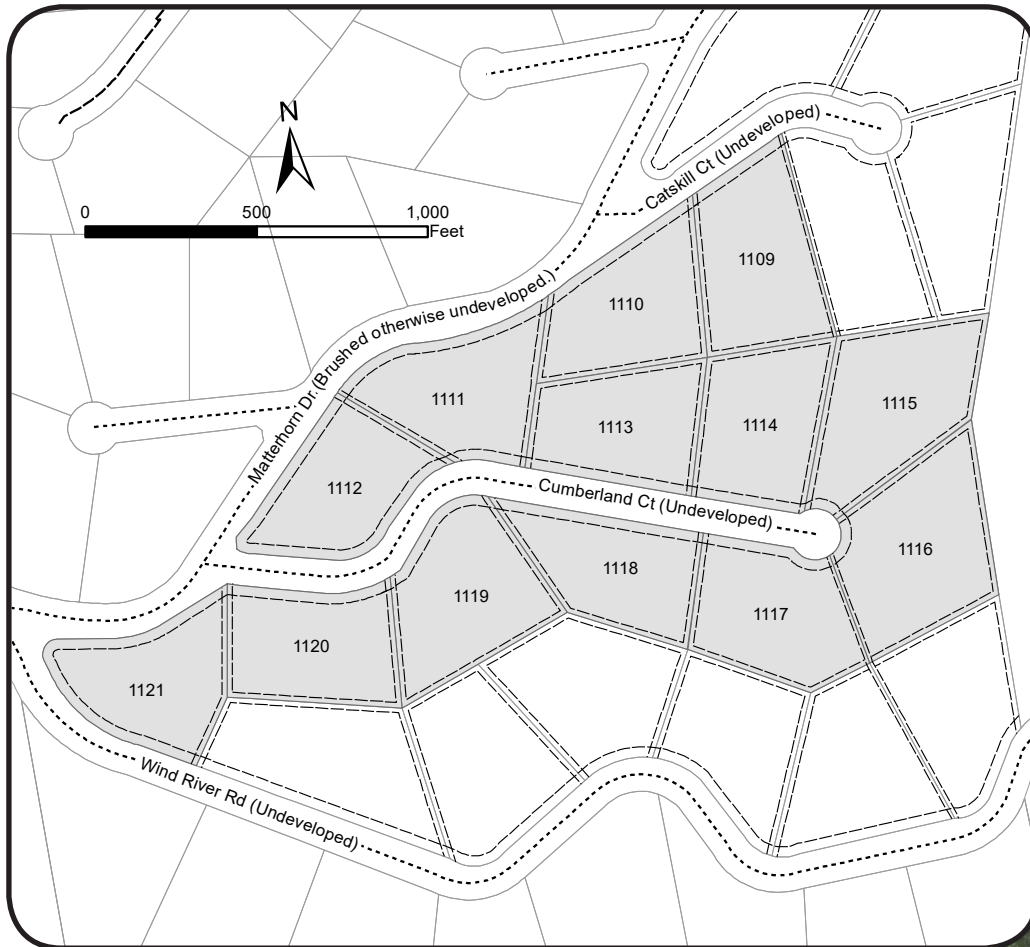


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# Martin



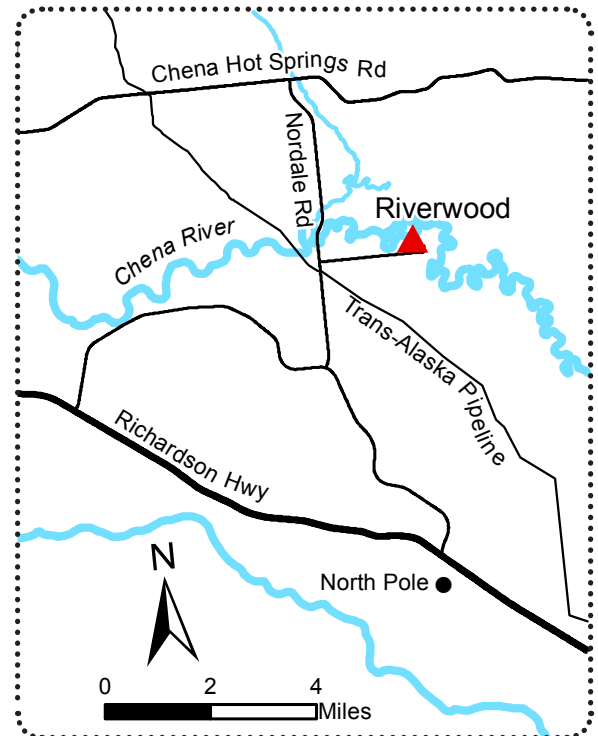
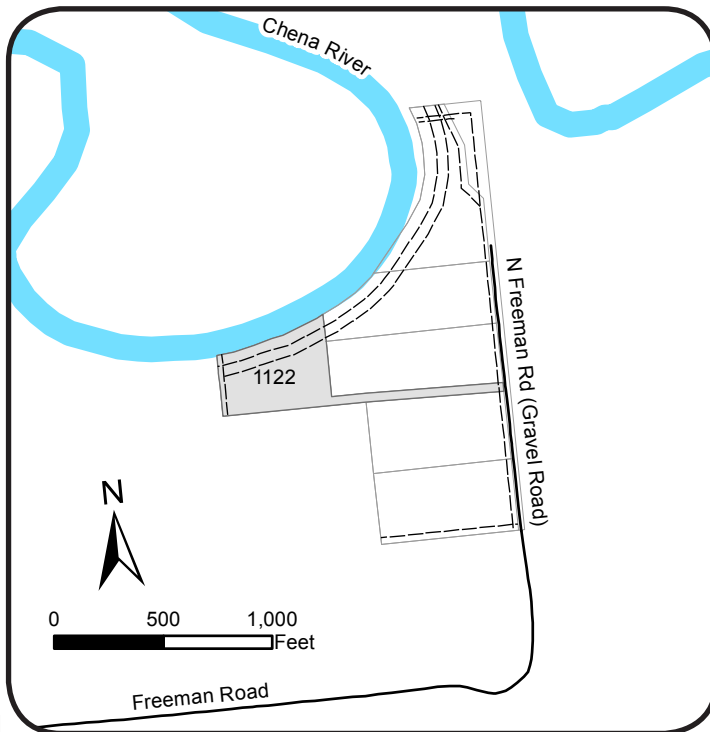
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1109	419093	6	7	4.052	\$10,900
1110	419094	7	7	3.908	\$11,500
1111	419095	8	7	3.984	\$10,800
1112	419096	9	7	3.691	\$11,400
1113	419097	10	7	3.696	\$11,400
1114	419098	11	7	3.696	\$11,400
1115	419099	12	7	4.566	\$12,300
1116	419100	13	7	4.813	\$13,000
1117	419101	14	7	3.902	\$11,500
1118	419102	15	7	3.682	\$11,400
1119	419103	16	7	4.347	\$11,700
1120	419104	17	7	3.774	\$11,400
1121	419105	18	7	3.695	\$11,400

A dirt road leading into the Martin Subdivision.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Riverwood

Fairbanks,  
Elliott Hwy.

### WHY BUY?

Riverwood offers residential or recreational parcels along the Chena River near Fairbanks.

### LOCATION

Riverwood is located 10 miles northeast of Fairbanks along the southern bank of the Chena River.

### ACCESS

Access is from North Freeman Road. Several main roads from Fairbanks and North Pole lead to Nordale Road. From Nordale Road go east on Freeman Road, then north on North Freeman Road.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.

### LOCAL GOVERNMENT

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

Streets within and providing access to the subdivision are subject to flooding during breakup and other high water events of the Chena River. Emergency services and access may be limited at these times as a result. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 foot building setback from the Chena River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Riverwood is survey ASLS 2014-44, located in F001S002E09. The survey has been recorded as plat 2015-99 in the Fairbanks Recording District.

### RIGHT-OF-WAY

North Freeman Road is a gravel road.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1122	420586	3	4.609	\$76,000

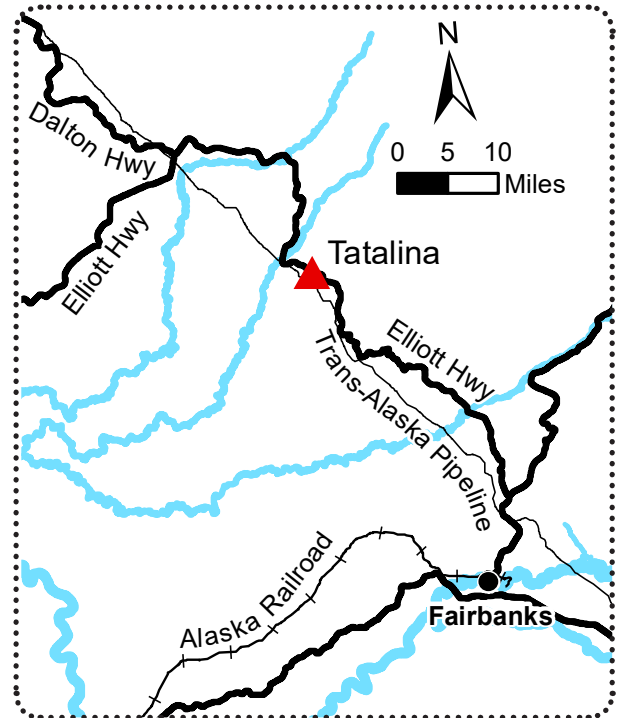


Riverwood lot and view of the river.

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General Information	Interior Remote	Steeze Highway	Richardson, AK Highways	N. Parks Highway	<b>Fairbanks, Elliott Hwy.</b>	Southwest AK	Susitna Valley Remote	Copper River Valley	Mat-Su Road	Southwest AK
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## Tatalina RRCS Phase I and II



Typical vegetation within the Tatalina RRCS parcels.

Fairbanks,  
Elliott Hwy.

### WHY BUY?

Quick and easy access from the Fairbanks area via the Elliott Highway to a recreational area that provides opportunities for hunting, fishing, and trapping.

### LOCATION

The Tatalina I and II RRCS area is located along the Elliott Highway approximately 20 miles south of the intersection of the Elliott and Dalton Highways and 50 miles from Minto via the Elliott Highway.

### ACCESS

Access is provided by highway vehicle along the Elliott Highway, then off road travel to and through the area. ADL 416992, also known as the Wilbur Creek Trail, provides access to the area.

### 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.

### LOCAL GOVERNMENT

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

### NOTES

A driveway permit will be required from the Alaska Department of Transportation and Public Facilities prior to construction of any driveway access from the Elliott Highway. A driveway would cross state land and would require an easement from the DNR's Northern Regional Office. This area is a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

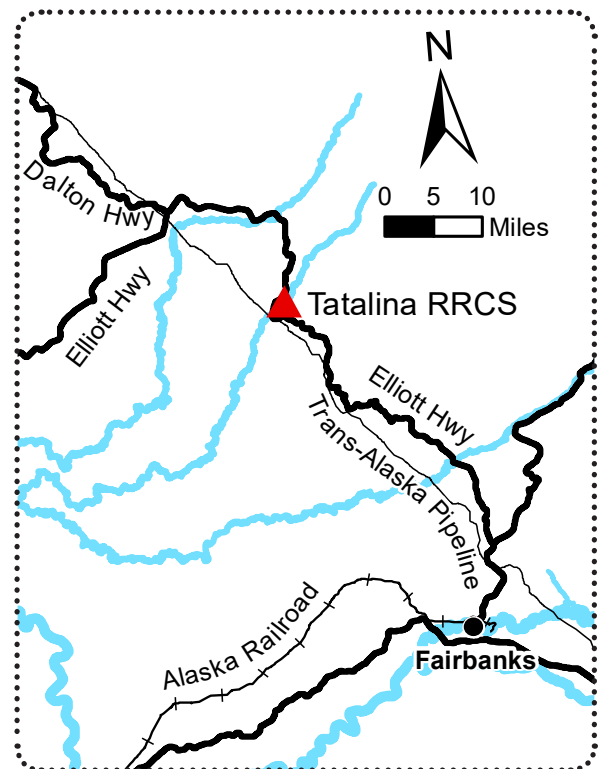
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tatalina I is survey ASLS 2003-44, located in F006N004W13. This survey has been recorded as plat 2006-192 in the Fairbanks Recording District. Tatalina II is survey ASLS 2016-12, located in F007N003W31, F006N003W06, and F006N004W12,13,14,24. This survey has been recorded as plat 2018-52 in the Fairbanks Recording District.

### RIGHT-OF-WAY

Some trails with the staking area have been maintained by users. Other rights-of-way are unmaintained.

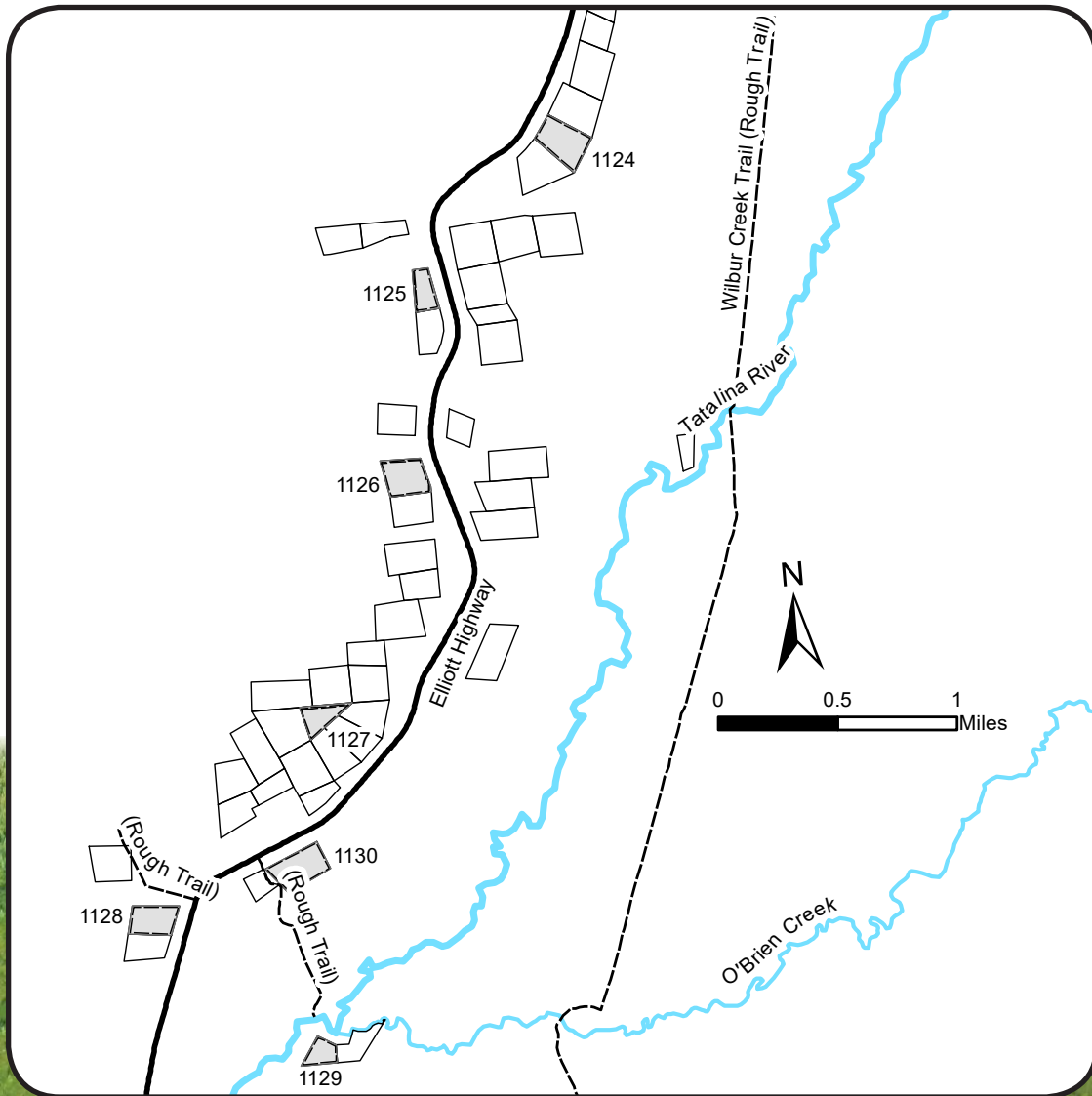


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## Tatalina RRCS Phase I and II

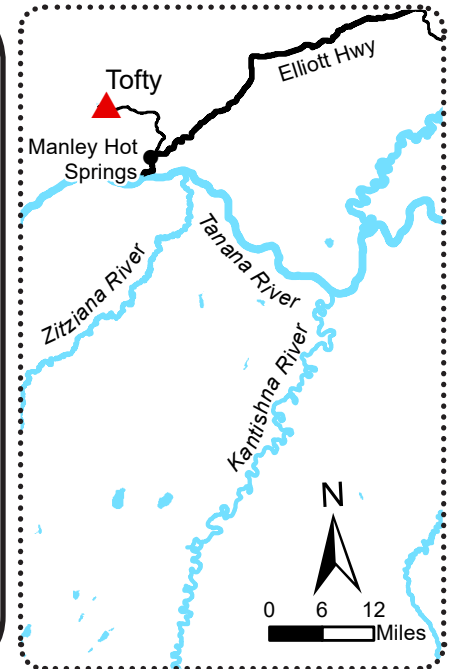
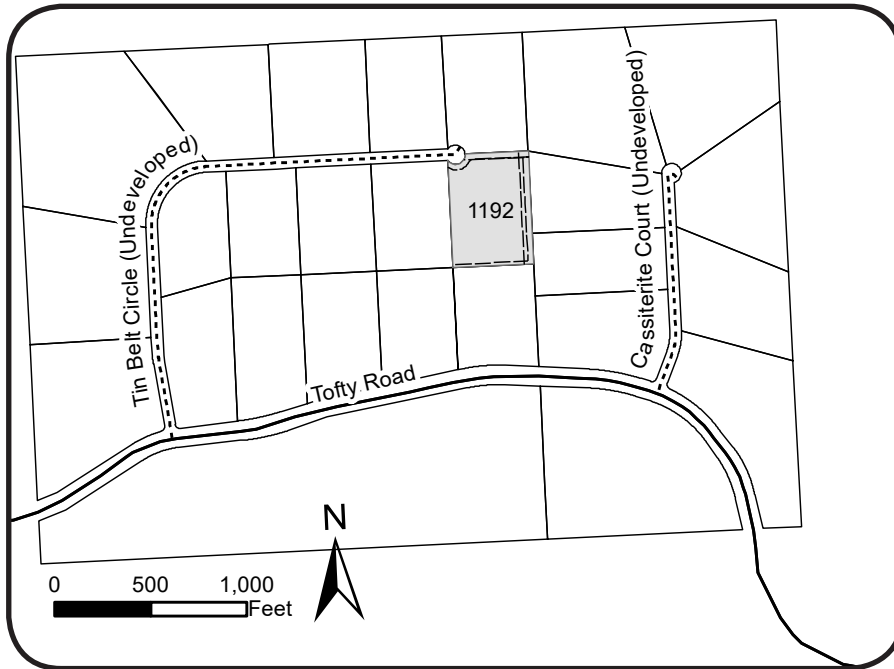


PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1124	420391	4	19.03	\$24,300
1125	421040	11	9.65	\$16,300
1126	421039	10	16.81	\$22,900
1127	421034	1	10.03	\$15,000
1128	421038	9	14.62	\$21,200
1129	420392	6	7.67	\$14,500
1130	417026	31	18.65	\$29,100

Aerial view of Tract 31, Tatalina II RRCS.



## Tofty



Fairbanks,  
Elliott Hwy.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1192	420072	13	2	5.52	\$10,100

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

### 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.

### LOCAL GOVERNMENT

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 and Burning Activities" section of this brochure for details. This parcel is located on Tentatively Approved lands, please see the "Tentatively Approved Lands" section for of this brochure for details.

### RESTRICTIONS

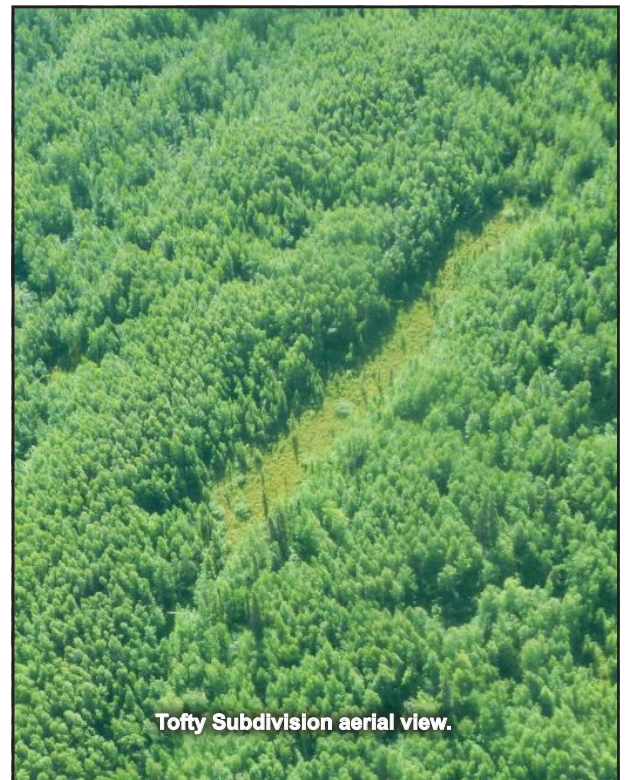
Parcels are subject to all platted easements, setbacks, and reservations of record, section line, public use Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tofty is ASLS 2011-38, located in F003N016W16. The survey has been recorded as plat 2012-5 in the Manley Hot Springs Recording District.

### RIGHT-OF-WAY

Rights-of-way within the subdivision are undeveloped.



Tofty Subdivision aerial view.

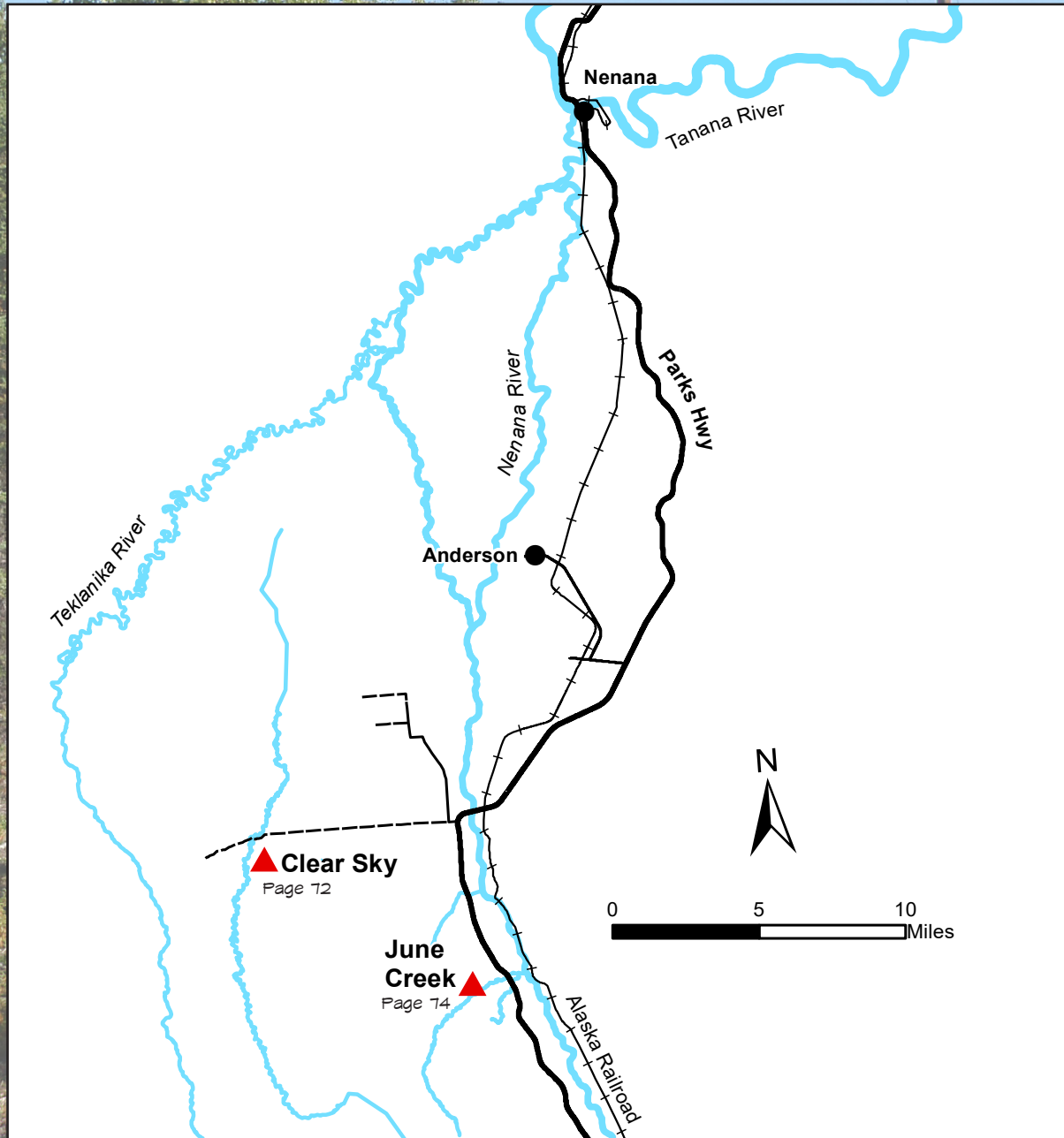
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## Northern Parks Highway - Road Access & Remote

The parcels in this region are located near the Parks Highway, between Healy and Fairbanks. Access to parcels within this region is via a combination of gravel roads, established trails, and un-built rights-of-way.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Clear Sky Homestead and RRCS



View of Clear Sky Tract K.

### LOCATION

Clear Sky Homestead and RRCS is located approximately 7 miles west of the Parks Highway.

### ACCESS

Access is by snowmachine or ATV. An easement (ADL 412648) is brushed to within approximately 1 mile of the parcel. RST 343, the Kobi-Kantishna trail goes through the area.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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 below. Please check with the borough for details of current ordinances.

### NOTES

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

### RESTRICTIONS

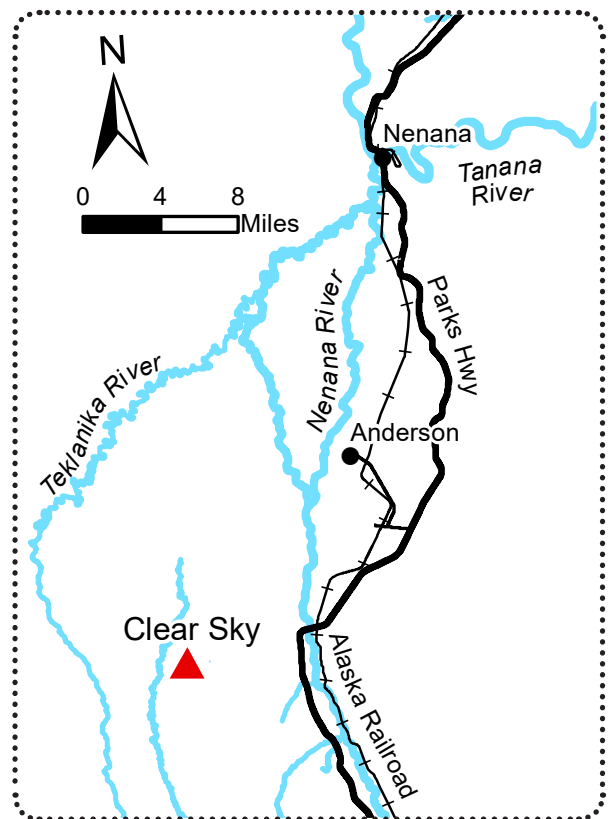
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Clear Sky Homestead is survey ASLS 91-63, located in F008S010W22 and recorded as plat 92-39. Clear Sky RRCS is survey ASLS 2006-19, located in F008S010W21,25 and recorded as plat 2008-11. Both were filed in the Nenana Recording District.

### RIGHT-OF-WAY

Access is via ATV trail.

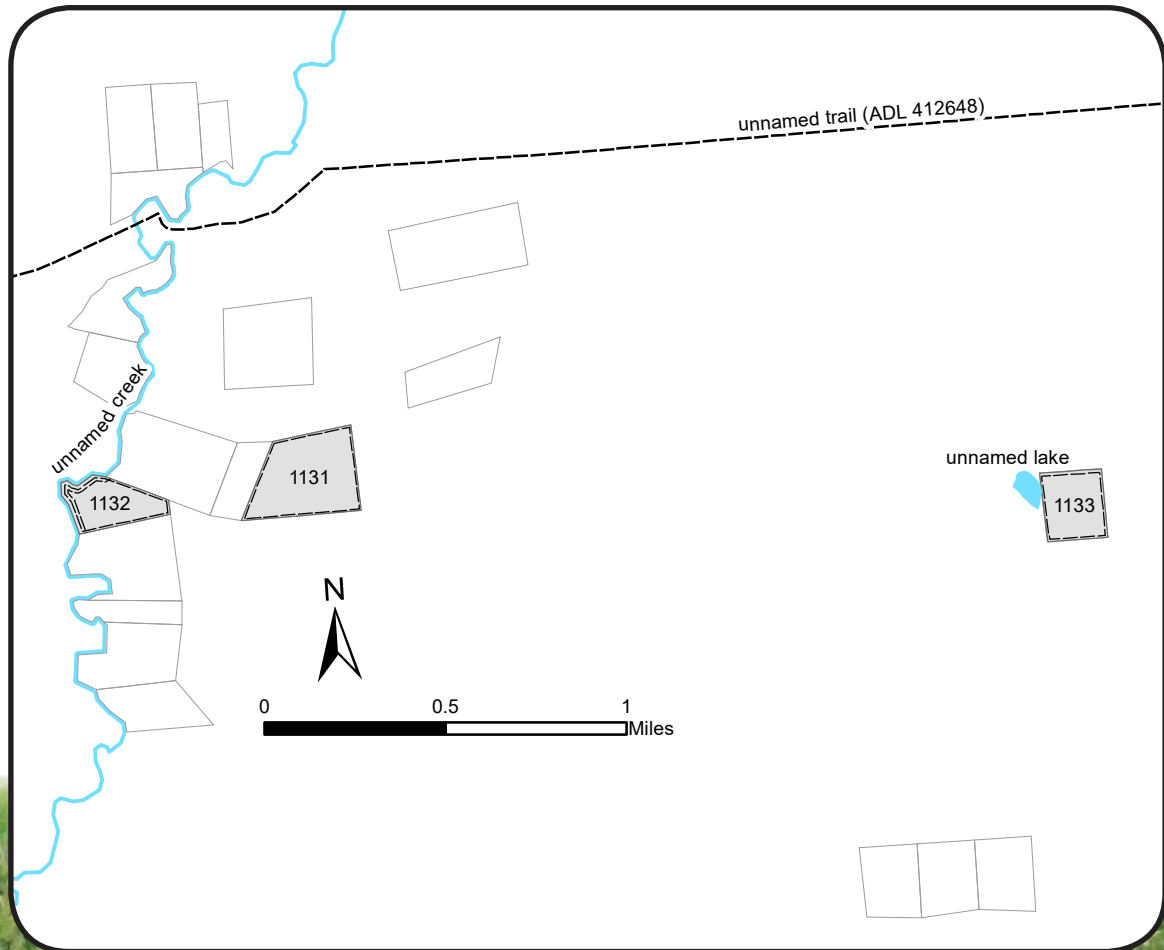


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Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information

## Clear Sky Homestead and RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	TRACT	ACRES	MINIMUM BID
1131	414222	91-63	D	39.030	\$21,500
1132	417059	2006-19	K	19.250	\$15,600
1133	417681	2006-19	C	19.430	\$15,700

Clear Sky Homestead, Tract D.



## June Creek



### 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.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.

### LOCAL GOVERNMENT

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. 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 for details. These parcels are located on Tentatively Approved land, please see the "Tentatively Approved Lands" section for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

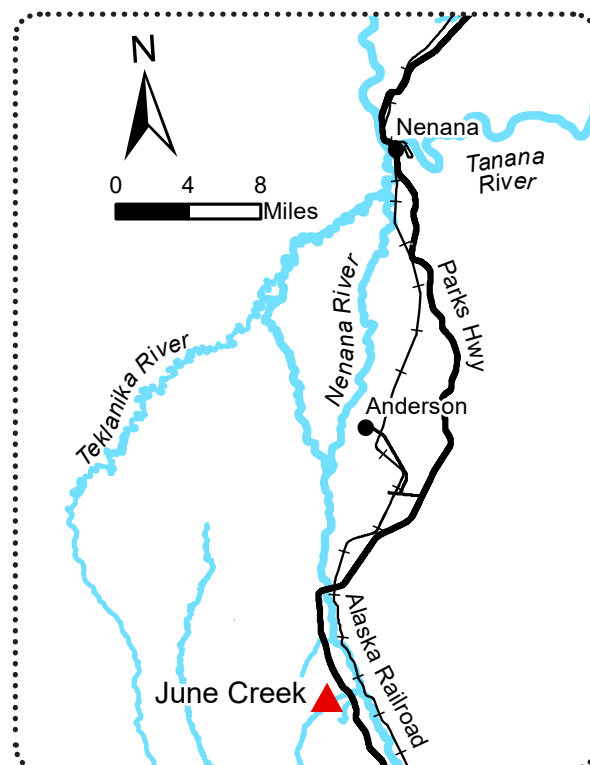
June Creek is survey ASLS 79-166, located in F009S009W10,22,23. The survey has been recorded as plat 80-9 and is subject to EV-2-94, filed as plat 80-11 in the Nenana Recording District.

### RIGHT-OF-WAY

Many of the rights-of-way in the subdivision have been brushed, but not constructed.

### HOMEOWNER'S ASSOCIATION

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



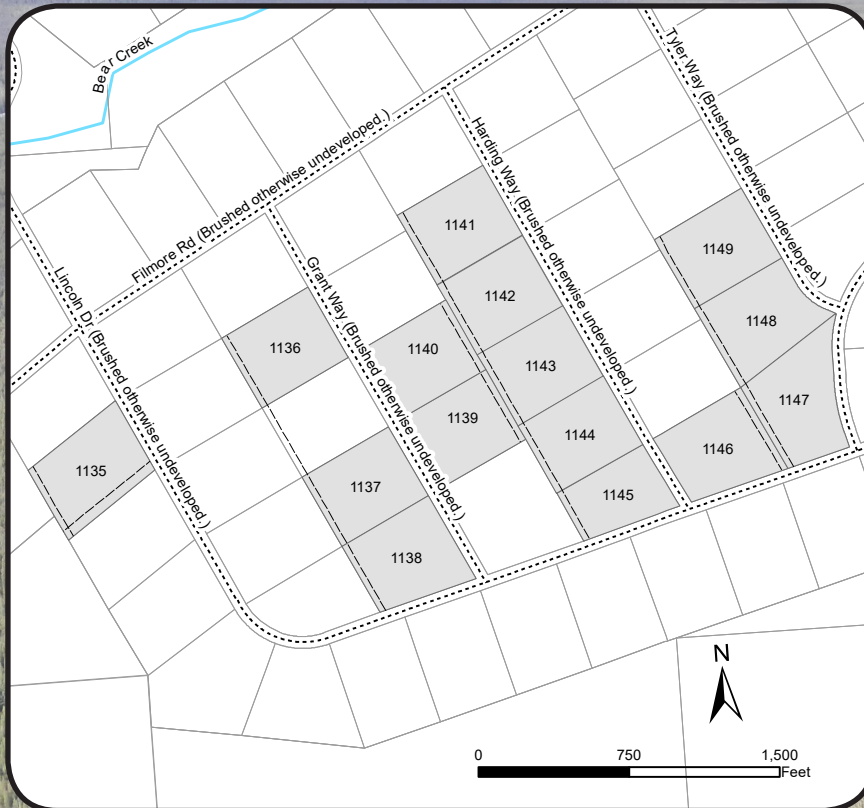
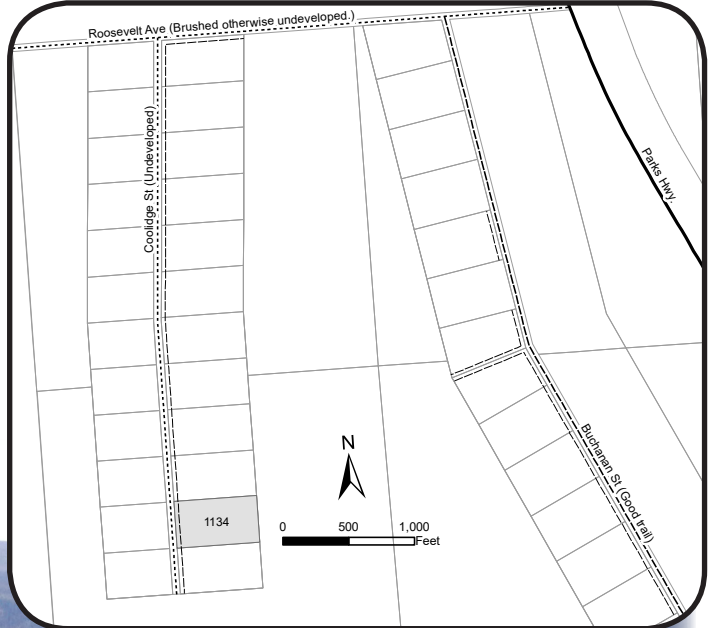
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other 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) #	LOT	BLOCK	ACRES	MINIMUM BID
1136	405189	2	5	4.591	\$9,800
1137	405191	4	5	4.591	\$9,600
1138	405192	5	5	4.889	\$10,000
1141	405198	2	6	4.591	\$9,200
1142	405199	3	6	4.591	\$9,600
1143	405200	4	6	4.591	\$9,600
1144	405201	5	6	4.591	\$9,400
1145	405202	6	6	3.638	\$8,100
1139	405204	8	6	4.591	\$9,600
1140	405205	9	6	4.591	\$9,600
1149	405211	4	7	4.591	\$9,600
1148	405212	5	7	5.006	\$10,200
1147	405213	6	7	5.141	\$10,200
1146	405214	7	7	4.887	\$9,700
1135	405240	4	11	5.054	\$10,100
1134	405430	11	29	5.022	\$9,000



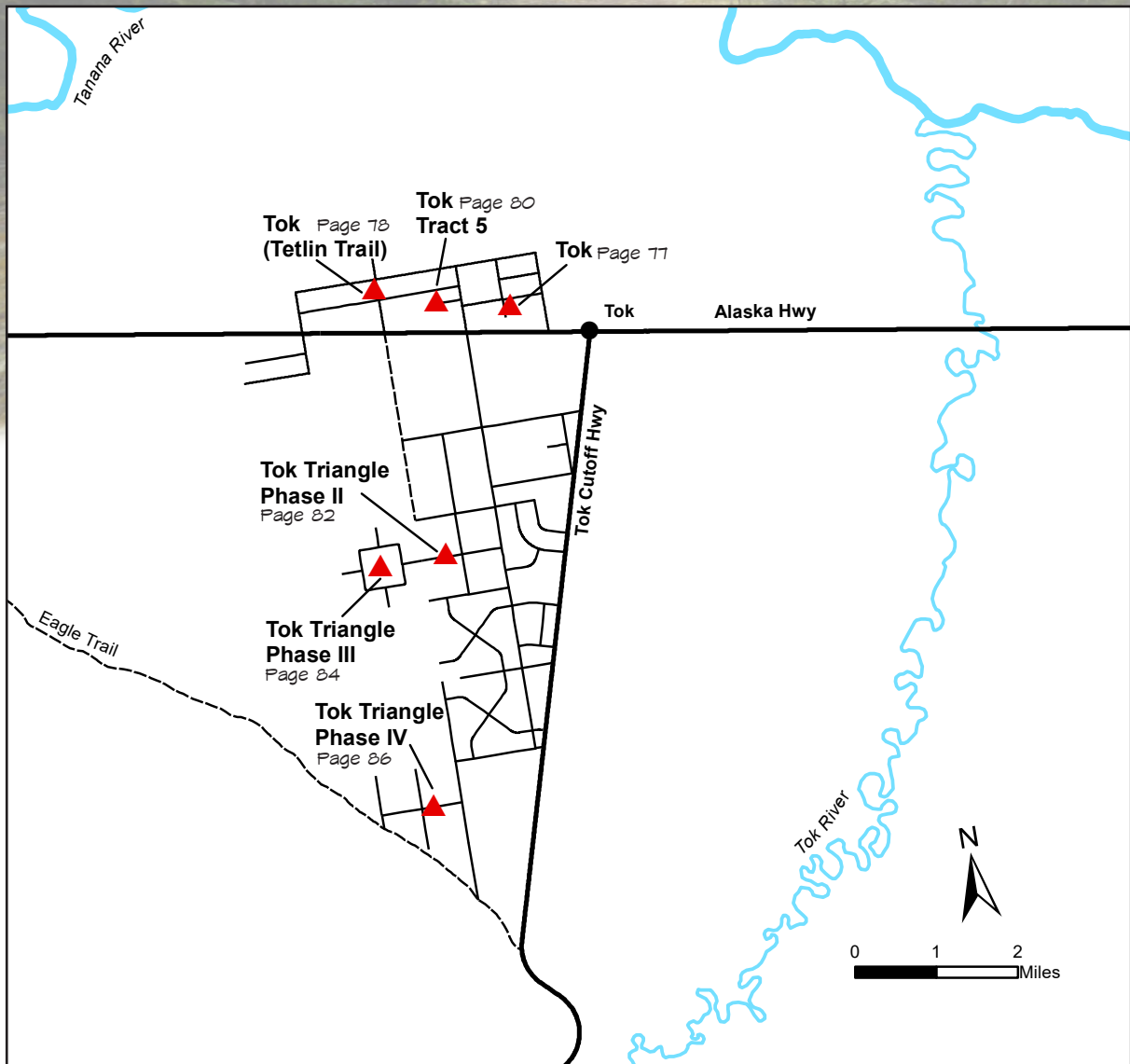
June Creek parcels are west of the cleared electric line and high voltage lines.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Richardson & Alaska Highways - Road Access & Remote

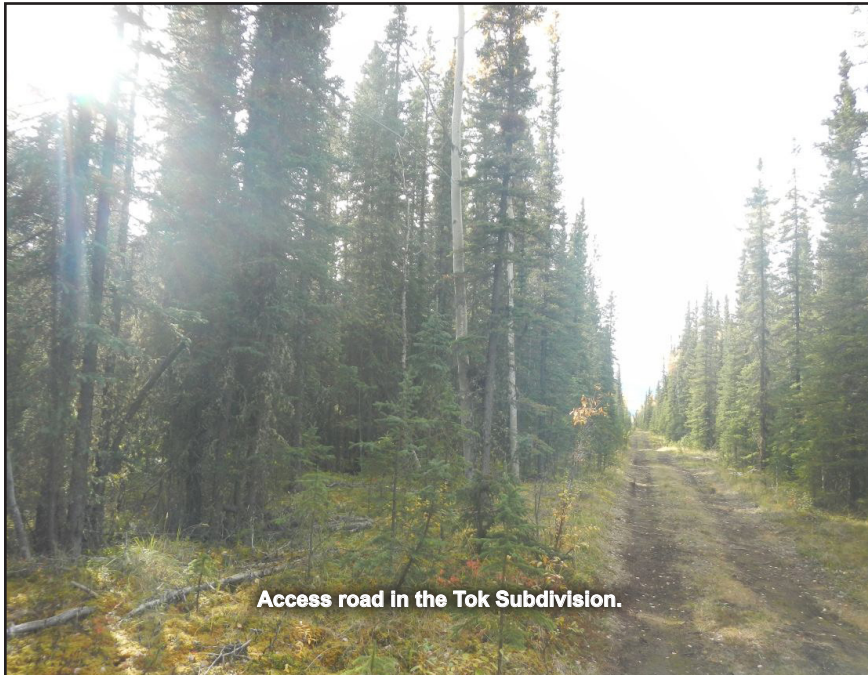
These parcels are located near the Richardson or Alaska Highways, offering recreational and residential opportunities near Tok. Access to many of the subdivisions is via gravel roads. Other parcels are accessed by established trails or un-built rights-of-way using an all-terrain vehicle or snowmachine.



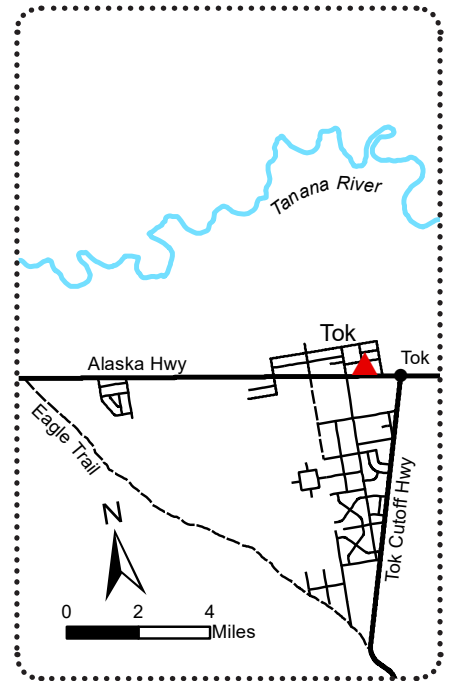




# Tok



Access road in the Tok Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	BLOCK	ACRES	MINIMUM BID
1150	401025	G	8	5.080	\$13,200

## LOCATION

Tok Subdivision is located 2 miles northwest of Tok.

## ACCESS

Access is from the Alaska Highway, then north on Moosehorn Road, then west on Sanford Drive.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

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 for details.

## RESTRICTIONS

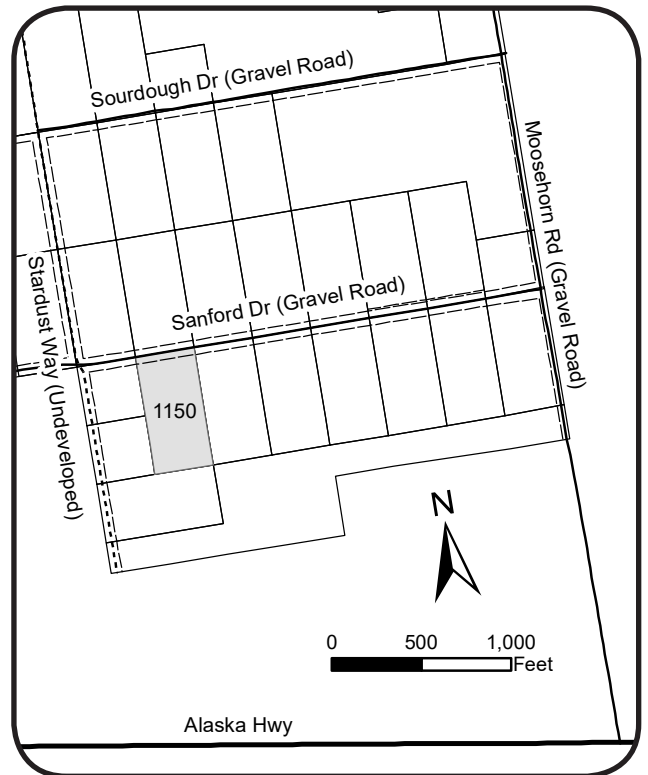
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

Tok is survey ASLS 77-164 located in C018N012E13. The survey has been filed as plat 78-52 in the Fairbanks Recording District.

## RIGHT-OF-WAY

The rights-of-way are gravel roads.



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Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Tok (Tetlin Trail)



Red Fox Drive (gravel road) In Tok Tetlin Trail.

### LOCATION

Tok (Tetlin Trail) is located 5 miles west of Tok. These parcels are located north of the Alaska Highway.

### ACCESS

Access to these parcels is from the Alaska Highway north on Sundog Trail (a gravel road), then east along Red Fox Dr. (a gravel road) to parcel 1154 and west along Red Fox Dr to parcels 1151, 1152, & 1153.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

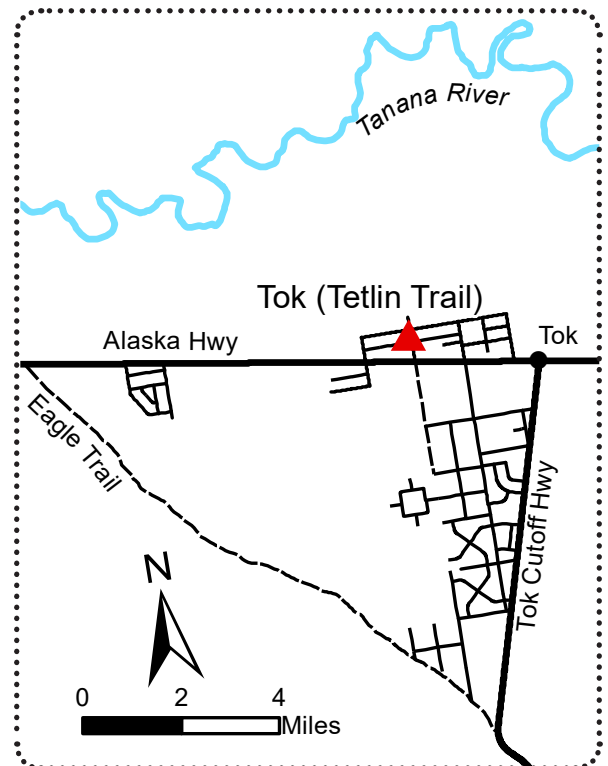
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok (Tetlin Trail) is surveys ASLS 79-135 and 79-136, located in C018N012E14,15. These surveys have been filed as plats 80-26 and 80-27, respectively, in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Some rights-of-way are gravel roads. The rights-of-way to several parcels are undeveloped.

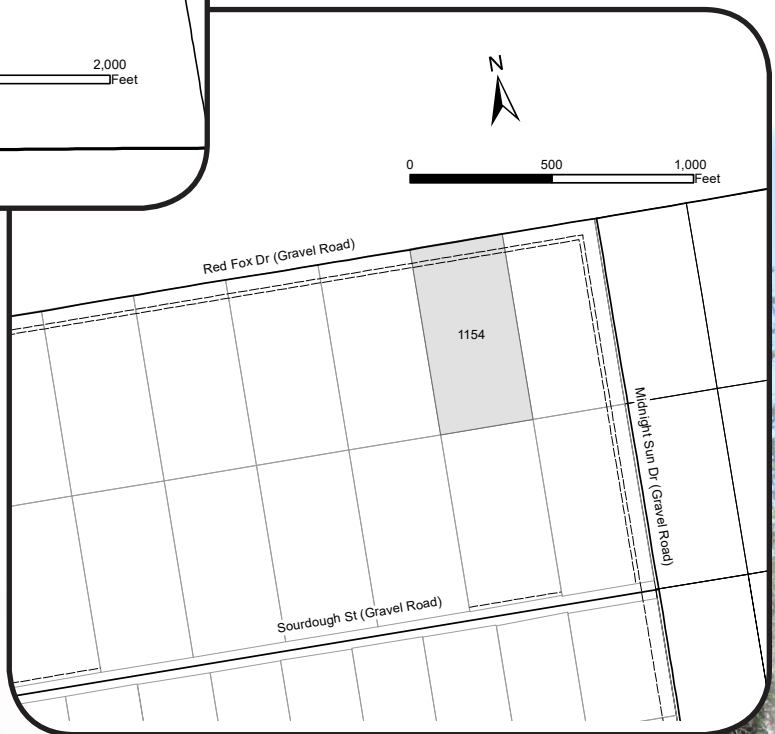
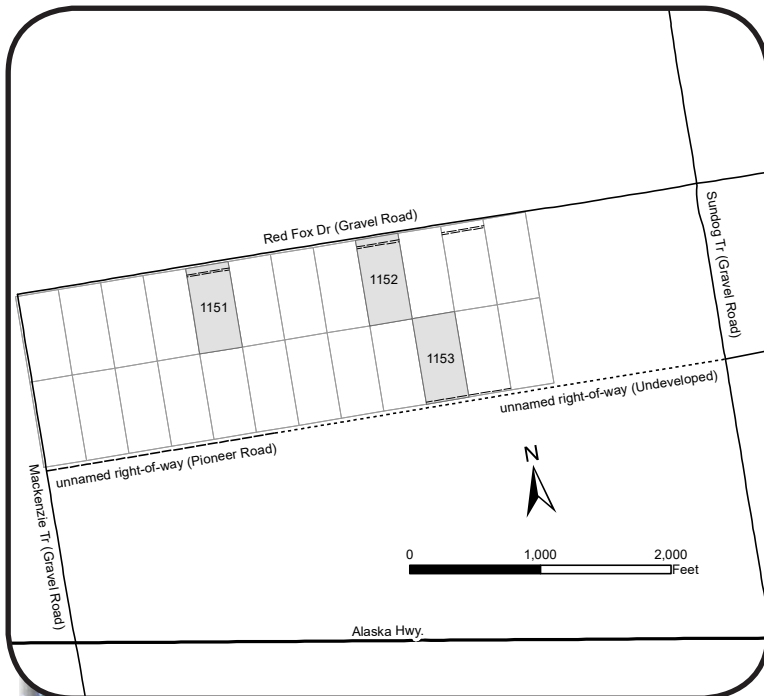


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Tok (Tetlin Trail)



Unnamed pioneer road within Tok Tetlin Trail.

PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	ACRES	MINIMUM BID
1151	405876	ASLS 79-135	5	5.0	\$10,800
1152	405880	ASLS 79-135	9	5.0	\$10,800
1153	405886	ASLS 79-135	15	4.77	\$9,800
1154	405906	ASLS 79-136	11	5.0	\$13,000

Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Tok Tract 5



Electrical lines and gravel road in the Tok Tract 5 Subdivision.

### 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 Unnamed ROW.

### 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.

### LOCAL GOVERNMENT

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

### NOTES

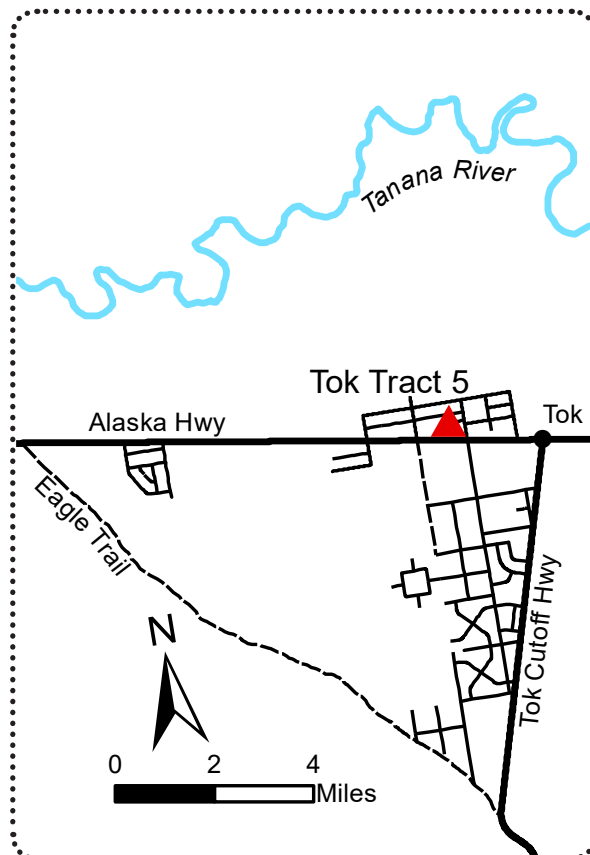
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### 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 be recorded separately.

### 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.

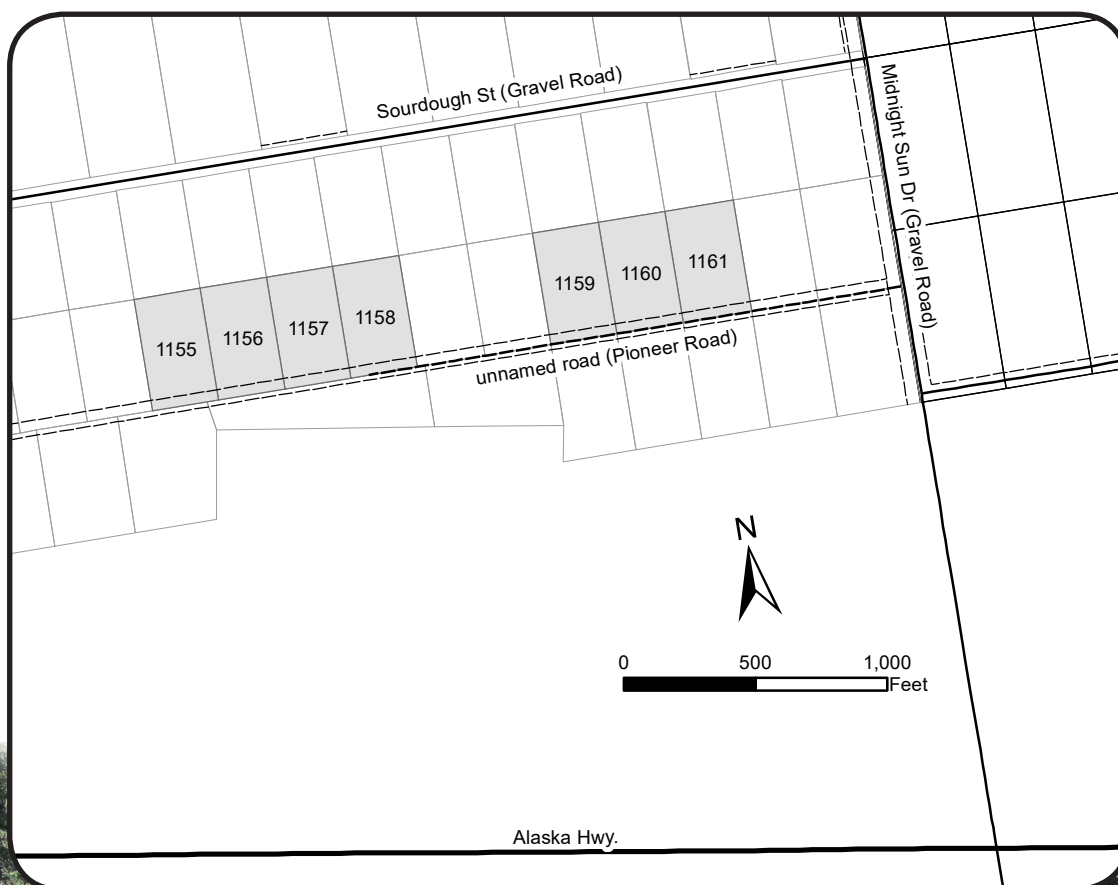


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## Tok Tract 5



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1161	405982	18	1	2.570	\$8,400
1160	405983	19	1	2.560	\$8,400
1159	405984	20	1	2.560	\$8,400
1158	405987	23	1	2.560	\$7,700
1157	405988	24	1	2.560	\$7,600
1156	405989	25	1	2.560	\$7,300
1155	405990	26	1	2.560	\$7,100

Typical vegetation in the Tok Tract 5 Subdivision.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Tok Triangle Phase II



Access road and typical vegetation in the Tok Triangle Phase II

### LOCATION

Tok Triangle Phase II is located 3 miles south of Tok.

### ACCESS

Access is from the Tok Cutoff (Glenn Highway) or the Alaska Highway to Midnight Sun Dr, a good gravel road. The parcels are on Annamarie Ave and Polaris Street, which are undeveloped rights-of-way.

### UTILITIES

There is no municipal water supply or sewer system. 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.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

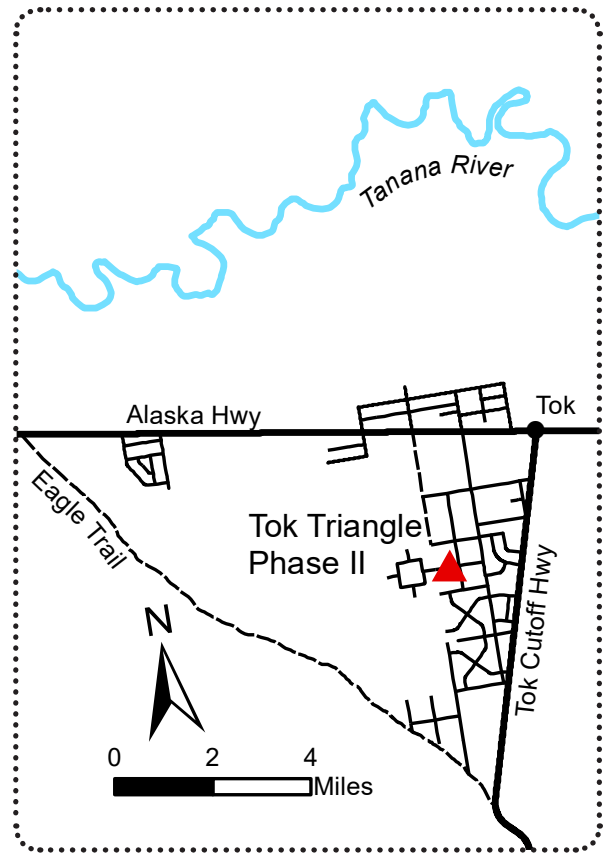
### SURVEY & MTRS

Tok Triangle Phase II is survey ASLS 2007-15, located in C018N012E35. The survey has been recorded as plat 2009-62 in the Fairbanks Recording District.

### RIGHT-OF-WAY

Annamarie Ave is undeveloped. Midnight Sun Dr is a good gravel road. Other rights-of-way in the subdivision are a mix of trails and undeveloped.

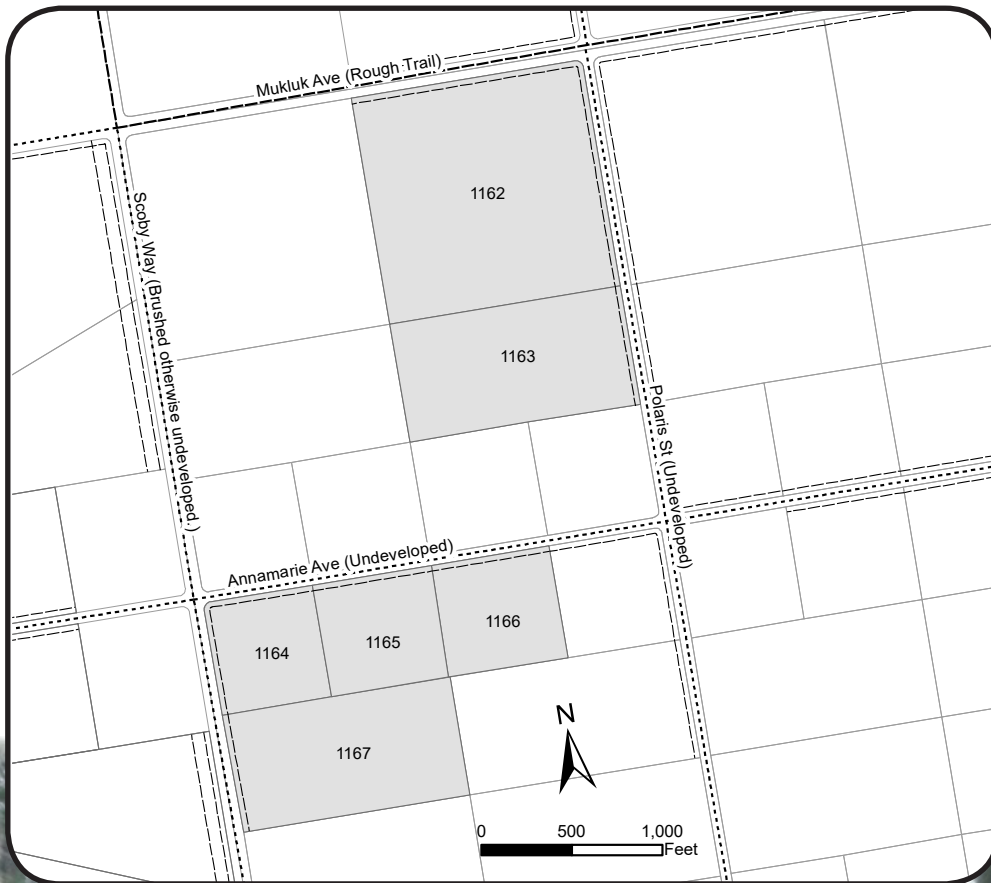
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## Tok Triangle Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1162	418638	1	4	37.61	\$33,900
1163	418639	2	4	19.55	\$22,300
1164	418635	10	3	8.82	\$15,000
1165	418636	11	3	9.55	\$14,800
1166	418637	12	3	9.55	\$14,800
1167	418634	9	3	19.25	\$23,600

Tok Triangle Phase II vegetation.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Tok Triangle Phase III



Looking south along Scoby Way, a brushed trail

### LOCATION

Tok Triangle Phase III is located 4 miles southwest of Tok.

### ACCESS

Access is from the Alaska Highway via Scoby Way, west of milepost 1316. Scoby Way is a gravel road for the first mile south of the highway, then it becomes a widely brushed trail for the last mile to the subdivision. From Scoby Way, the parcels can be accessed via brushed and otherwise undeveloped rights-of-way. The section line easements along the northern and eastern edges of the subdivision are cleared 5-10 feet wide.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

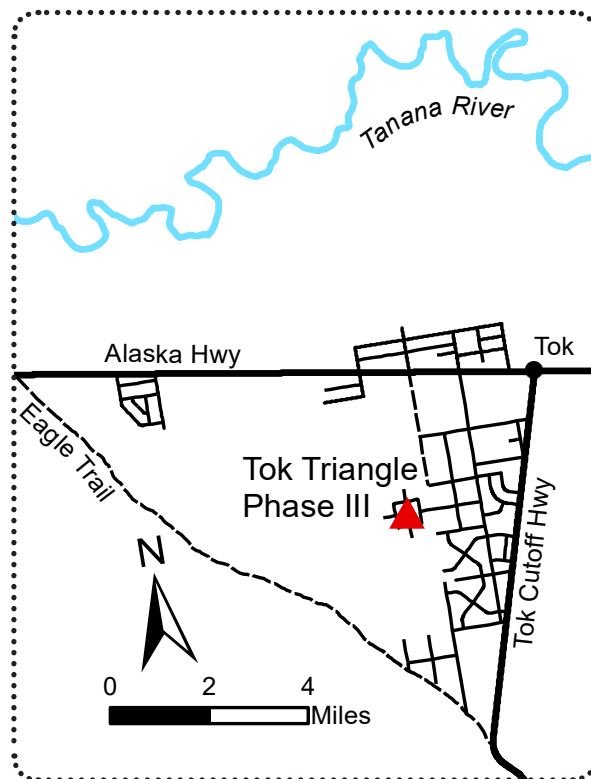
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok Triangle Phase III is survey ASLS 2008-41, located in C018N012E34. The survey has been recorded as plat 2010-59 in the Fairbanks Recording District.

### RIGHT-OF-WAY

The section lines along the northern and eastern edges of the subdivision are brushed trails and were drivable in June of 2015. The interior rights-of-way have been brushed but were too narrow to drive a vehicle.

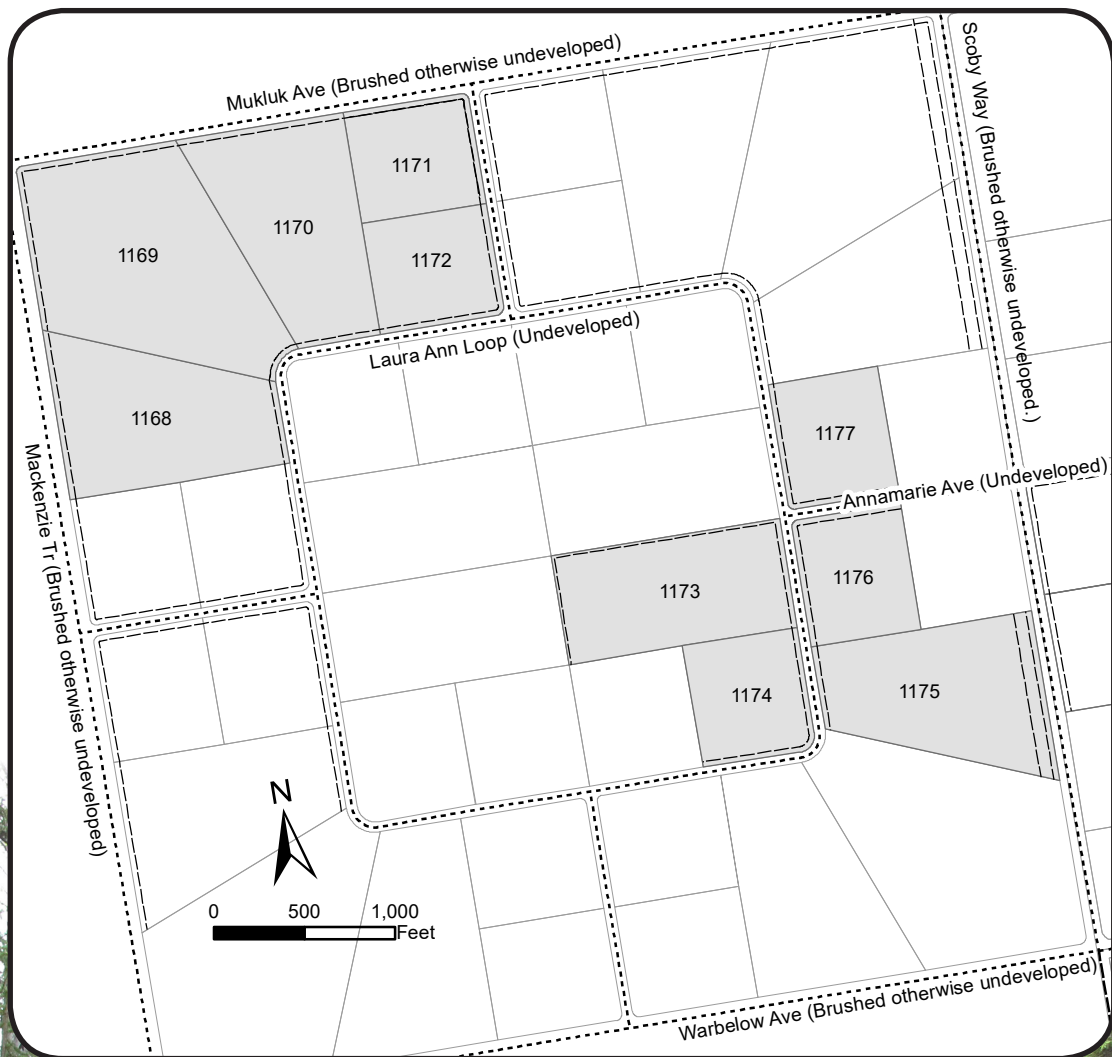


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## Tok Triangle Phase III



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1177	419055	6	1	10.010	\$14,300
1176	419056	1	2	10.010	\$14,300
1175	419057	2	2	20.010	\$23,500
1168	419071	3	4	20.000	\$22,000
1169	419072	4	4	30.520	\$28,200
1170	419073	5	4	20.000	\$22,000
1171	419074	6	4	10.000	\$14,200
1172	419075	7	4	10.000	\$14,200
1173	419079	4	5	18.160	\$18,000
1174	419080	5	5	10.000	\$12,800

Vegetation representative of the Tok Triangle Phase III subdivision.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information





## Tok Triangle Phase IV



The Eagle Trail along the edge of Tok Triangle Phase IV.

### LOCATION

Tok Triangle Phase IV is located 6 miles southwest of Tok.

### ACCESS

Access is from the Tok Cutoff, then west onto Butch Kuth Ave or Moose Nugget Rd to the parcels. South Elizabeth Lane runs along the west side of the parcels.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

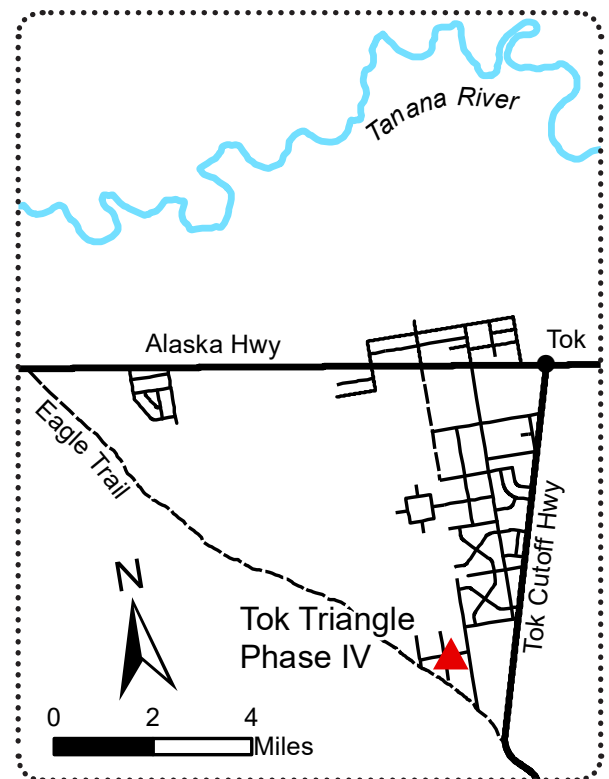
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok Triangle Phase IV is survey ASLS 2012-11, located in C017N012E15, 22. The survey has been recorded as plat 2013-17 in the Fairbanks Recording District.

### RIGHT-OF-WAY

Moose Nugget Rd, Butch Kuth Ave and Yukon Ben St are good gravel roads. The rights-of-way within the subdivision were brushed, but are otherwise undeveloped.

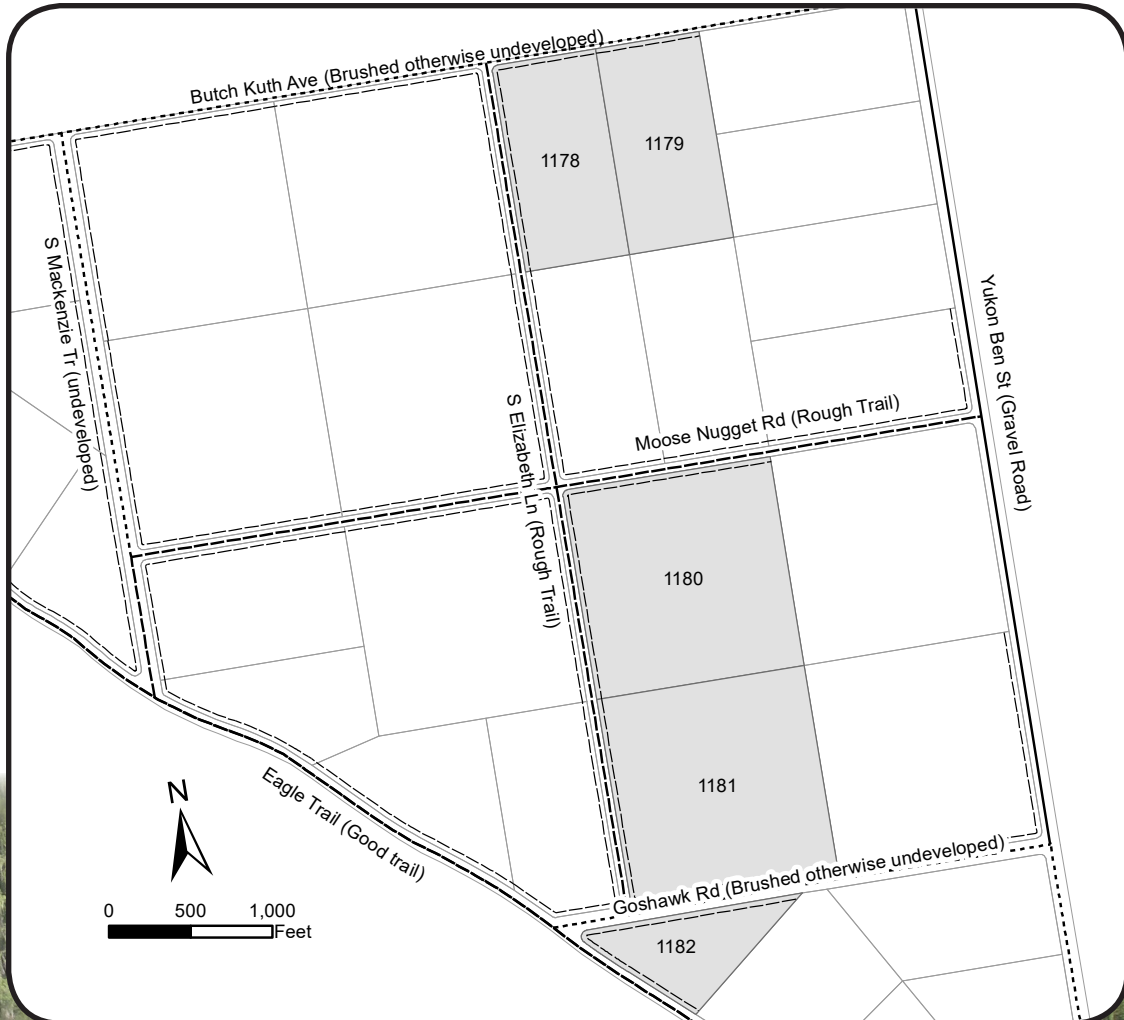


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Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information

## Tok Triangle Phase IV



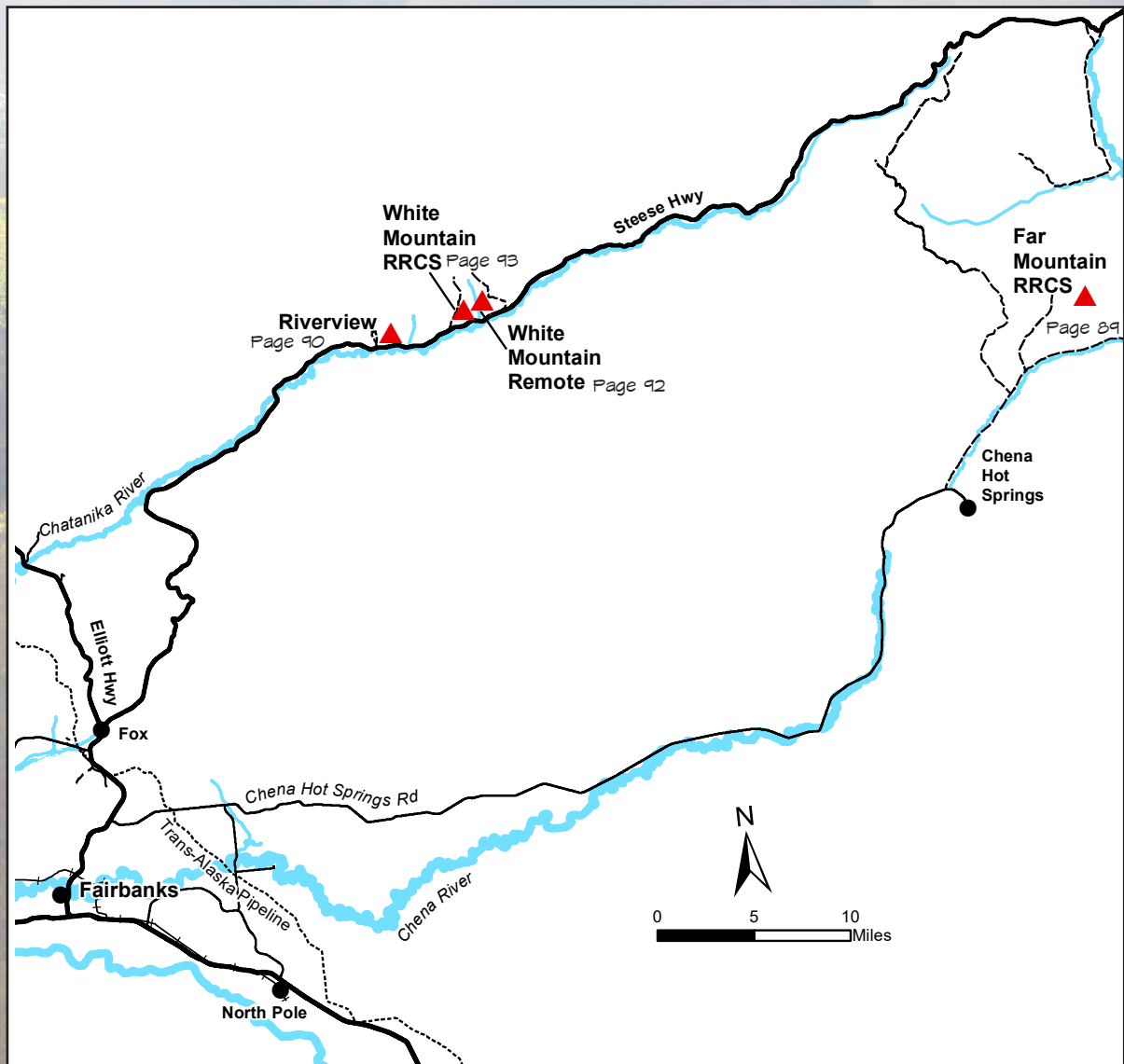
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1178	420245	6	1	18.800	\$20,700
1179	420246	7	1	18.810	\$20,700
1181	420249	3	2	37.640	\$31,000
1180	420250	4	2	38.270	\$31,200
1182	420257	7	3	10.190	\$14,300

Aerial view of Tok Triangle Phase IV.



## ■ Steese Highway - Road Access & Remote

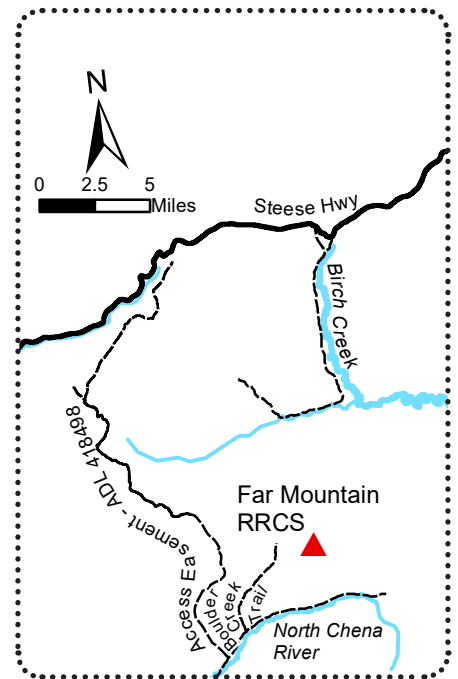
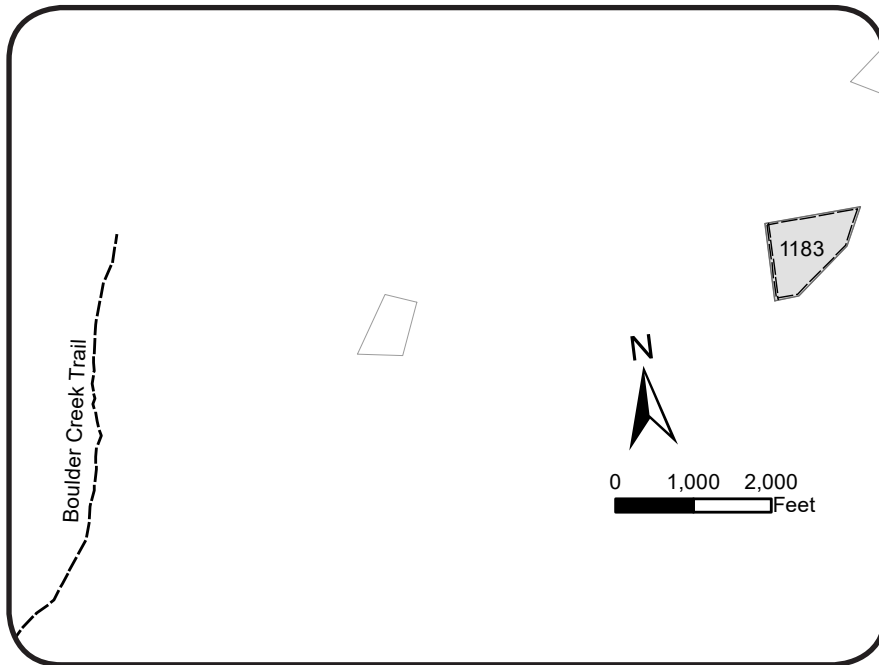
These parcels are located near the Steese Highway. Most of them are not located on maintained roads and are accessed from established trails or un-built rights-of-way by all-terrain vehicle or snowmachine. These parcels offer recreational opportunities, including hunting, fishing, snowmachining, hiking, and ATV riding. Several of the areas may also be suitable for rural residential use.







## Far Mountain RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1183	417679	T	20,000	\$16,800

### WHY BUY?

Far Mountain RRCS offers a great remote getaway in the hills with excellent access for hunting, fishing, 4-wheeling, snowmachining, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the surrounding hills and the Chena River nearby.

### LOCATION

Far Mountain RRCS is located approximately 60 miles east of Fairbanks.

### ACCESS

Far Mountain RRCS is accessible from Chena Hot Springs Road via the North Fork Chena River trail (RST 231), the Chena Hot Springs – Steese Highway Trail (ADL 417490) or via the Boulder Creek Trail (ADL 417491).

### UTILITIES

Wastewater treatment and disposal systems must meet 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 GOVERNMENT

Tract T is in the Unorganized Borough, and is subject to State of Alaska platting authority.

### NOTES

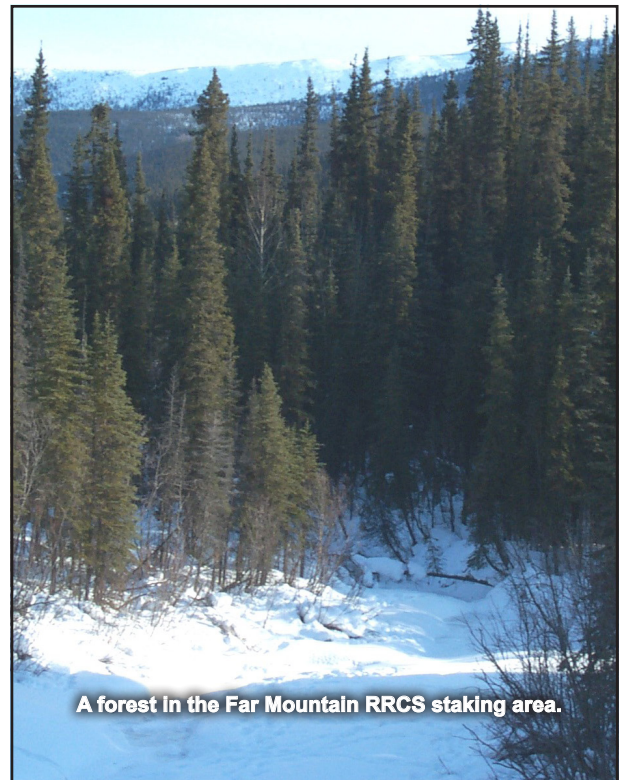
All development within the flood hazard areas shall comply with Federal regulations and Title 15 of the Fairbanks North Star Borough Code. Any construction or substantial improvement within Flood Zone "A" requires a flood plain permit from the borough. This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Far Mountain RRCS is survey ASLS 2006-21, located in F004N010E06. The survey has been recorded as plat 2009-60 in the Fairbanks Recording District.



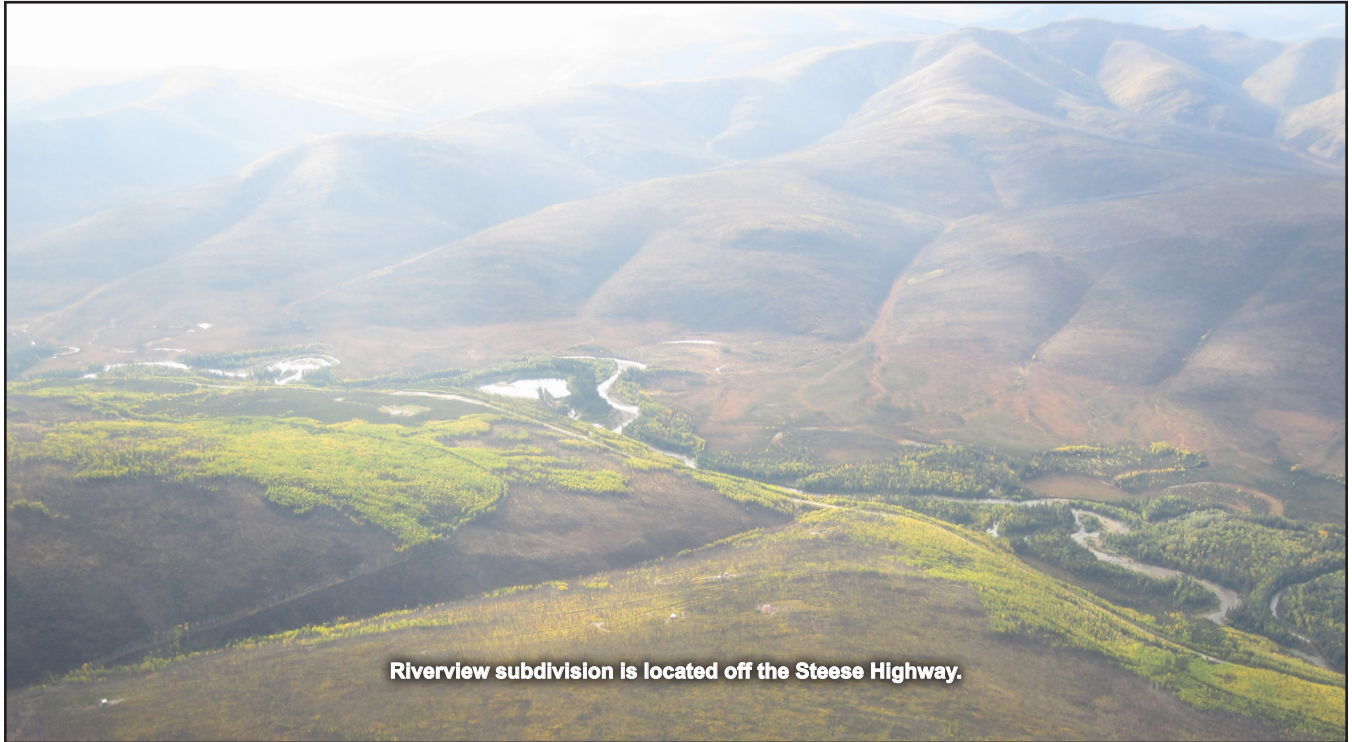
A forest in the Far Mountain RRCS staking area.

**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  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Riverview



### WHY BUY?

Riverview offers road access from Fairbanks via the Steese Highway and abounds with recreational opportunities, including hunting, fishing, snowmachining, hiking, and ATV riding.

### LOCATION

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Hwy.

### ACCESS

Access is via Kateel Dr to Tatlanika Dr (a pioneer road) and then via a portion of Tatlanika Dr, which is an ATV trail.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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. Please check with the borough for details of current ordinances.

### NOTES

Direct access to the Steese Hwy. from any lot is prohibited. Parcels may have burned during the 2004 fire season. There are active mining claims in the vicinity. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

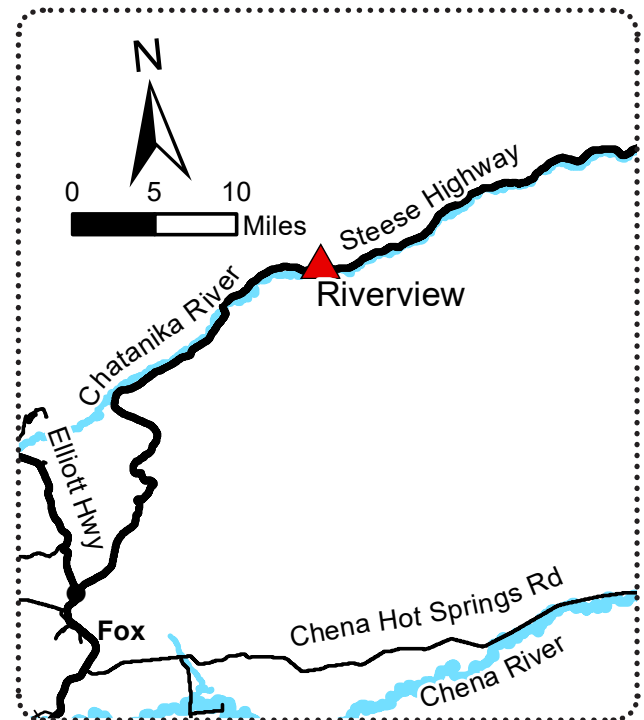
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Riverview is survey ASLS 83-128, located in F005N003E25,26. The survey has been filed as plat 84-93 in the Fairbanks Recording District.

### RIGHT-OF-WAY

Some rights-of-way have been cleared, some are gravel roads, others are unimproved.

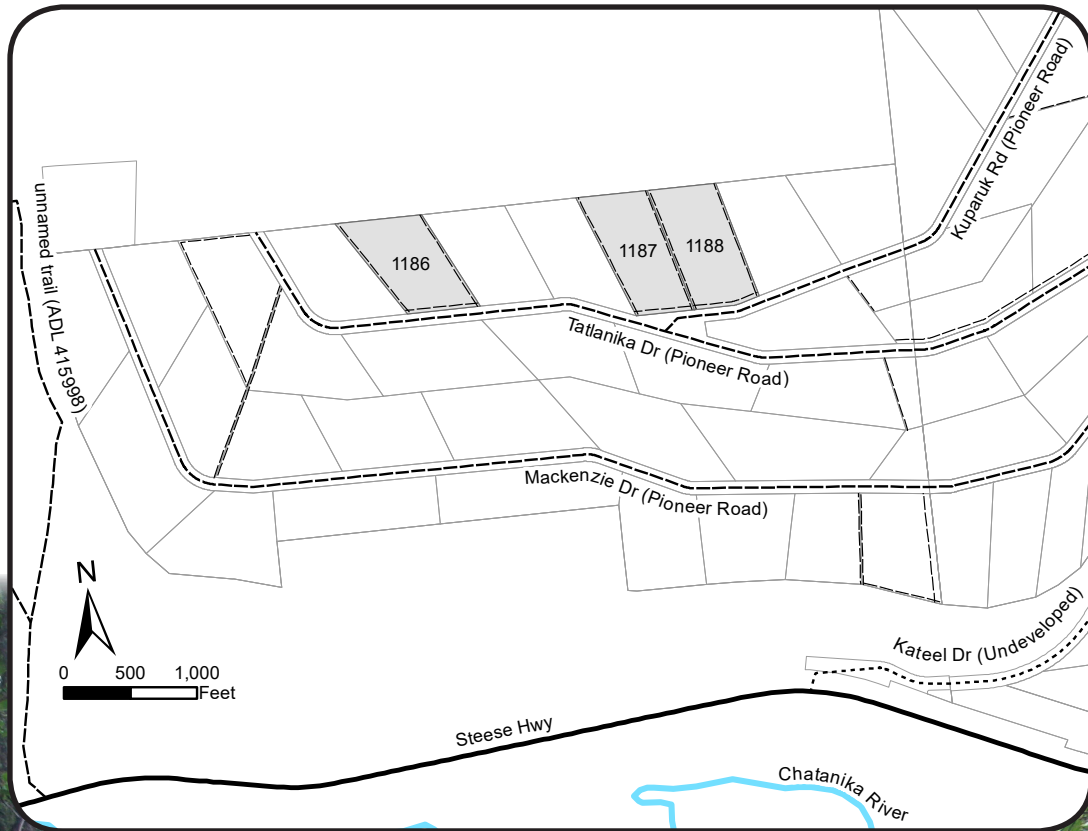


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Riverview



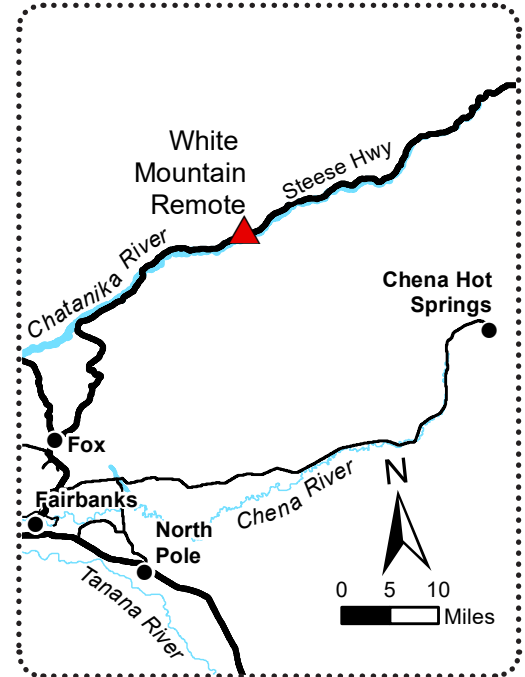
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1186	411145	2	3	10.042	\$12,100
1187	411148	5	3	10.428	\$12,200
1188	411149	6	3	10.885	\$12,100

Access throughout the subdivision is via pioneer roads and ATV trails.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



# White Mountain Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1189	411697	A	39.990	\$25,200

## LOCATION

White Mountain Remote is located about 45 miles northeast of Fairbanks, north of the Steese Highway.

## ACCESS

Access is from miles 43-48 of the Steese Hwy and along existing trails and platted rights-of-way. ADL 410504 is a dedicated public access easement to the parcel. 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.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

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. Please check with the borough for details of current ordinances.

## NOTES

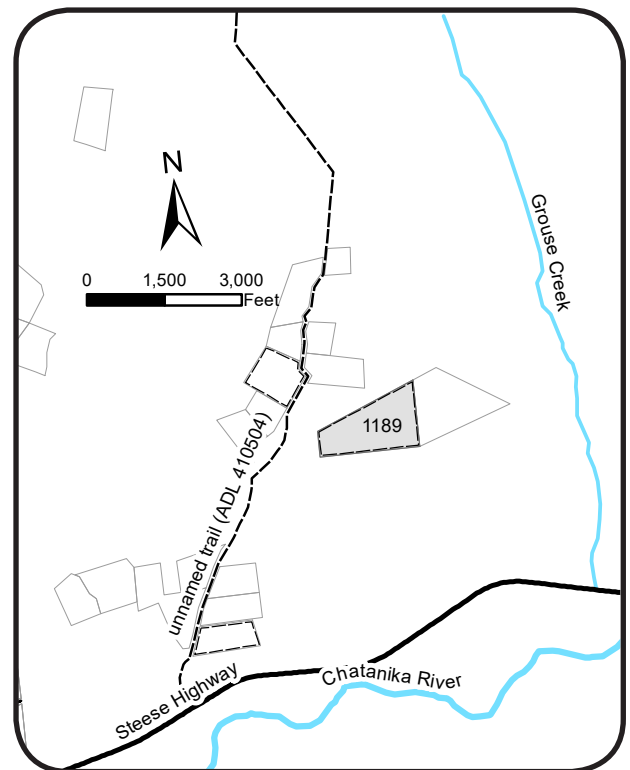
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

## 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 be recorded separately.

## SURVEY & MTRS

White Mountain Remote is ASLS 93-142, located in F005N004E22 and is recorded as plat 95-116 in the Fairbanks Recording District. (Also refer to ASLS 2011-18 recorded as plat 2013-94 in the Fairbanks Recording District).

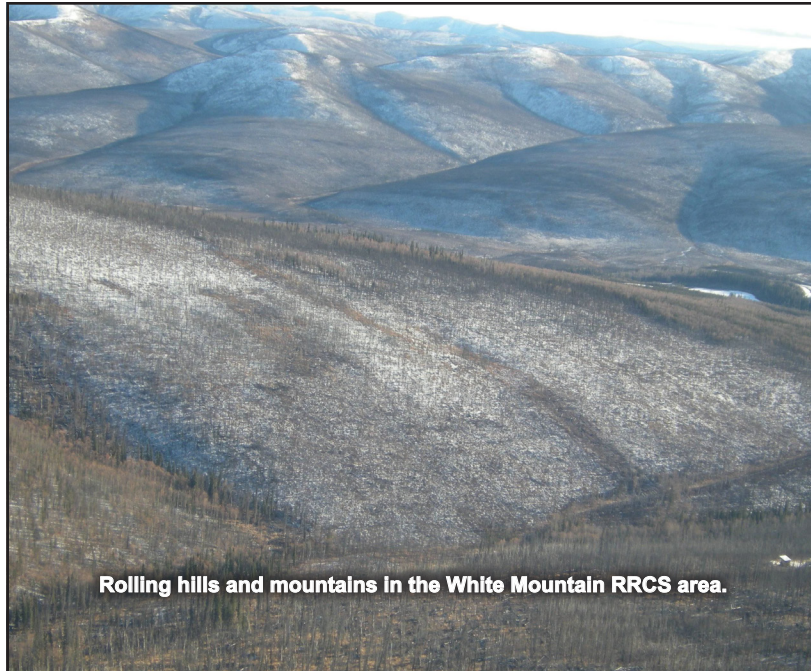


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

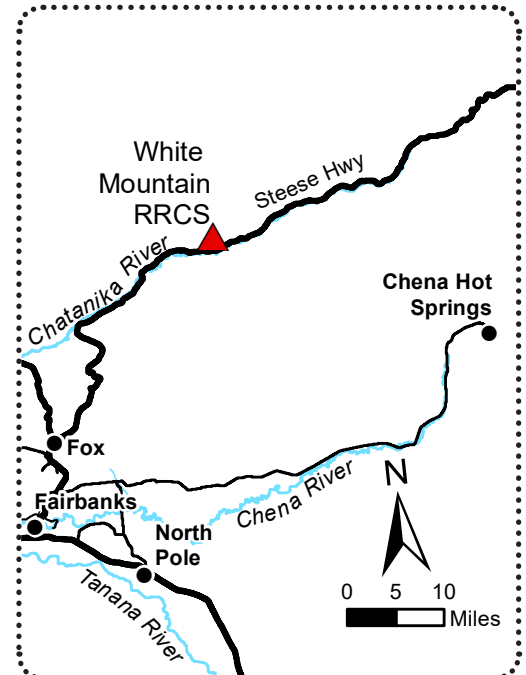




# White Mountain II RRCS



Rolling hills and mountains in the White Mountain RRCS area.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1191	418956	T	20.000	\$16,300
1190	418961	P	20.000	\$16,300

## 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. ADL 410505 is a dedicated public access easement to the parcels. Access to White Mountain RRCS area requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details.

## UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

## LOCAL GOVERNMENT

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. 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 for details.

## RESTRICTIONS

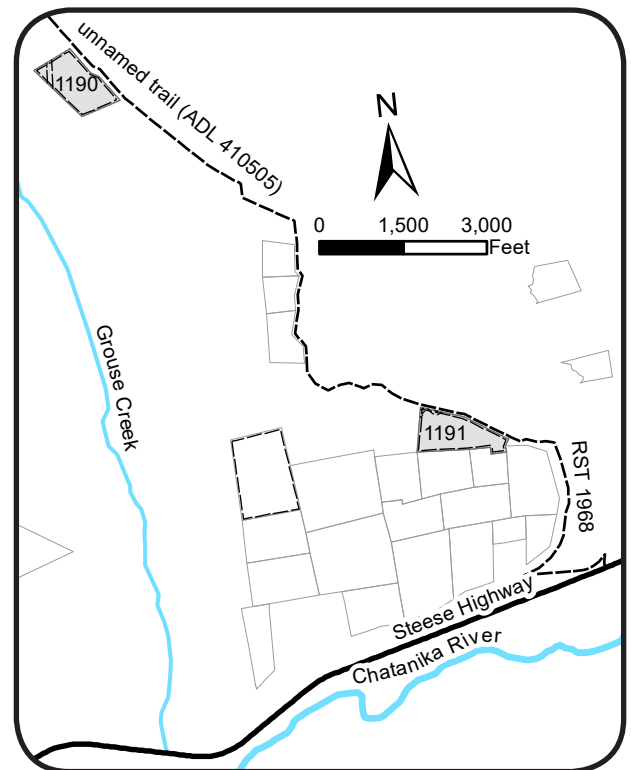
Parcels are subject to all platted easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

White Mountain II RRCS is survey ASLS 2011-18, located in F005N004E14,15, 24. The survey has been recorded as plat 2013-94, in the Fairbanks Recording District.

## RIGHT-OF-WAY

Some rights-of-way within the area are established trails. Others are undeveloped.

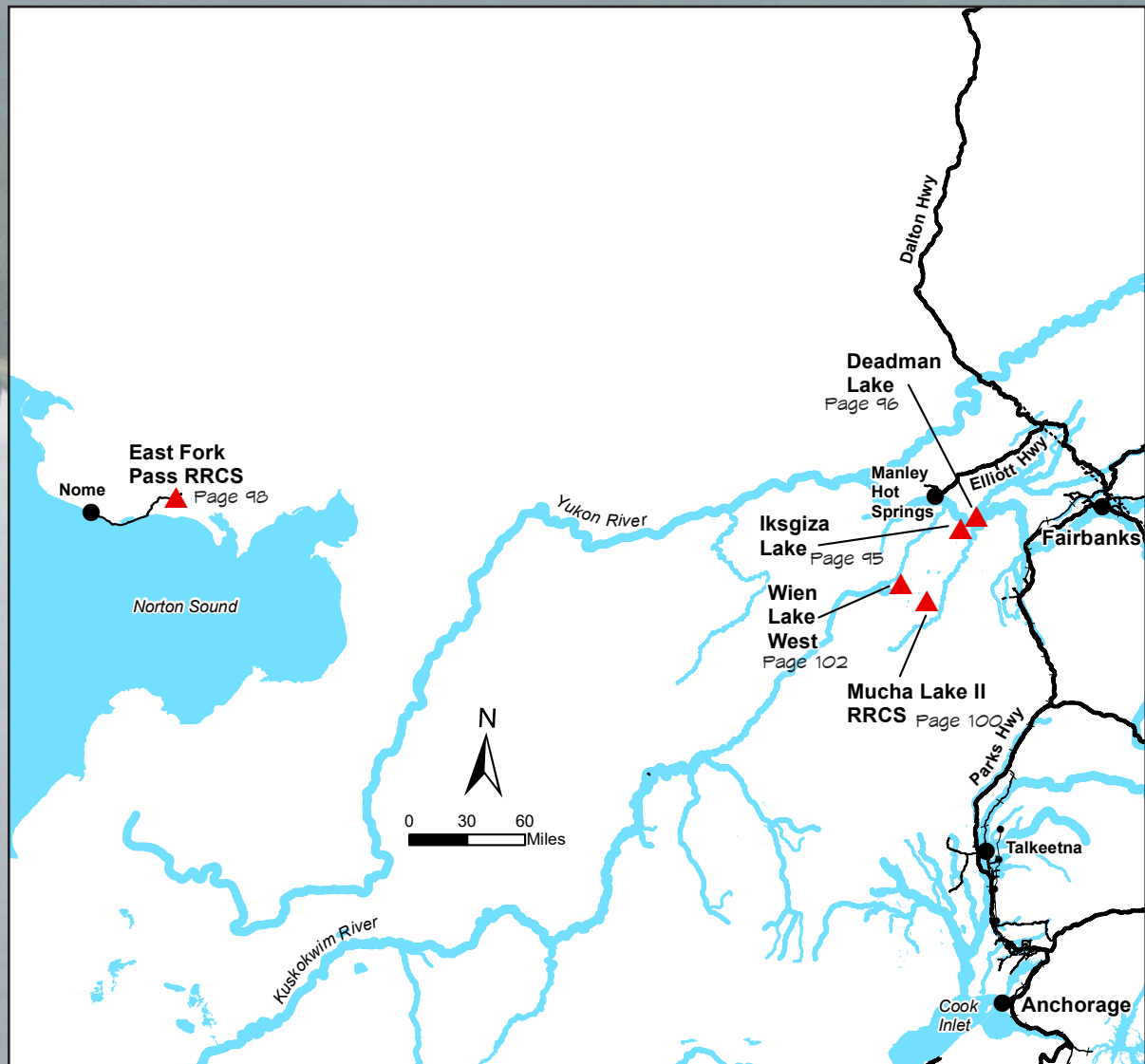


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



## Interior Remote

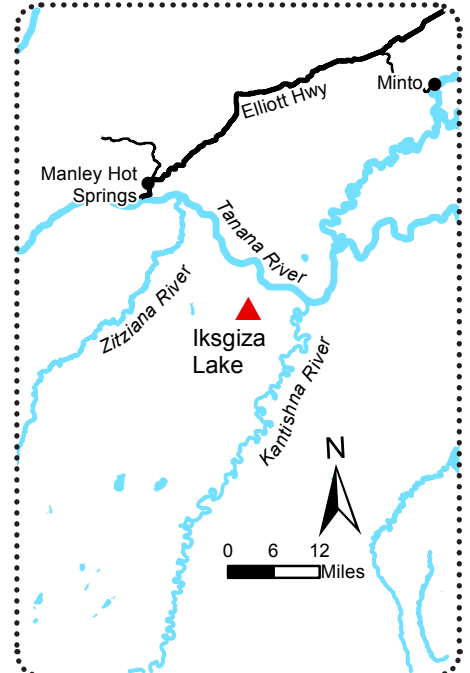
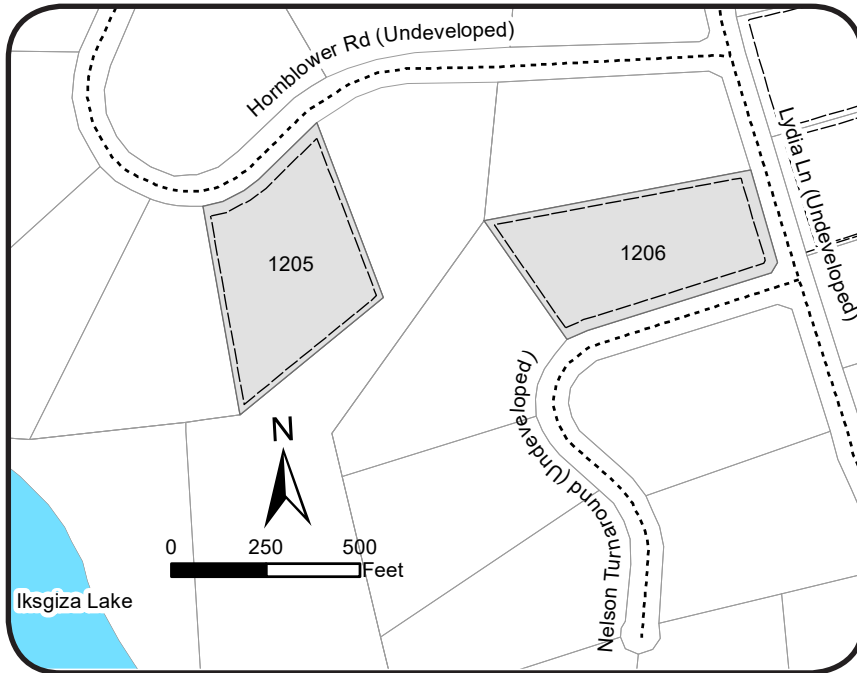
Interior remote parcels are located from Nome to west of Fairbanks. They offer recreational opportunities including hunting, fishing, boating and snowmachining. The best access to these parcels is by boat or air, though snowmachine access may also be possible. During the summer, East Fork Pass parcels are accessible via the Nome-Council Road.







# Iksgiza Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1206	407412	16	3	4.693	\$3,800
1205	407447	14	3	4.700	\$3,800

## LOCATION

Iksgiza Lake is approximately 65 air miles west of Fairbanks, several miles south of the Tanana River.

## ACCESS

Access is by plane to Iksgiza Lake and then via State land and undeveloped rights-of-way to individual parcels.

## UTILITIES

There is no municipal water supply or sewer system. 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.

## LOCAL GOVERNMENT

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 for details.

## RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, pedestrian access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

## SURVEY & MTRS

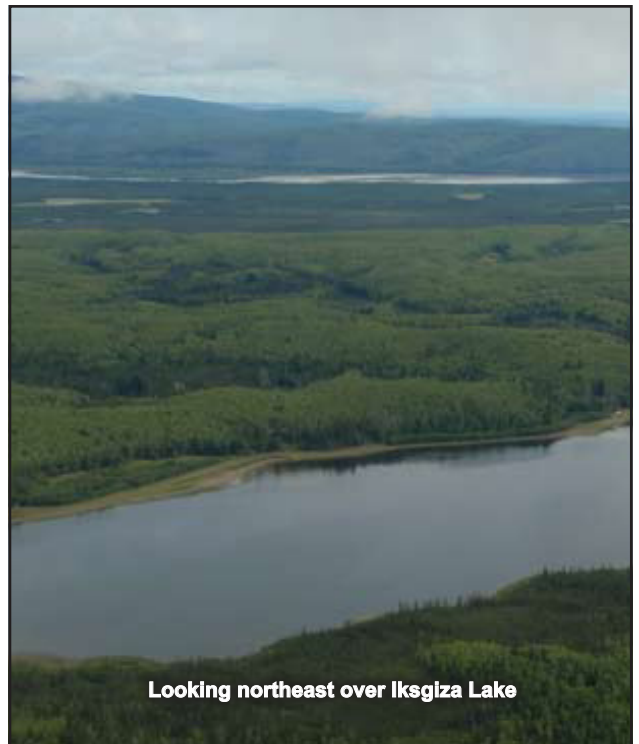
Iksgiza Lake is survey ASLS 81-54, located in F002S013W08. The survey has been filed as plat 81-6 in the Manley Hot Springs Recording District.

## RIGHT-OF-WAY

The rights-of-way are undeveloped.

## HOMEOWNER'S ASSOCIATION

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 August 31, 1981 in the Manley Hot Springs Recording District as document # 1981-000336-0.



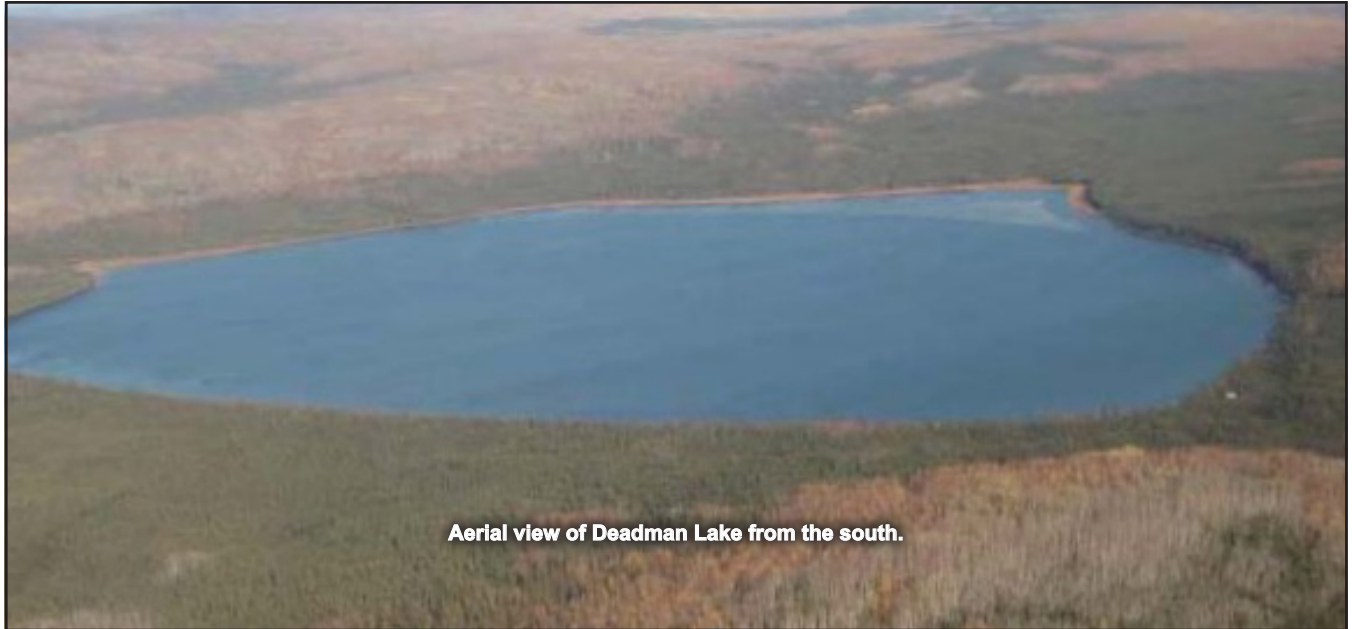
Looking northeast over Iksgiza Lake

**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  
Fairbanks,  
Elliott Hwy.  
N. Parks  
Highway  
Richardson,  
AK Highways  
Steese  
Highway  
Interior  
Remote  
General  
Information



## Deadman Lake



Aerial view of Deadman Lake from the south.

### LOCATION

Deadman Lake is approximately 3 miles north of the Tanana River, about 60 miles west of Fairbanks.

### ACCESS

Access is by float or ski plane to Deadman Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.

### UTILITIES

There is no municipal water supply or sewer system. 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.

### LOCAL GOVERNMENT

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 for details. These parcels are located on Tentatively Approved land, please see the "Tentatively Approved Lands" section for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

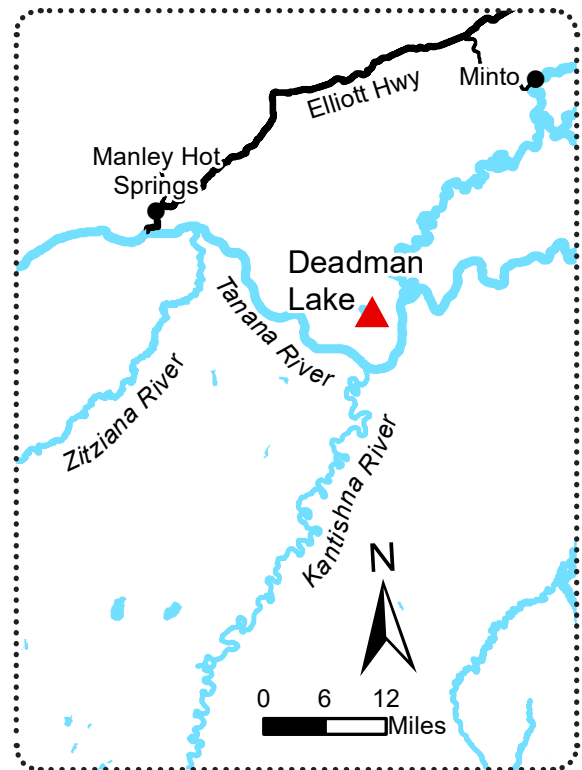
Deadman Lake is survey ASLS 81-40, located in F001S012W10, filed as amended plat 81-10 in the Manley Hot Springs Recording District. The re-subdivision of Tracts C & D of survey 81-40 has been filed as plat 81-9 in the Manley Hot Springs Recording District.

### RIGHT-OF-WAY

The rights-of-way within the subdivision are undeveloped.

### HOMEOWNER'S ASSOCIATION

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 August 31, 1981 in Book 12, Page 139 in the Manley Hot Springs Recording District, as document #1981-000338-0.



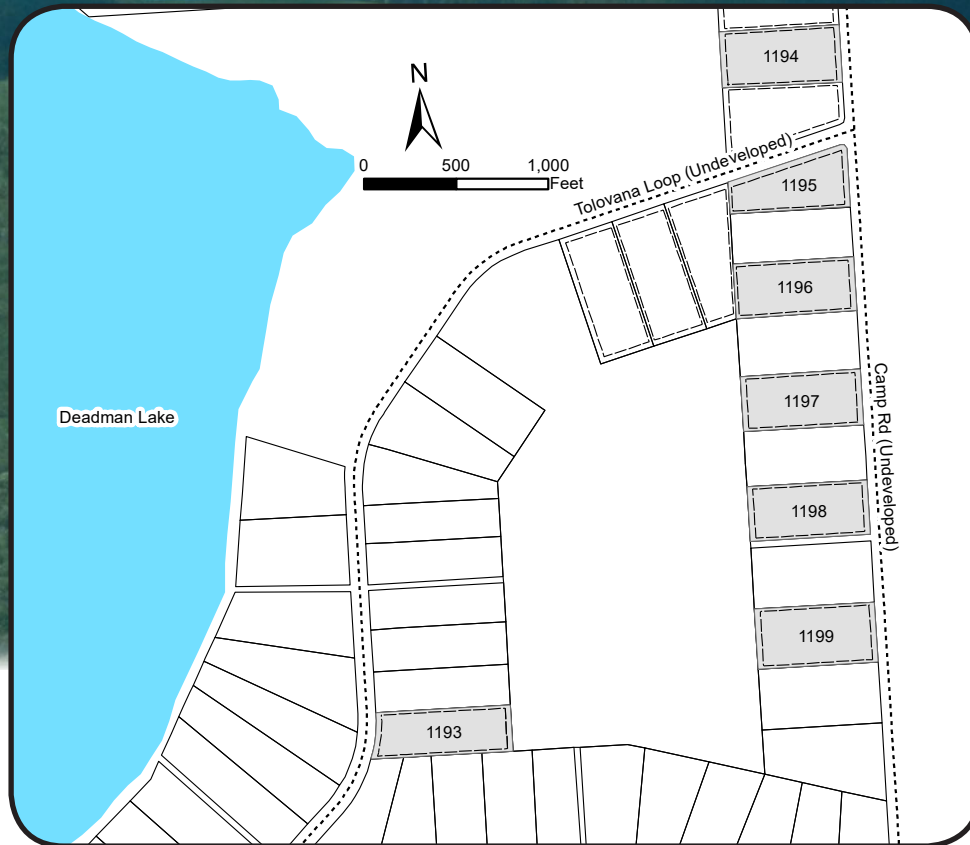
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Deadman Lake

Approaching Deadman Lake from the west.



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1193	407591	ASLS 81-40	9	10	4.28	\$3,800
1194	419022	ASLS 81-40 Resub	2	11	4.646	\$4,100
1195	419017	ASLS 81-40 Resub	31	10	3.864	\$3,700
1196	419015	ASLS 81-40 Resub	29	10	4.594	\$4,100
1197	419013	ASLS 81-40 Resub	27	10	4.531	\$4,000
1198	419011	ASLS 81-40 Resub	25	10	4.669	\$4,100
1199	419009	ASLS 81-40 Resub	23	10	4.988	\$4,400

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## East Fork Pass RRCS



Ground view of vegetation within the staking area.

### WHY BUY?

East Fork Pass offers a unique opportunity to own a remote property outside of Nome. The area offers great views and is accessible by road from Nome.

### LOCATION

East Fork Pass RRCS is approximately 40 miles east-northeast of Nome, and 15 miles southwest of Council, Alaska between the East Fork Solomon and Skookum Rivers.

### ACCESS

Access is via the Nome-Council Road and a few trails leaving the Nome-Council road.

### UTILITIES

There is no municipal water supply or sewer system. 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.

### LOCAL GOVERNMENT

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

### NOTES

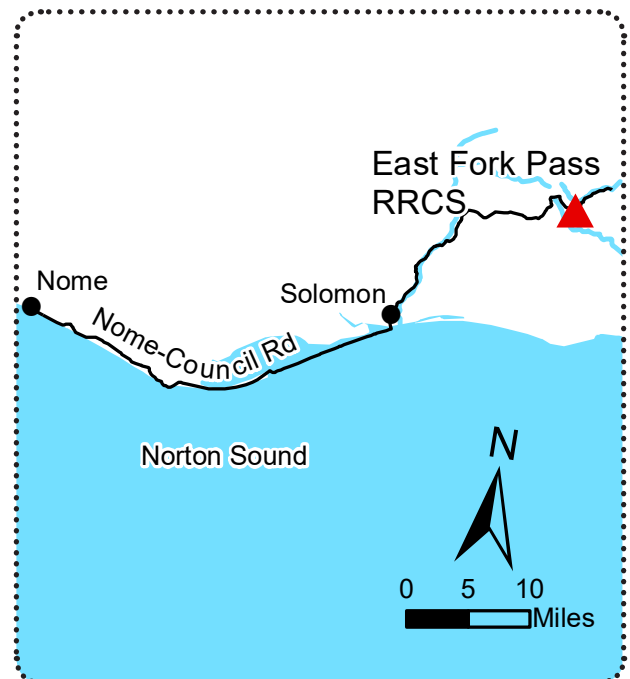
This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

East Fork Pass RRCS is survey ASLS 2016-10, located in K009S027W11,12,24. The survey has been recorded as plat 2018-8 in the Nome Recording District.

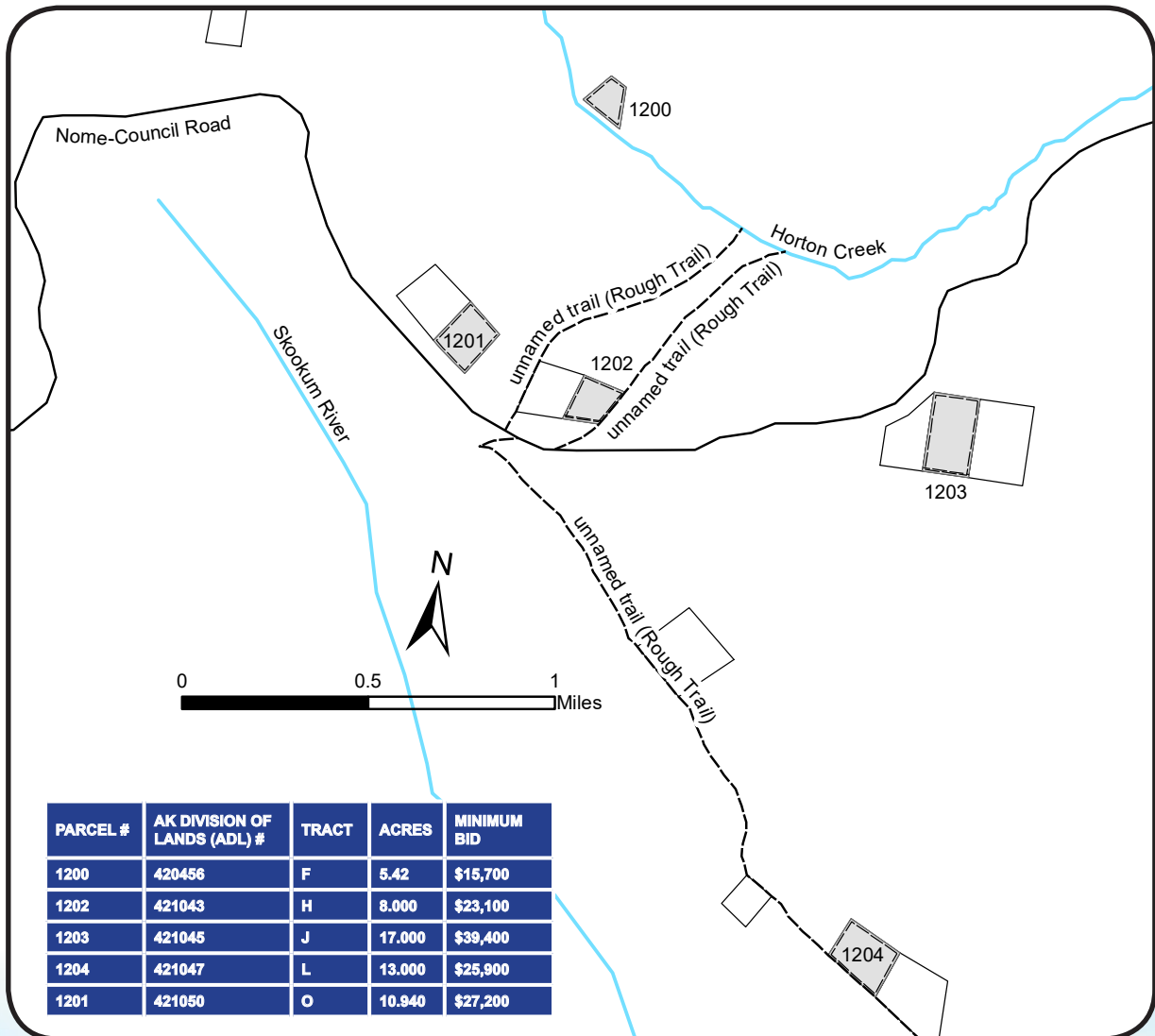


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## East Fork Pass RRCS



The Nome-Council Road which acts as an access point for the East Fork Pass RRCS.



## Mucha Lake II RRCS



Mucha Lake from the north.

### WHY BUY?

Mucha Lake II RRCS offers a truly remote getaway with great access for relaxing, snowmachining, hunting, fishing, and other outdoor pursuits.

### LOCATION

The Mucha Lake II RRCS is located 2 mile west of the Kantishna River, approximately 130 miles southwest of Fairbanks, and 60 miles southwest of Nenana.

### ACCESS

Mucha Lake II RRCS is accessible via airplane yearlong and there is also winter access via existing trails.

### 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). Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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. Please check with the borough for details of current ordinances.

### NOTES

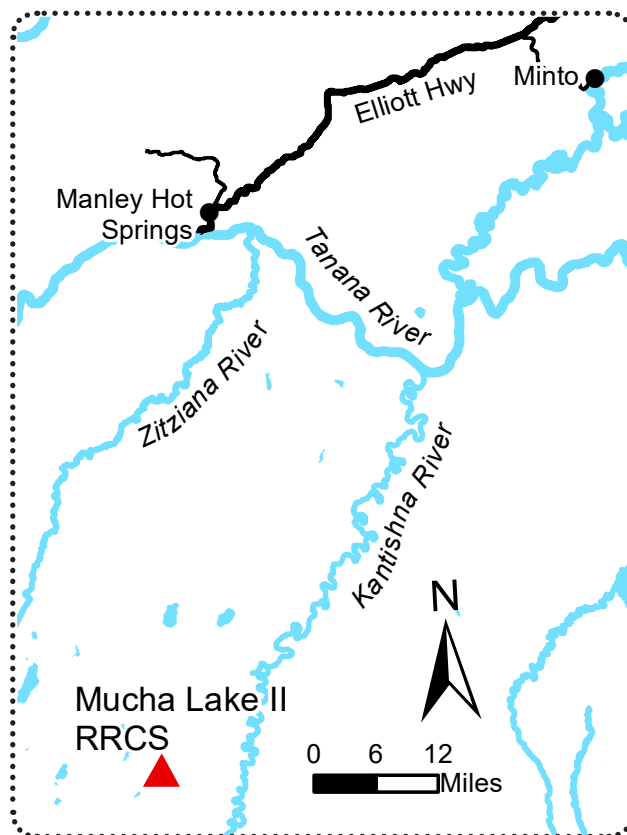
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and navigable water bodies, public access and utility easements and section line easements. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

### SURVEY & MTRS

Mucha Lake II RRCS is survey ASLS 2003-41, located in F008S017W14. The survey has been recorded as plat 2006-193 in the Fairbanks Recording District.

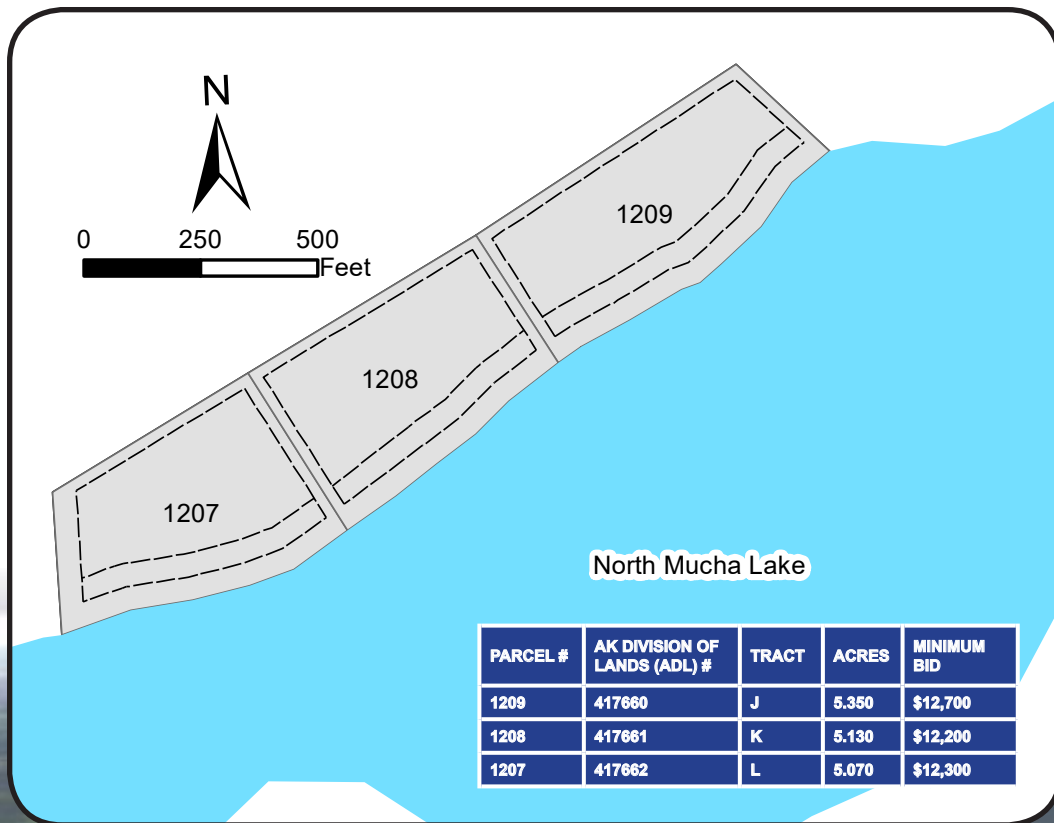


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





## Mucha Lake II RRCS

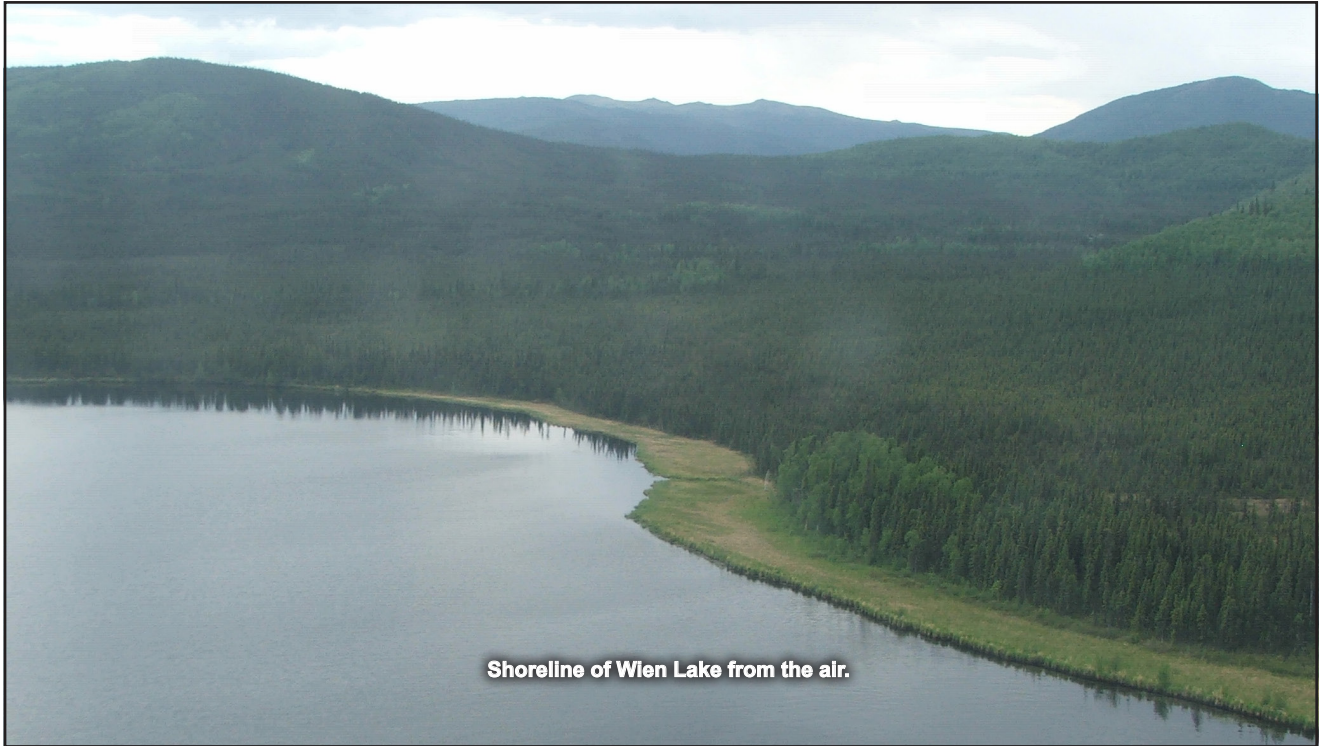


Aerial view of the Mucha Lake region.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## Wien Lake West



Shoreline of Wien Lake from the air.

### WHY BUY?

Wien Lake offers remote lake-front parcels, with great access for a variety of outdoor pursuits.

### LOCATION

Wien Lake is approximately 65 miles southwest of Nenana.

### ACCESS

Access is by float or ski plane to Wien Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

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 for details.

### RESTRICTIONS

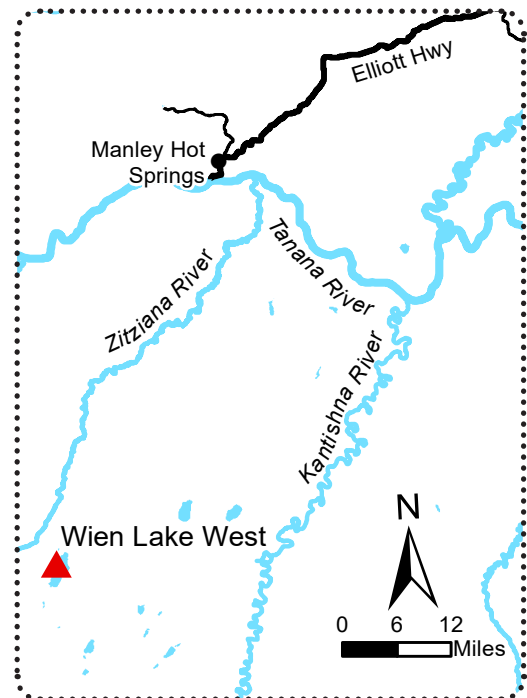
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Wien Lake West is survey ASLS 2013-30, located in F006S019W27, 28, 33, 34. The survey has been recorded as plat 2015-35 and is subject to EV-3-237, recorded as plat 2017-37 in the Fairbanks Recording District.

### RIGHT-OF-WAY

The right-of-way in the northern portion of the subdivision is a trail.

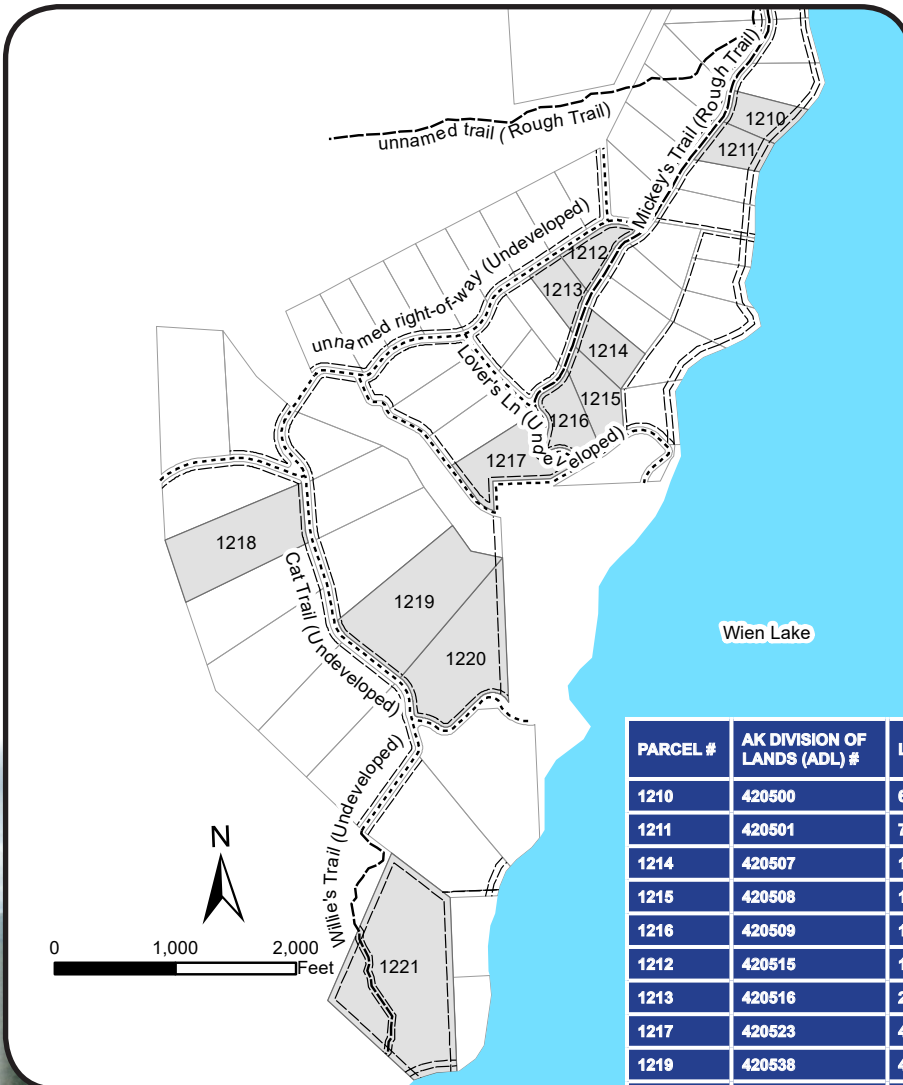


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## Wien Lake West



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1210	420500	6	2	3.510	\$14,400
1211	420501	7	2	3.360	\$14,400
1214	420507	13	2	4.400	\$3,100
1215	420508	14	2	4.730	\$3,300
1216	420509	15	2	4.800	\$3,400
1212	420515	1	3	3.410	\$2,700
1213	420516	2	3	3.400	\$2,700
1217	420523	4	4	7.160	\$4,400
1219	420538	4	7	16.530	\$7,200
1220	420539	5	7	14.580	\$6,600
1218	420541	2	8	13.770	\$6,500
1221	420548	3	9	29.670	\$36,200

Southwest shoreline of Wien Lake.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteele  
HighwayInterior  
RemoteGeneral  
Information



## HOW THE STATE SELLS LAND

The State of Alaska sells land to the public through several different programs: **Sealed-Bid Auction**, **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 "Purchase Information" section for details of contract length and interest rates.*



### Sealed Bid Auction

The **Sealed-Bid Auction**, detailed in the Auction 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 the annual auction. The auction gives Alaskan residents an exclusive opportunity to buy a piece of state land!

### Over-the-Counter (OTC)

**Over-the-Counter (OTC)** sales follow the Auction and allow anyone, including Alaska residents, non-residents, and businesses, to buy land offered OTC on a first-come, first-served basis at a fixed price. **OTC sales are available online or in-person only! Mailed-in applications to purchase land OTC will not be accepted.**

**1st OTC Offering:** Newly available OTC parcels will be priced at 30% above their appraised fair market value for the first two weeks they are available. Over-the-Counter parcels from previous Auctions will not change in price during this period and will remain available at their appraised value.

**2nd OTC Offering:** Parcels that remain unsold after the 1st OTC Offering will then be made available Over-the-Counter at 15% above their appraised fair market value for 2 weeks beginning on the day after the 1st OTC Offering closes. Again, OTC parcels from previous auctions will not change in price during this period and will remain available at their appraised value.

Remaining parcels after the 2nd OTC Offering will be made available Over-the-Counter at their appraised fair market value beginning on the day after the 2nd OTC Offering closes. These parcels remain available until they are sold.

### 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 tentatively planned for the fall of 2019. 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 the 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. From time to time, parcels created through the RRCS program are returned to state ownership or are created administratively; you will see a number of these RRCS parcels for sale in this auction brochure.





## 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 OTE program was the State's first stake-it-yourself program, which allowed individuals to stake, survey, and purchase their own parcel of State land in remote areas.

**1966 Agricultural Sales** encouraged development of land suitable for agriculture.

**1977 Homesite Program** - The State's first "prove-up" program, which 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** was similar to and replaced the remote parcel program. 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

In **1999**, DNR resumed land sales.

**1999 Sealed-Bid Auction Sales** - DNR began reoffering its inventory of unsold and foreclosed parcels.

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

**2001 Remote Recreational Cabin Sites (RRCS)** ) revived and replaced previous staking program without the prove-up requirements. 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 New Subdivisions** were added to the auctions. DNR offers a combination of newly surveyed subdivisions, parcels being reoffered from previously-surveyed subdivisions, and parcels created through the RRCS program.



## GENERAL INFORMATION



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## WHAT TO KNOW BEFORE YOU BID

### Brochure Changes and Errata

Offering brochures are intended for informational purposes only and do not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called "Errata." You may obtain a copy of new or existing Errata from the DNR Public Information Offices or online at <http://landsales.alaska.gov>.

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

### Inspect the Site

**Important:** It is your responsibility to fully review the offering materials and **personally locate and thoroughly inspect the land before submitting a bid or application.**

DNR strongly urges participants to first review all information and then personally inspect the land before submitting a bid or application. The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, neither 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**.





## **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 their needs.

Parcels are sold **AS IS** and **WHERE IS** with all faults and in the condition as of the date of the sale. The State of Alaska makes no warranty, expressed nor implied, nor assumes any liability whatsoever regarding the social, economic, or environmental aspects of the parcel, including and without limitation: the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the land and be thoroughly acquainted with its condition prior to bidding or applying for a lease, contract, or patent. It is also the responsibility of all interested parties to determine and consider 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, in your decision to enter into a lease, contract, or purchase.

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

**Auction Participants:** 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. **Parcels are legally defined by the survey monuments and recorded survey plats. Parcels are not defined by the location of trails, brushed areas, or by information in this brochure, on DNR's websites, or other maps.**

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 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 case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <http://store.usgs.gov> or at the Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, by phone at (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/findYourDistrict.cfm>.

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

Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteese  
HighwayInterior  
RemoteGeneral  
Information



## **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 of Mining, Land, and Water (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.

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 has no further liability to the lessee, purchaser, or any third party for termination of the contract. 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.

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 our current offerings, the following parcels are all or in part on tentatively approved lands:

## **Parcels**

**Nakwasina Sound, Parcels 1109 to 1012**

**Ridgeview Addition No. 1, Parcel 1038**

**Snake Lake, Parcels 1091 to 1093**

**Snake Lake RRCS, Parcels 1094 to 1097**

**June Creek, Parcels 1134 to 1149**

**Tok Triangle Phase IV, Parcels 1178 to 1182**

**Tofty, Parcel 1192**

**Deadman Lake, Parcels 1193 to 1199**

## **Misrepresentation - False Information**

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

## **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 40.25.110 *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) (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 lease or 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**

Brochures are intended for informational purposes only and do 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 of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the applicant or apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings. In the event that DNR cancels an offering, deposits will be returned.

## **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 or application period and may not acquire land within the first 30 days that it is available Over-the-Counter** (11 AAC 67.005 *General Qualifications*). If you have questions about employee eligibility, contact one of the DNR Public Information Centers.

## **Auction Appeals**

An aggrieved bidder may appeal the auction results for a parcel they have bid on in writing to the Commissioner (AS 38.05.055 *Auction Sale Procedures*). Appeals must be received within 5 days of the Sealed-Bid Auction. 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). ***Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at \$200 under the provisions of 11 AAC 05.160(a) and (b).***

## **Appeals Provision**

A person affected by the terms and conditions of this competitive disposal may appeal it, in accordance with 11 AAC 02 *Appeals*. Any appeal must be received within 20 calendar days after the date of issuance of the notice of this competitive disposal, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, AK 99501; faxed to (907) 269-8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

***Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at \$200 under the provisions of 11 AAC 05.160(a) and (b).*** If no appeal is filed by that date, this competitive disposal will proceed as described herein. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

## **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. 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 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 will be nonrefundable. See the *"Sealed-Bid Auction Procedures"* section of this brochure for more information.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteese  
HighwayInterior  
RemoteGeneral  
Information



## **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 1360, 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.

## **Bidding on Multiple Parcels**

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.

**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 #486 you would need to notify DNR of your wish to relinquish one of the two parcels by 5:00 pm on Monday, July 15, 2019.** The next highest qualified 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.

## **Multiple Bidders Bidding Together**

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 \$240 assignment fee for individuals or a \$320 assignment fee for businesses and a \$25 recording 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.





## QUALIFYING FOR THE SEALED-BID AUCTION

### Qualifying for Land Sales Programs

Participants in all State of Alaska Land Sales programs must be age 18 or older. To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident. Alaskan residency and United States citizenship is not required to participate in Over-the-Counter sales. Businesses purchasing land must be registered in the State of Alaska.

### Alaska Residents ONLY May Participate

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident as defined by AS 01.10.055 *Residency*. This statute 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." You must 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 sold at auction.

**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 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. Filing a *DD Form 2058, State of Legal Residence Certificate*, is not sufficient proof of Alaska residency on its own. 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.

### SEALED-BID AUCTION AND OVER-THE-COUNTER FEES

#### ALL AUCTION WINNERS

Contract Application Fee.....	\$360
Patent Application Fee .....	\$240
Recording Fee:	
Contract .....	\$45
Patent .....	\$25

#### OVER-THE-COUNTER PURCHASES

Contract Application Fee:	
Individual.....	\$360
Business .....	\$440
Patent Application Fee:	
Individual.....	\$240
Business .....	\$320
Recording Fee:	
Contract .....	\$45
Payoff .....	\$25

#### ASSIGNMENTS

Individual.....	\$240
Business .....	\$320
Recording Fee .....	\$25

#### MISCELLANEOUS

Late Payment Fee .....	\$50
Appeal Fee .....	\$200
NSF Fee .....	\$50
Reinstatement Fee .....	\$50
OR 5% of total amount in default, whichever is larger	



## **Proof of Alaskan Residency**

Only Alaska residents may submit bids in the Sealed-Bid Auction. In addition, you must prove Alaska residency to qualify for a Veteran's Discount.

In accordance with AS 01.10.055 *Residency* and 11 AAC 67.005 thru .010 *Disposal of Land Administrative Provisions*, you must show you were physically present in Alaska the one year (12 months) prior to the date of the auction, or the date of Over-the-Counter purchase, if applying for a Veteran's Discount, with the intent to remain indefinitely. 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 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 participate in the offering and may result in the forfeiture of some or all of your deposit and fees. You are strongly encouraged to gather the required documentation well in advance of the required date of submission.**

Proof of residency must include:

1. **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 before bidding or applying to inquire about acceptable substitutions for this requirement. If you have a driver's license or ID card issued by another state, you are not considered an Alaska resident for the purposes of these programs.
2. **AND ONE of the following items:**
  - 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 Veteran's Land Discount.

To confirm PFD eligibility or payment, follow these directions:

1. Go to **<http://pfd.alaska.gov/>**
2. Click on the blue "myPFD" button.
3. Click on the blue "Yes, proceed." button.
4. On the "myPFDInfo Application Search" page, choose the most recent year as the Dividend Year, and fill in the remaining Applicant Details fields with your personal information.
5. Click the "Submit Search" button.
6. After the screen loads, print, photograph, or take a screenshot of the "PFD Information for [Your Name]" page that shows your name and the Application status.
7. Send the printout or the file of the "PFD Information for [Your Name]" page to DNR Land Sales.

**Proof of residency should be submitted only after it has been requested by DNR.** Notification will include where to send your proof of residency documentation





## Residency Consideration for Active Duty U.S. Armed Forces Personnel

If you are on active duty in the U.S. Armed Forces (or are accompanying a family member on active duty) during part or all of the year leading up to the auction, the following considerations apply to establishing or maintaining Alaska residency.

- If military service takes you out of Alaska, you can retain Alaska residency by continuing to register Alaska as your permanent residence with the military, maintaining your Alaska driver's license, and maintaining other ties with Alaska such as receiving the Permanent Fund Dividend, voting, maintaining vehicle registration, etc. The expiration date of non-commercial Alaska driver's licenses is automatically extended while you or your spouse is on active duty outside of Alaska; see <http://doa.alaska.gov/dmv/akol/military.htm> and 2 AAC 90.430 *Driver License Renewal Extension for Military Personnel and Spouses of Military Personnel* for details.
- If military service has brought you to Alaska, you must take additional actions to establish Alaska as your residence, such as: obtaining an Alaska driver's license or state ID card, registering to vote and voting, registering your vehicle, or registering Alaska as your residence with the military.

If you have questions about residency and military service, please contact the Land Sales team prior to bidding, or applying for a Veteran's Land Discount.



## 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 thru .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 Alaska 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 "Proof of Residency" and "Residency Considerations for Active Duty U.S. Armed Forces Personnel" sections 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 sales. 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 Land Discount are once in a lifetime benefits. Please see those sections of the brochure for details.





## HOW TO BID

Bidding forms are available in this brochure, on the DNR website at <http://landsales.alaska.gov> and at the DNR Public Information Centers. Bidding forms may be reproduced. Alternatively, bids may be submitted online using a credit card. **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 items:

1. A completed 2019 Alaska State Land Auction Bid Form;
  - You must certify and prove that you meet the eligibility requirements for the program (see "*Qualifying for the Sealed-Bid Auction*" section of this brochure).
  - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit ;
  - A separate bid deposit must be included for each bid submitted.
  - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veteran's Land Discount. \* **(CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!)**  
\*VETERANS PLEASE NOTE: If you will be applying for the Veteran's 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 "*Veteran's 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.**
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.





## 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:**

<b>2019 ALASKA STATE LAND AUCTION #486 - SEALED BID ENCLOSED</b>
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 "**2019 ALASKA STATE LAND AUCTION #486 - 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:

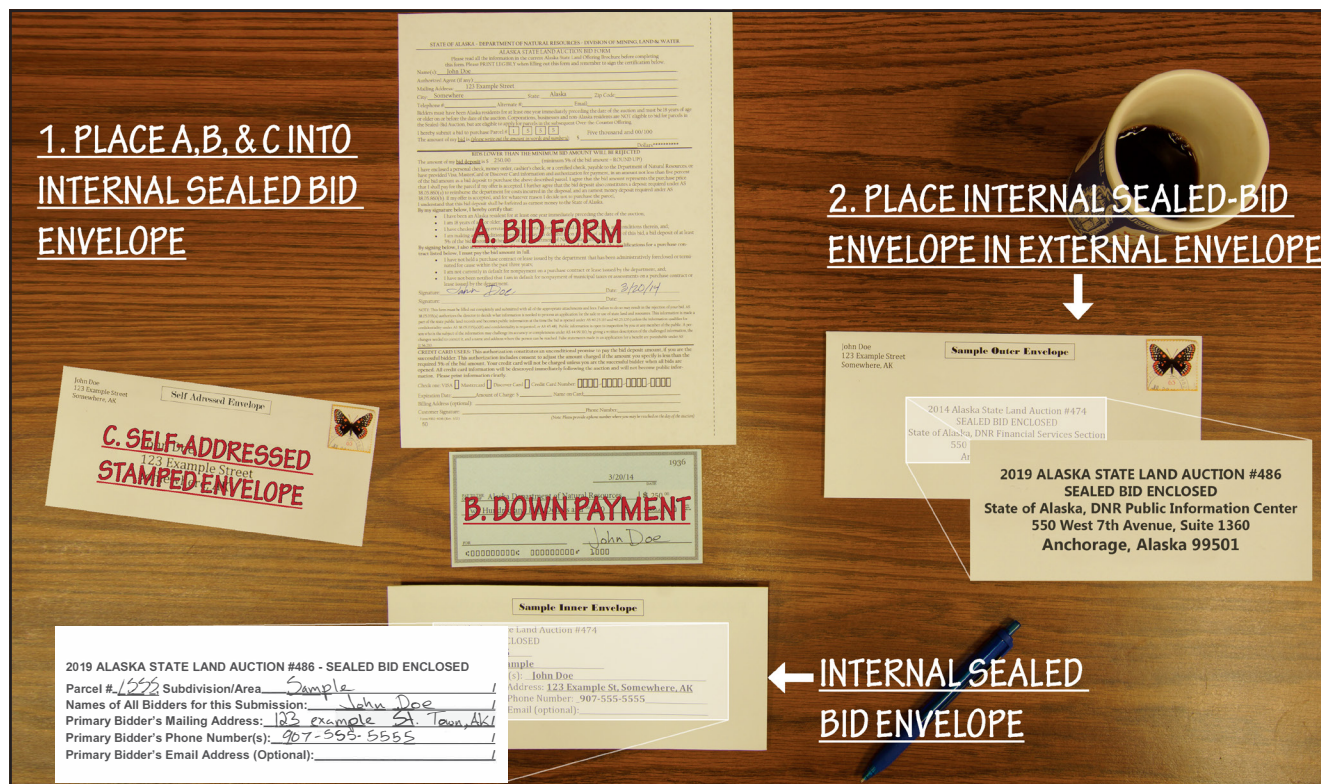
<b>2019 ALASKA STATE LAND AUCTION #486</b>
<b>SEALED BID ENCLOSED</b>
State of Alaska, DNR Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, Alaska 99501

**Please do not mail applications to any other address.** 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 "**2019 ALASKA STATE LAND AUCTION #486 - 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



## 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 "How To Bid" 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 Veteran's 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 Veteran's Land Discount, the discount will be deducted from the purchase price **after** the offering (see the "Veteran's Land Discount" section of this brochure for more detailed information).

### Sealed-Bid Auction Bidding Period

**All bids for the 2019 Alaska State Land Sealed-Bid Auction #486 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Friday, March 22, 2019 and no later than 5:00 p.m., Friday, June 28, 2019.** 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 10, 2019, in the Robert Atwood Building located at 550 West 7th Avenue, Anchorage, Alaska 99501. All complete, timely 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 Sealed-Bid Opening Determined by Number of Bids Received for Each Parcel**

For the general Sealed-Bid Auction, 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 number (not ADL number) 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 #486. For more information, please refer to the "*Auction Bidder Qualification*" section in 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.**

## **Common Bidding Errors**

Omissions of the following items are considered bid errors and will result in the rejection of a bid.

### **A bid form must:**

- Contain a valid bid amount. If the numeric amount is missing, illegible, or inconsistent with the written amount, the written amount prevails.
- Contain a valid, legible parcel number. An ADL number, subdivision lot and block, or subdivision tract are not acceptable.
- Contain a valid signature.
- Be received by the deadline.
- Be submitted by an eligible bidder.
- Be accompanied by a bid deposit. The bid deposit must be 5% or greater than 5% of the appraised value of the parcel the bid amount. Bid deposits may be submitted by check, cashier's check, money order, or credit card. Check with one of the Public Information Centers to confirm which credit card types are currently accepted.

### **Personal checks, cashier's checks, or money orders must:**

- Be valid.
- Contain a signature that matches the name on the check.
- Be made out to the "State of Alaska", "Department of Natural Resources", "Department of Revenue", or a recognizable abbreviation of such.

### **Credit card authorization forms must:**

- Contain a valid credit card number.
- Have a signature matching the name on the card provided.

### **The following bid errors may be curable.**

#### **On a bid form:**

- A miscalculated deposit, up to \$100 less than 5% of the bid amount.
- Lack of signature from a second or subsequent bidder.

#### **On a check or money order:**

- If only a written or only a numeric amount is given, the amount that is given prevails.
- If the written amount and numeric amount are inconsistent, the written amount prevails.

#### **On a credit card authorization form:**

- Invalid or incorrect card type, number or expiration, if it is clearly a clerical error.
- Declined credit card. DNR has no way to know why the card was declined, and cards are often declined due to a daily limit even though the customer has adequate credit available.



## **Refunds**

In accordance with 11 AAC 67.007 *Application*, application fees and document handling fees are nonrefundable and will be retained by the State.

DNR will not refund the deposit money, up to a maximum of 5% of the total purchase value, from bidders or applicants who have chosen not to purchase the land, for any reason. The deposit amount in excess of 5% may be refunded.

All refund requests must be in writing and must clearly describe the circumstances and reasons for the refund and must be submitted prior to the issuance of a sale contract. Once a contract has been issued a deposit, or any other payments on the account, will not be refunded.

In the event that DNR withdraws a parcel after a bid or application has been received, the deposit and document handling fee will be completely refunded. If a bid or application is submitted based on inaccurate information received from DNR and DNR agrees its staff provided inaccurate information, the Department, in its discretion, may refund deposit money or allow the deposit money to be applied to another parcel purchase.

## **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 by 5 p.m., August 31, 2019:**

1. Proof of eligibility;
  - You must certify and prove that you meet the eligibility requirements for the program (see "*Qualifying for the Sealed-Bid Auction*" section).
  - If there is more than one bidder, all bidders must provide proof of eligibility.
2. A completed Declaration of Intent Form;
3. The appropriate document handling fee (11 AAC 05.100, *Fees*);
4. If applying for a Veteran's Land Discount, a *Veteran Eligibility Affidavit* and required documentation (see "*Qualifications for Veteran's Land Discount*" section of this brochure);
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.







## BUYING LAND OVER-THE-COUNTER (OTC)

As of March 2019, DNR has over 50 parcels available for purchase Over-the-Counter (OTC) on a first-come, first-served basis. Parcels currently available OTC are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available OTC and purchase information is available online at: <http://landsales.alaska.gov/>.

Parcels not sold in the 2019 Sealed-Bid Auction may be made available in the subsequent Over-the-Counter Offerings. **DNR will continue to use the procedures for parcels new to OTC sales introduced in 2016. DNR has discontinued the use of IOTC offerings and will offer parcels not sold through regular competitive auction through the following OTC process:**

At 10:00 a.m., Wednesday, July 24, 2019, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov/>. In the OTC offerings, parcels are offered first-come, first-served.

- From 10:00 a.m., Wednesday, July 24, 2019 through 5:00 p.m., Tuesday, August 6, 2019, parcels will be available for purchase at up to 30% above the appraised fair market value (up to 30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, August 7, 2019 through 5:00 p.m., Tuesday, August 20, 2019, remaining parcels will be available for purchase at up to 15% above the appraised fair market value (up to 15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, August 21, 2019, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

OTC sales will be online only at <http://landsales.alaska.gov/> or in-person at DNR's Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted.

### OTC Applicant Qualifications

Corporations, businesses, and non-Alaska residents **ARE** eligible to apply in the 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 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 valid and current 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 Sales

In the OTC Offerings, **you may purchase as many parcels as you like**. A separate purchase must be submitted for each parcel.

### No Withdrawal of Applications from the Over-the-Counter Sales

Please give careful consideration to your applications, once you have submitted an application for the OTC Offering, your 5% down payment, contract or patent application fee, and recording fee are nonrefundable.

### How to Purchase an Over-the-Counter Parcel

To purchase a parcel, go to <https://dnr.alaska.gov/mlw/landsales/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 are available on the individual parcel pages. The online purchase process will ask for a MasterCard, Visa, or Discover credit card to pay the deposit of 5% of the purchase price, the contract or patent application fee, and the recording fee.

**OTC sales will be online only at <http://landsales.alaska.gov/> or in-person at DNR's Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted.**

**VETERANS: If you will be applying for the Veteran's Land Discount, DNR must also receive your proof of eligibility for the program (see "Veteran's Land Discount" section of this brochure for more information).**

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliot Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteese  
HighwayInterior  
RemoteGeneral  
Information



## PURCHASE INFORMATION

The State of Alaska Department of Natural Resources (DNR) offers financing on land sales with a down payment of 5% of the purchase price. Parcels may also be purchased by paying the full price at the time of sale; there is no prepayment penalty.

DNR does not allow early entry for development activity until the sale contract is issued, per AS 38.05.065 *Terms of contract of sale*. If financing a land sale with DNR, the sale contract gives you the right to develop and use the parcel during the contract. In the event that a purchaser pays off the parcel at the time of purchase, development activity is not allowed until the patent has been issued.

**Note:** It may take several months or more for your contract or patent to be issued and you should anticipate longer wait times after the annual Sealed-Bid Auction.

### State Financing

DNR offers financing through land sales contracts. A DNR land sale contract is a legally binding purchase agreement in which ownership is transferred after terms of the contract are satisfied. A DNR contract is different from a mortgage in that equity is not earned during the life of the contract. If you fail to make payments, or default on the contract in other ways, DNR retains all monies paid to that point, and retains ownership of the land. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated. If you are purchasing more than one parcel, separate sale contracts will be issued for each parcel.

Land sale contracts can be issued for land purchases over \$2,000. The interest rate is set by law at 3% plus the prime rate at the time the contract is written and is fixed for the life of the contract. The length of the contract depends on the amount being financed as follows:

1. \$2,000.00 or less must be paid in full at time of purchase;
2. \$2,000.01 to \$9,999.99, contract length is 5 years;
3. \$10,000.00 to \$14,999.99, contract length is 10 years;
4. \$15,000.00 to \$19,999.99, contract length is 15 years; and
5. \$20,000.00 or more, contract length is 20 years.

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 contract or patent application and recording fee will be due upon application for an Over-the-Counter (OTC) parcel or at a date specified in the Auction brochure for an apparent high bidder in the Sealed-Bid Auction. If an apparent winner or purchaser fails to comply with these requirements, or it is the applicant's decision not to move forward, the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.

### Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with DNR, 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 Contract Initiation & Revenue Recovery team at (907) 269-8594 or email [dmlw.contracts@alaska.gov](mailto:dmlw.contracts@alaska.gov) 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 DNR unless all 3 qualifications listed above are met. If the successful bidder or applicant for a parcel does not qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in deposit forfeiture and loss of purchase rights to the parcel.





## **Making Contract Payments**

After your contract has been drafted, it will be sent to you for signature. The cover letter will explain monthly payments and when your first payment is due. You are not required to make payments in the meantime. This correspondence will also include the methods by which you can remit your monthly payment. You can pay:

In person at one of our Public Information Centers in Anchorage, Fairbanks, or Juneau:

**Anchorage PIC**  
(Atwood Building)  
550 West 7th Ave., Suite 1360  
Anchorage, AK 99501

**Fairbanks PIC**  
3700 Airport Way  
Fairbanks, AK 99709

**Southeast Regional Office**  
400 Willoughby Ave., Suite 400  
Juneau, AK 99801

By mailing a check to:

**State of Alaska, DNR**  
**ATTN: Financial Services**  
550 W. 7th Avenue, Suite 1410  
Anchorage, AK 99501

Or Online at: <https://dnr.alaska.gov/ccpayments/>

DNR does not offer a service by which you can automatically make your monthly payment; however, your bank or credit union may offer a service by which you can automatically have a check mailed to DNR each month. Be sure your ADL (Alaska Division of Lands) number is referenced with each payment submission.

## **Transferring Ownership (Assignments)**

During a land sale contract with DNR, you may not sell the parcel or otherwise transfer the ownership of a parcel without DNR approval. Adding, removing, or changing the contract holders requires an assignment of contract and a document handling fee. The assignment of contract is then recorded as public record. Any change between the original intent to purchase; whether by bid, lease, purchase agreement, to the sale contract or patent requires an assignment. To request an assignment, please contact the Contract Initiation & Revenue Recovery (CIRR) team at [dmlw.contracts@alaska.gov](mailto:dmlw.contracts@alaska.gov) or (907) 269-8594

## **Receiving Title**

Once you have paid off the parcel and completed any other conditions of the sale, DNR will issue a state patent giving you title to the land. Once the patent has been issued and recorded, you own the land as detailed in the patent. The State of Alaska will retain ownership of the mineral estate of all land sold as required by the statehood act, the state constitution, and state law. Once patent is issued, any change in ownership of a parcel is a private transaction. If you need advice on deeds or other details of a sale after receiving patent, consult an attorney or title company.

## **Service Fees**

Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The date payment is due is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 *Terms of Contract of Sale* and 11 AAC 05.010. *Fees*. For updated fee amounts, contact Land Sales at [landsales@alaska.gov](mailto:landsales@alaska.gov) or (907) 269-8594.

## **Keep Your Address Current with Land Sales Section**

In accordance with 11 AAC 67.005(g) *General Qualifications*, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales Section (LSS) informed of their current address throughout the bid/application, lease, contract, and patent processes.

A *Change of Address Form* must be signed by the applicant or purchaser and submitted in writing to LSS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, fax (907) 269-8916, or by email to [landsales@alaska.gov](mailto:landsales@alaska.gov). The forms can be obtained upon request over the phone at (907) 269-8594, or via email. An application is subject to rejection if LSS is unable to contact the lessee, applicant, or bidder at the current address of record.

Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSS and your records may not be updated. **Failure to keep your address and contact information current with LSS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**



## VETERAN'S LAND DISCOUNT

The State of Alaska offers Alaska resident veterans a once-in-a-lifetime discount on the purchase of state land in accordance with AS 38.05.940 *Land Purchase Price Discount for Veterans*. Please read the eligibility requirements below to confirm you qualify. The discount is 25% of the purchase price, although the discount does not apply to certain costs which DNR incurred to develop the parcel for sale. The web page for each Auction/OTC parcel provides an estimate of the purchase price with the discount for that parcel. The details of how the discount amounts are calculated are detailed below.

### Qualifications for Veteran's Land Discount

To qualify for the Veteran's Land Discount, you must submit proof of eligibility. **Eligibility proof should be submitted only AFTER it is requested from you by DNR; you will be given a deadline by which the information must be submitted. OTC purchasers must submit these items within 30 days of the date of their purchase application to receive the discount.**

You must provide proof of the following items:

1. You are 18 years of age or older on the date of bid or application (11 AAC 67.055 *General Qualifications*);
2. You meet the Alaska residency requirements of this program as detailed at: <https://dnr.alaska.gov/mlw/landsales/info/akresident/>; and
3. A *DD Form 214* (Report of Separation from Active Duty) showing the qualifying length of active duty and character of the discharge. There are many versions of the *DD Form 214*, and some versions contain multiple pages. Please ensure that the pages you submit show both dates of service and character of discharge.
  - a. In accordance with AS 38.05.940 *Land Purchase Price Discount for Veterans*, you must prove you are a veteran that has:
    - i. 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; and
    - ii. Received an honorable discharge or general discharge under honorable conditions.
4. You will also need to complete the Veteran's Discount Application/Affidavit and sign it in front of a notary.

**Please note that if you are still on active duty and have not yet received a *DD Form 214*, you are not yet eligible for this discount.**

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 *DD Form 214* or its equivalent, will be required to proceed with purchase of the parcel at the full, non-discounted bid amount.

For OTC purchases, applicants who are unable to comply with Veteran's 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 *DD Form 214* and gather their other required documentation well in advance of the auction.**

### Once-in-a-Lifetime Benefit

**The Veteran's 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.**

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veteran's Land Discount, both must be eligible bidders/applicants but only one need be an eligible veteran and apply for the discount. Upon approval, a single 25% discount will be given and only the eligible veteran bidder/applicant will have exhausted their "once-in-a-lifetime" Veteran's Land Discount.





## Reimbursable Costs

To calculate the veteran's discount amount, DNR first determines the costs which the state incurred to create the parcel. These costs are called **reimbursable costs**, because they are reimbursable to the state. **The discount does not apply to reimbursable costs.** Reimbursable costs include survey, platting, trail clearing, and road development costs. Reimbursable costs are listed for each parcel currently available in a table below. The table below contains the reimbursable costs per parcel; note that our paper brochures list some reimbursable costs on a per acre basis for all parcels in a subdivision or a per lot basis for certain parcels.

To calculate the total reimbursable costs for the parcel, look up the parcel in the table below, see the parcel's web page, or find the reimbursable cost in the paper brochure. You will need to do the following calculation if you are using the reimbursable costs per acre from the paper brochure. In the table below this calculation has already been done for you.

For example:

Reimbursable Cost / Acre	\$1,000.00
Parcel Size in Acres	x 2.00
<b>Total Reimbursable Costs</b>	<b>\$2,000.00</b>

## Calculating the Veteran's Discount Amount

Below are examples of discount calculations for each type of parcel.

### Subdivision Parcel Example

Below is an example of how a Veteran's 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% Veteran's Discount Rate	x 0.25
<b>Veteran's Land Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veteran's 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 Veteran's 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% Veteran's Discount Rate	x 0.25
<b>Veteran's Land Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veteran's 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	

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteese  
HighwayInterior  
RemoteGeneral  
Information



## Reimbursable Costs for Determining Veteran's Land Discount

Remote Area Name	ASLS Survey	Parcel	Reimbursable Costs / Parcel
Chase Remote II	ASLS 90-96	1068	\$0
Chase Remote II	ASLS 90-96	1069	\$0
Chase Remote	ASLS 72-58	1070	\$0
Dillinger River II RRCS	ASLS 2016-8	1075	\$4,749
Dillinger River II RRCS	ASLS 2016-8	1076	\$5,605
Dillinger River II RRCS	ASLS 2016-8	1077	\$5,718
Dillinger River II RRCS	ASLS 2016-8	1078	\$5,972
Dillinger River II RRCS	ASLS 2016-8	1079	\$5,594
Dillinger River RRCS	ASLS 2007-7	1080	\$3,766
Half Cabin Lake RRCS	ASLS 2016-11	1081	\$5,302
Half Cabin Lake RRCS	ASLS 2016-11	1082	\$5,155
Kogruklu River RRCS	ASLS 2007-8	1083	\$3,771
Kogruklu River RRCS	ASLS 2007-8	1084	\$3,867
Kogruklu River RRCS	ASLS 2007-8	1085	\$4,102
Kogruklu River RRCS	ASLS 2007-8	1086	\$3,887
Mt Rich Addition RRCS	ASLS 2009-44	1087	\$3,828
North Fork Big River RRCS	ASLS 2011-16	1088	\$5,454
North Fork Big River RRCS	ASLS 2011-16	1089	\$5,171
Selatna RRCS	ASLS 2006-25	1090	\$5,138
Snake Lake RRCS	ASLS 2016-9	1094	\$3,408
Snake Lake RRCS	ASLS 2016-9	1095	\$3,538
Snake Lake RRCS	ASLS 2016-9	1096	\$3,720
Snake Lake RRCS	ASLS 2016-9	1097	\$3,869
Lost Creek RRCS	ASLS 2007-9	1108	\$3,167
Tatalina II RRCS	ASLS 2016-12	1124	\$3,833
Tatalina II RRCS	ASLS 2016-12	1125	\$3,327
Tatalina II RRCS	ASLS 2016-12	1126	\$3,713
Tatalina II RRCS	ASLS 2016-12	1127	\$3,347
Tatalina II RRCS	ASLS 2016-12	1128	\$3,595
Tatalina II RRCS	ASLS 2016-12	1129	\$3,220
Tatalina RRCS	ASLS 2003-44	1130	\$3,686
Clear Sky Homestead	ASLS 91-63	1131	\$0
Clear Sky RRCS	ASLS 2006-19	1132	\$3,684
Clear Sky RRCS	ASLS 2006-19	1133	\$3,683
Tok (Tetlin Trail)	ASLS 79-135	1151	\$4
Tok (Tetlin Trail)	ASLS 79-135	1152	\$4
Tok (Tetlin Trail)	ASLS 79-135	1153	\$4
Tok (Tetlin Trail)	ASLS 79-135	1154	\$4
Far Mountain RRCS	ASLS 2006-21	1183	\$4,929
White Mountain Remote	ASLS 93-142	1189	\$0
White Mountain RRCS	ASLS 2011-18	1190	\$3,350
White Mountain RRCS	ASLS 2011-18	1191	\$3,350
East Fork Pass RRCS	ASLS 2016-10	1200	\$3,987
East Fork Pass RRCS	ASLS 2016-10	1201	\$4,412

Remote Area Name	ASLS Survey	Parcel	Reimbursable Costs / Parcel
East Fork Pass RRCS	ASLS 2016-10	1202	\$4,186
East Fork Pass RRCS	ASLS 2016-10	1203	\$4,879
East Fork Pass RRCS	ASLS 2016-10	1204	\$4,571
Mucha Lake II RRCS	ASLS 2003-41	1207	\$2,921
Mucha Lake II RRCS	ASLS 2003-41	1208	\$2,927
Mucha Lake II RRCS	ASLS 2003-41	1209	\$2,949
DMVA Tracts	EPF 2018-40	1222	\$7502

Subdivision Name	Survey	Reimbursable Costs / Acre
Coffman Loop Phase I	ASLS 2016-2	\$3,742
Nakwasina Sound	ASLS 2015-6	\$485
Yakutat Forest Highway	ASLS 2017-22	\$3,988
Chignaki Pond Phase I	ASLS 2004-17	\$15,087
Chignaki Pond Phase II	ASLS 2006-12	\$6,422
Mystery Phase I	ASLS 2002-28	\$3,809
Mystery Phase II	ASLS 2004-32	\$5,058
Prairie Home	ASLS 2016-5	\$341
Vita	ASLS 2008-23	\$7,904
Willow Creek Woodlands	EPF 2018-37	\$69
Copper Center OTE	ASLS 79-42	\$140
Kenny Lake	ASLS 81-193	\$740
Memory Lane	ASLS 2017-1	\$724
Ridgeview Addition No. 1	ASLS 2005-16	\$137
Sage Phase I	ASLS 2016-46	\$436
Snowshoe	ASLS 2017-2	\$829
Tazlina Southwest	ASLS 79-121	\$349
The Lakes	USS 3494, 3504, & 4590	\$0
Bartlett Hills Tract B	ASLS 79-143B	\$234
Bartlett Hills Tract D	ASLS 79-143D	\$234
Canyon Lake	ASLS 80-139	\$274
Chase II	ASLS 79-149	\$236
Trail Ridge	ASLS 81-177	\$256
Snake Lake	ASLS 85-85	\$207
Cascaden	ASLS 86-98	\$367
Hayes	ASLS 81-20	\$302
Martin	ASLS 84-21	\$257
Riverwood	ASLS 2014-44	\$2,819
Tatalina	ASLS 2003-14	\$198
June Creek	ASLS 79-166	\$88
Tok	ASLS 77-164	\$91
Tok Tract 5	ASLS 79-199	\$288
Tok Triangle Phase II	ASLS 2007-15	\$55
Tok Triangle Phase III	ASLS 2008-41	\$58
Tok Triangle Phase IV	ASLS 2012-11	\$46
Riverview	ASLS 83-128	\$262
Tofty	ASLS 2011-38	\$340
Deadman Lake	ASLS 81-40	\$268
Iksgiza Lake	ASLS 81-54	\$328
Wien Lake West	ASLS 2013-30	\$260





## 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 10, 2019, at the Robert Atwood Building located at 550 West 7th Avenue, Anchorage, Alaska 99501. Attendance at the auction is not required and will not affect the outcome.

### Qualifying Parcels

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. Parcels are zoned by local governments, not the state. As a result of these requirements, the following parcels are eligible for a Veteran's Preference in Auction #486:

### There are no veteran's preference parcels in Auction #486

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

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 Veteran's Land Discount on Veteran's Preference Auction Purchases

This preference is separate from the Veteran's Land Discount as described in the "*Veteran's Land Discount*" section of this brochure. **A Veteran's Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction.**

Southeast  
AKMat-Su  
RoadCopper  
River ValleySutina Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteele  
HighwayInterior  
RemoteGeneral  
Information



## **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 "Proof of Residency" 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:
  - o 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 *DD Form 214* Report of Separation from Active Duty); and
  - o 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 #486.** Apparent winners of Veteran's Preference Auction #486 are eligible to win a second parcel (but not a third) in the general Sealed-Bid Auction #486. Such winners may participate in subsequent land disposal offerings, including future Sealed-Bid Auctions 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 *DD Form 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, "**2019 VETERAN'S PREFERENCE AUCTION #486 - 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.**






## FURTHER INFORMATION

### 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 does not necessarily constitute practical, developable, or existing (constructed) access**

The State of Alaska has no obligation to build roads or provide services to or within any staking area, 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.

### Easements, Reservations, & Restrictions

Surveyed parcels 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.

For surveyed parcels, 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 for 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/>.

For RRCS parcels, it is your responsibility to review RRCS Brochure information, surveys, plats, and additional source documents thoroughly to determine what restrictions, if any, may affect your RRCS parcel(s). Much of this information can be found at: <http://landsales.alaska.gov>. You must meet any borough or state standards and obtain any required permits before developing any easement.

**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. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.



## **Types of Access**

Parcels are accessed by a variety of means, as specified for each subdivision. In many remote subdivisions, little or no rights-of-way are developed.

Rights-of-way may not be brushed, unless specified. Brushed rights-of-way have been cleared of vegetation, but may contain tree stumps. Brushed rights-of-way may not be brushed for the full width of the right-of-way; check the survey plat and look for monuments to determine the width of the rights-of-way and the locations of parcel boundaries. Depending on the soil conditions in the area, brushed rights-of-way may be accessible with a 4-wheel drive vehicle or ATV.

Winter-only trails are accessible via snowmachine when the ground is sufficiently frozen and a sufficient snowpack exists. Winter-only trails cross bodies of water or wetlands that make the trail unusable during summer months. Year-round trails may be accessible by ATV in the summer and snowmachine in the winter.

Pioneer roads are narrow, gravel roads that usually require a 4-wheel drive vehicle and typically do not receive maintenance. Roads or trails indicated as year-round may receive maintenance from the state or a local government. Weather conditions may still make year-round roads impassable during certain times of the year. Information on the conditions of state-maintained highways is available from the State of Alaska Department of Transportation and Public Facilities at: <http://511.alaska.gov/>.

## **Generally Allowed Access & Uses**

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: <https://dnr.alaska.gov/mlw/landsales/info/factsheets/>.

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.





## **Generally Allowed Access & Uses (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.

## **RS 2477 Rights-of-Way**

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>.

## **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 Department of Transportation and Public Facilities (DOTPF) may need to be constructed in order to provide access to the subdivision or RRCS 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.





## STATE INTERESTS

### 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. Lease or ownership of land does not imply exclusive use of surrounding state-owned lands.

### Multiple Uses

The land sale programs described in offering materials are 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 offered areas. 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 for the purchase of 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 <https://dnr.alaska.gov/mlw/landsales/public-notice/>

### 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.

Where they have been established, mineral orders, mineral closure orders, or leasehold location orders close and/or restrict an area to mineral entry. These instruments close and/or restrict an 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.

### Oil and Gas

As discussed in the "*Mineral Estate*" section, the State of Alaska retains ownership of the mineral estate of the land which it sells. DNR's Division of Oil and Gas may issue oil and gas leases or exploration licenses which include the rights to explore for or develop the oil and/or gas on and around current and former sale parcels. Exploration Licenses encourage exploration for oil and gas on state land in areas which do not have a history of successful oil or gas production. Oil and Gas Leases give the right to produce oil and gas within the boundaries of the lease. Both leases and exploration licenses cover large areas and are unlikely to significantly impact a purchaser of the land estate. However, as stated in the "*Mineral Estate*" section, the State of Alaska and its successors reserve the right to enter onto the land for purposes of exploring, developing, and producing any mineral resources. This access reservation is superior to any and all surface uses.





## **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 areas offered. 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.**

## **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 for the duration of the lease or sale contract.** Please contact the Land Sales Section (LSS) and Contract Initiation & Revenue Recovery (CIRR) Section at (907) 269-8594 for additional information.

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land outside your parcel boundaries. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the appropriate regional DNR Division of Forestry office well in advance of need.

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/>.





## LOCAL GOVERNMENT

### **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://www.commerce.alaska.gov/web/cbpl/>.

### **Taxes**

Parcels may be subject to taxes and assessments levied by local taxing authorities. Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate and could be subject to taxes at that time. Local taxing authorities are noted for each subdivision or RRCS parcel. **Failure to make timely payment of all taxes and assessments due on parcels under lease or contract with the State of Alaska is a violation of the agreement and may result in termination.**

### **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://www.commerce.alaska.gov/web/cbpl/>.

Note that most of these homeowner's associations are not active, but could become active in the future through a vote of property owners in the subdivision. The primary function of many homeowners' associations that remain active is the maintenance of access routes and common areas





## DEVELOPING YOUR LAND

### New Construction, Development, or Improvements

**Important:** The State of Alaska does not allow early entry for development activity until the lease, sale contract, or patent is issued. Please contact the Land Sales 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.

### Existing Improvements

Some parcels may have existing improvements, structures, and/or limited development on the land.

If any such improvements exist on parcels in the Auction or OTC offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. 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.

### 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 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; etc.

### 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 areas. Volunteer fire departments may exist in areas within or without a borough or municipality. Local community organizations may have information on these resources.

Southeast  
AK

Mat-Su  
Road

Copper  
River Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliot Hwy.

N. Parks  
Highway

Richardson,  
AK Highway

Steese  
Highway

Interior  
Remote

General  
Information

## **Sewer and Water**

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC.

Many subdivisions included in Auction and Over-the-Counter 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.

## **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 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/>.

## **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/>.







## FISH AND WILDLIFE

### Fish Habitat Requirements

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from the Department of Fish & Game (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 line 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.

### 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, and
- Plan ahead, stay calm, identify yourself, and 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>; and

<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.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaySteele  
HighwayInterior  
RemoteGeneral  
Information



## **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 & Game to find out the hunting season dates for specific 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/>.



# **Auction Bidder Checklist**



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- ☐ Complete, valid 5% down payment.
  - \* Include a self-addressed, stamped envelope (SASE) if you would like your check or money order to be returned to you
  - should you not be named the apparent high bidder. Credit card information will be destroyed.
- ☐ Are the bid form and payment sealed in a bid envelope?
  - The outside of the envelope should be clearly labeled with the
    - ☐ parcel number,
    - ☐ bidder name,
    - ☐ address, and
    - ☐ phone number.
  - ☐ Has the bid envelope been enclosed in an outer envelope for mailing or delivery?

**If you can check each of the boxes above, your bid is ready to be submitted!**

All bids should be mailed to:

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In addition to the above items, you would need to supply the following in the event that you would like to use your once-in-a-lifetime Veteran's discount:

- ☐ Completed Veteran's Discount Application/Affidavit form.
- ☐ A copy of my *DD Form 214*, showing length of service and the character of discharge.

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## **DNR appreciates your feedback!**

**How did you hear about this offering?**

- ☐ Friend ☐ Newspaper ☐ Radio ☐ Flyer ☐ Website ☐ Brochure ☐ Social Media ☐ Sport Show

**Have you ever purchased land from the state before?**

- ☐ Yes ☐ No

**If so, what program did you take advantage of?**

- ☐ Sealed-Bid Auction ☐ Over-the-Counter sales ☐ Remote Recreational Cabin Sites staking

**Did you find all the information you needed on the website?**

- ☐ Yes ☐ No ☐ Did not use website

**For parcels with no direct road access, what type of access do you prefer?**

- ☐ Nearby airstrip ☐ Floatplane ☐ Boat ☐ ATV/Snowmachine ☐ Hiking

**What size parcel most interests you?**

- ☐ 1 to 5 acres ☐ 5 to 10 acres ☐ 10 to 20 acres ☐ 20 to 40 acres ☐ 40+ acres

**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: \_\_\_\_\_

\*providing us with a telephone number and email address will allow us to contact you in a timely manner if there are any issues with your bid

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 credit card information and authorization for payment, in an amount not less than five percent of the bid amount, as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(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 read and understood the auction brochure and accept the terms and conditions therein;
- 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 issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I 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: \_\_\_\_\_

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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. 7/15)

(Note: Please provide a phone number where you may be reached on the day of the auction)



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- ☐ Yes ☐ No

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Authorized Agent (if any): \_\_\_\_\_

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

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

Telephone #: \_\_\_\_\_ Alternate #: \_\_\_\_\_ Email: \_\_\_\_\_

\*providing us with a telephone number and email address will allow us to contact you in a timely manner if there are any issues with your bid

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(Rev. 7/15)

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

Telephone #: \_\_\_\_\_ Alternate #: \_\_\_\_\_ Email: \_\_\_\_\_

\*providing us with a telephone number and email address will allow us to contact you in a timely manner if there are any issues with your bid

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 credit card information and authorization for payment, in an amount not less than five percent of the bid amount, as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(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 read and understood the auction brochure and accept the terms and conditions therein;
- 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 issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I 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. 7/15)

(Note: Please provide a phone number where you may be reached on the day of the auction)



# **Auction Bidder Checklist**



**Check before you submit your bid!** Do you have the following?

- ☐ Completed auction bid form.
- ☐ Complete, valid 5% down payment.
  - \* Include a self-addressed, stamped envelope (SASE) if you would like your check or money order to be returned to you
  - should you not be named the apparent high bidder. Credit card information will be destroyed.
- ☐ Are the bid form and payment sealed in a bid envelope?
  - The outside of the envelope should be clearly labeled with the
    - ☐ parcel number,
    - ☐ bidder name,
    - ☐ address, and
    - ☐ phone number.
  - ☐ Has the bid envelope been enclosed in an outer envelope for mailing or delivery?

**If you can check each of the boxes above, your bid is ready to be submitted!**

All bids should be mailed to:

**DNR Public Information Center  
550 West 7th Avenue, Ste. 1360  
Anchorage, Alaska 99501**

Please note, if you are the apparent high bidder you will be asked to provide the following after the auction:

- ☐ Proof of Alaska residency, including a copy of valid, current photo ID.
- ☐ Declaration of Intent form, including either a contract application fee or a patent application fee and the associated recording fee.

In addition to the above items, you would need to supply the following in the event that you would like to use your once-in-a-lifetime Veteran's discount:

- ☐ Completed Veteran's Discount Application/Affidavit form.
- ☐ A copy of my *DD Form 214*, showing length of service and the character of discharge.

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## **DNR appreciates your feedback!**

**How did you hear about this offering?**

- ☐ Friend ☐ Newspaper ☐ Radio ☐ Flyer ☐ Website ☐ Brochure ☐ Social Media ☐ Sport Show

**Have you ever purchased land from the state before?**

- ☐ Yes ☐ No

**If so, what program did you take advantage of?**

- ☐ Sealed-Bid Auction ☐ Over-the-Counter sales ☐ Remote Recreational Cabin Sites staking

**Did you find all the information you needed on the website?**

- ☐ Yes ☐ No ☐ Did not use website

**For parcels with no direct road access, what type of access do you prefer?**

- ☐ Nearby airstrip ☐ Floatplane ☐ Boat ☐ ATV/Snowmachine ☐ Hiking

**What size parcel most interests you?**

- ☐ 1 to 5 acres ☐ 5 to 10 acres ☐ 10 to 20 acres ☐ 20 to 40 acres ☐ 40+ acres

**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: \_\_\_\_\_

\*providing us with a telephone number and email address will allow us to contact you in a timely manner if there are any issues with your bid

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I hereby submit a bid to purchase Parcel # ☐ ☐ ☐ ☐

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

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- I have checked for any errata or supplemental information and accept the terms and conditions therein, and;
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- I am not currently in default for nonpayment on a purchase contract or lease issued 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.

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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: \_\_\_\_\_

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(Note: Please provide a phone number where you may be reached on the day of the auction)





## 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 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 the brochure.

### Alaska Legislature

<http://w3.legis.state.ak.us>

### DFG Division of Habitat

<http://habitat.adfg.alaska.gov>

### Alaska Statutes and Regulations

<http://www.legis.state.ak.us/basis/folio.asp>

### State of Alaska, Department of Environmental Conservation

<http://dec.alaska.gov>

### State of Alaska Home Page

<http://alaska.gov>

### State of Alaska, Department of Transportation & Public Facilities

<http://dot.alaska.gov>

### State of Alaska, Department of Natural Resources (DNR)

<http://dnr.alaska.gov>

### State of Alaska, Department of Commerce, Community, & Economic Development

<http://commerce.alaska.gov>

### DNR Division of Parks, Office of History and Archaeology

<http://dnr.alaska.gov/parks/oha/>

### RS 2477 Rights-of-way

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

### DNR Division of Forestry

<http://forestry.alaska.gov>

### Alaska Railroad Corporation

<http://alaskarailroad.com>

### Firewise

<http://firewise.org>

### U.S. Government

<http://usa.gov>

### DNR Division of Mining, Land, & Water (DMLW)

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

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

<https://www.blm.gov/Alaska/>

### DNR Land Records Information

<http://dnr.alaska.gov/landrecords/>

### BLM AK Land Records and Surveys

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

### DNR DMLW Fact Sheets

<http://dnr.alaska.gov/mlw/factsht/>

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

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

### DNR DMLW Land Sales & Contract Administration Section

<http://landsales.alaska.gov>

### U.S. Fish and Wildlife Service

<http://fws.gov>

### DNR DMLW Water Resources Section

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

### Matanuska-Susitna Borough

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

### State of Alaska, Department of Fish and Game (DFG)

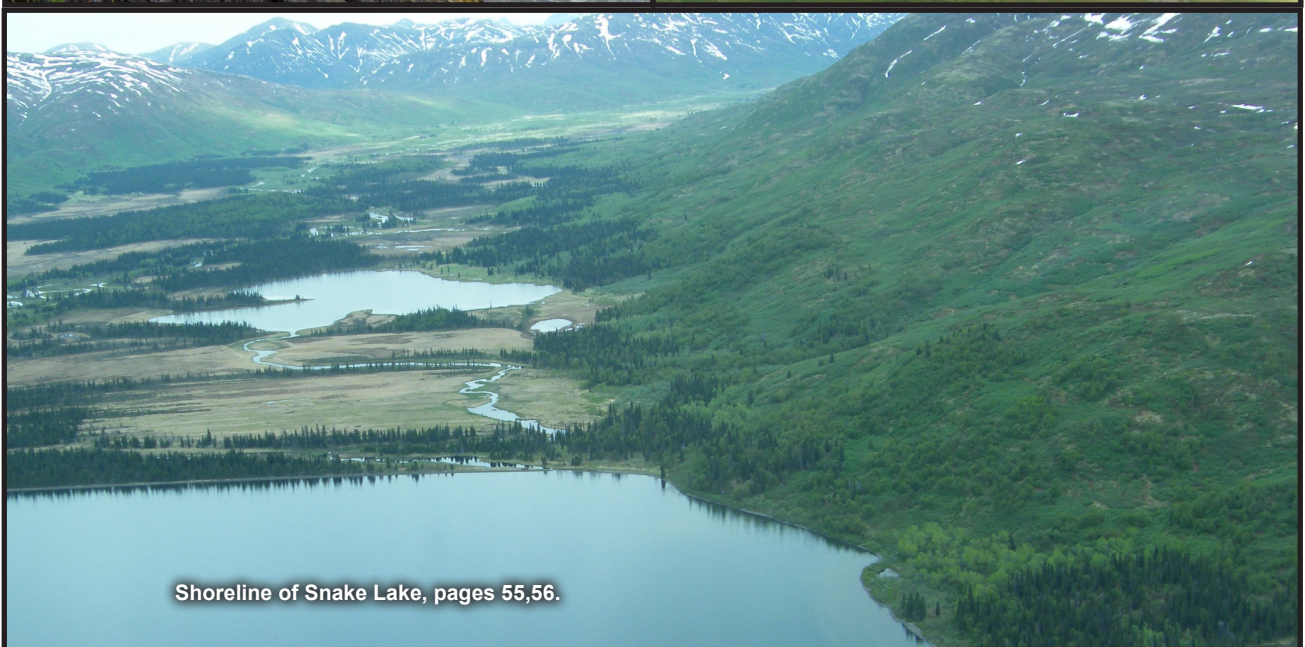
<https://www.adfg.alaska.gov/>

### Alaska Mapped - Statewide Digital Mapping Initiative

<https://www.usgs.gov/core-science-systems/ngp/user-engagement-office/alaska-mapping-initiative>



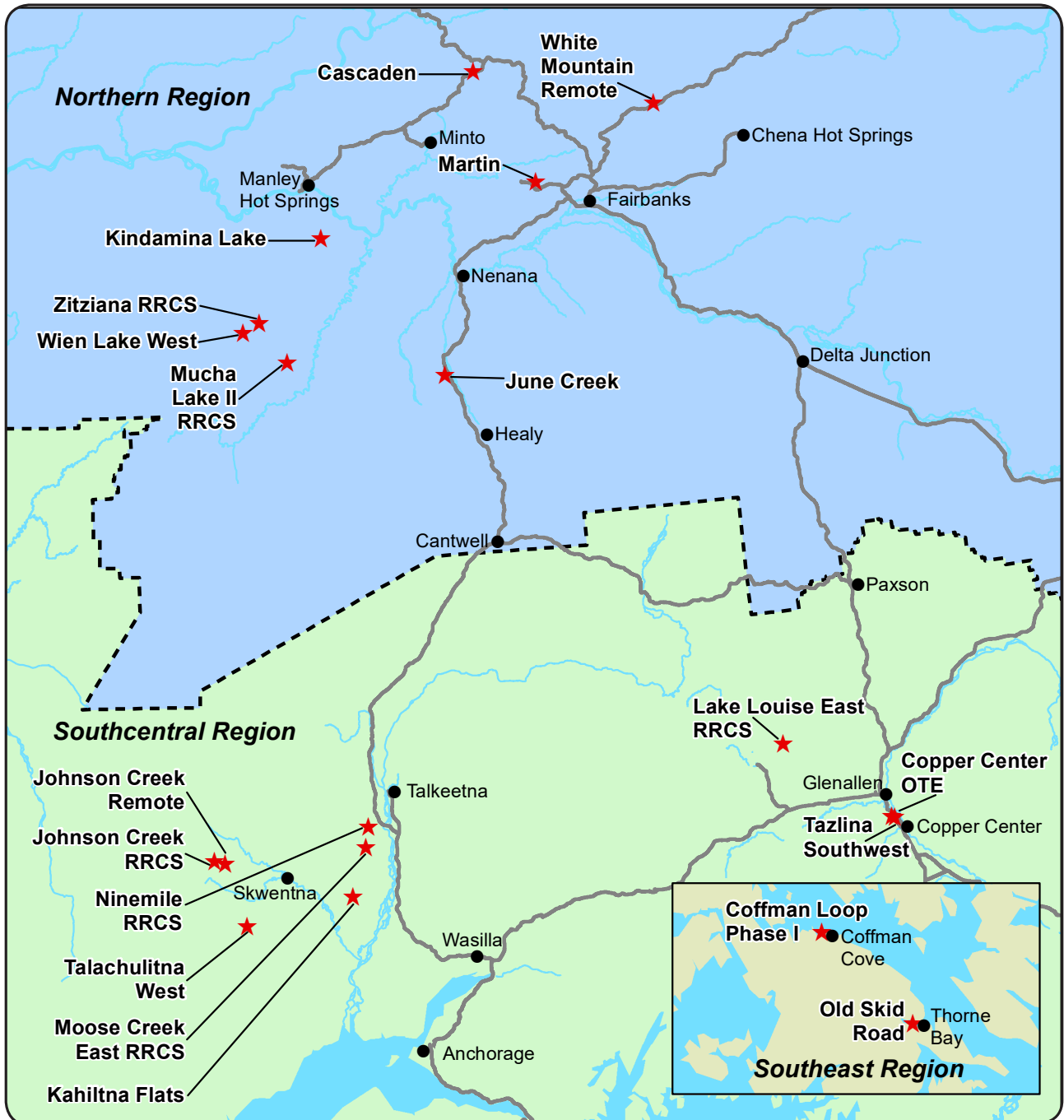
## Photo Album







## Over-the-Counter (OTC) Parcels Available



This map shows parcels available for purchase over the counter as of March 2019. Parcels are available for purchase at their appraised fair market value. An up-to-date listing of parcels available Over-the-Counter and purchase information is available at: <http://landsales.alaska.gov/>

**See the "Buying Land Over-the-Counter" section of this brochure for more information.**





## **AUCTION #486 DATES**

**Annual Auction #486 Bidding Period**  
**Begins 10:00 a.m., March 22, 2019**  
**Ends 5:00 p.m., June 28, 2019**

**Opening of Sealed-Bids for Auction #486**  
**10:00 a.m., July 10, 2019**

**Over-the-Counter (OTC) Parcel List Available**  
**10:00 a.m., July 24, 2019**

**1st OTC Offering**  
**(up to 30% above minimum auction bid)**  
**Begins 10:00 a.m., July 24, 2019**  
**Ends 5:00 p.m., August 6, 2019**

**2nd OTC Offering**  
**(up to 15% above minimum auction bid)**  
**Begins 10:00 a.m., August 7, 2019**  
**Ends 5:00 p.m., August 20, 2019**

**General OTC Offering**  
**(price set at minimum auction bid)**  
**Begins 10:00 a.m., August 21, 2019**

This publication, produced in Alaska at a cost of \$X.XX per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about Auction #486.

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.